

City of Racine Zoning Code Update

Planning Heritage and Design Commission Meeting |
March 18, 2024



CLARION

MADDEN PLANNING
planning & urban design



PAYNE
CONSULTING

AGENDA

- ★ Process & Timeline
- ★ Why Update the Code & Big Picture Goals
- ★ Community Character Analysis
- ★ Code Assessment: Current Code & Framework for the Update
- ★ Next Steps
- ★ Q&A

PROJECT TEAM

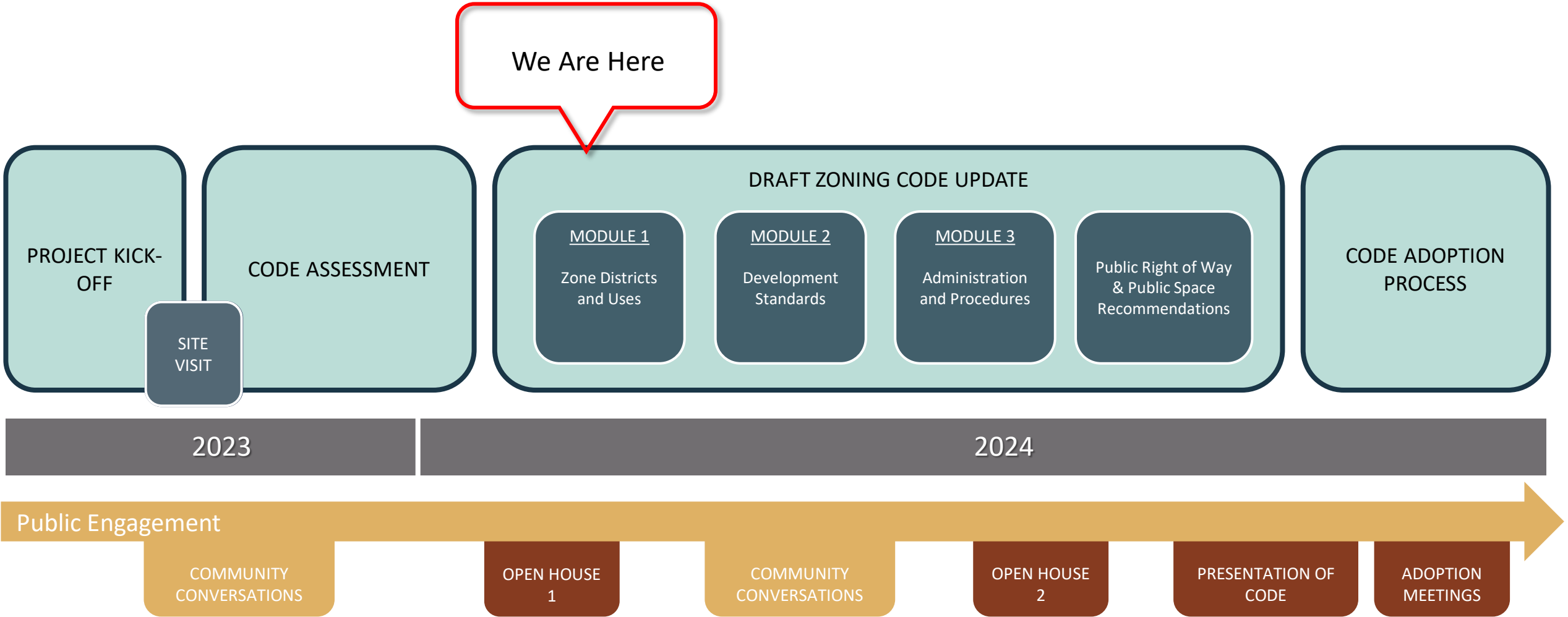


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PROJECT SCHEDULE

Where we are in the project



COMMUNITY KICK-OFF & SURVEY

Event on March 26th at 5 PM

Community Kick-Off



26 DE MARZO
26
March

DR. JOHN BRYANT
COMMUNITY CENTER

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5:00-7:00 PM

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Estamos reescribiendo el código de zonificación para equilibrar las necesidades y objetivos de la ciudad y alinearlo con el Plan integral de la ciudad 2050. Necesitamos su opinión para que el nuevo código se adapte a las necesidades de la comunidad.

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MORE INFORMATION / MÁS INFORMACIÓN
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Community Survey



City of Racine Zoning Citywide Survey

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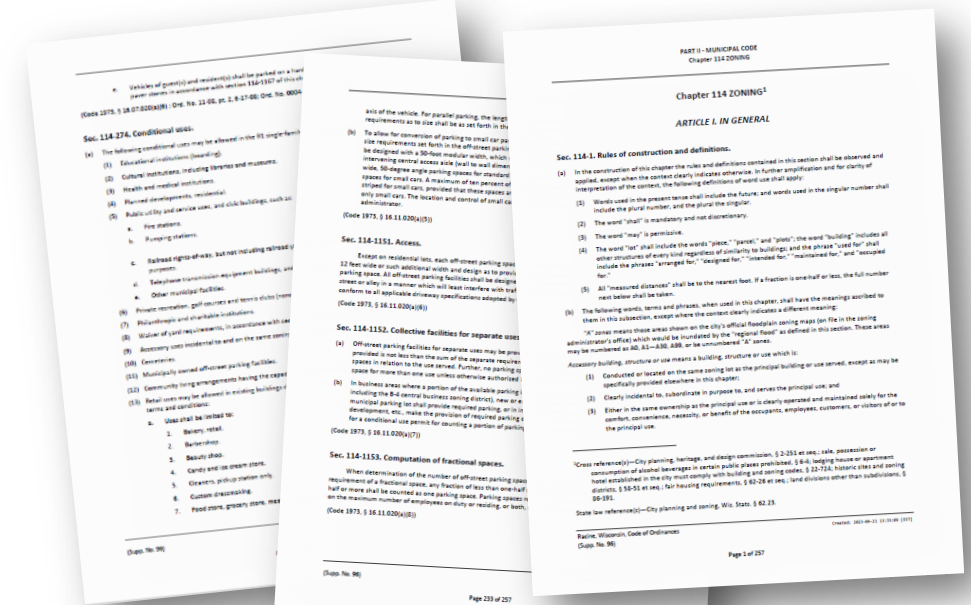


Scan me!

THE CURRENT ZONING CODE

Why Update the Zoning Code?

- ▶ Current zoning code is 50 years old and has been updated in piecemeal fashion
- ▶ Difficult to navigate—poorly organized
- ▶ Does not adequately address today's uses
- ▶ Standards and guidance for staff and applicants can be unclear
- ▶ Many current districts and standards conflict with existing built conditions




ZONING CODE UPDATE GOALS

- Ensure high quality and context sensitive development throughout the community (new development should "fit" with existing)
- Create a straight-forward, streamlined, user-friendly set of regulations (for residents & staff) that guide development within the City
- Support predictable development outcomes
- Address zoning's history of disinvestment, inequity, and classism
- Strengthen the character and livability of the City's downtown core, commercial and industrial areas, and neighborhoods

Implement the Comprehensive Plan

Statutory Consistency Requirement



**CITY OF RACINE
COMPREHENSIVE
PLAN**

APRIL 2020/2021



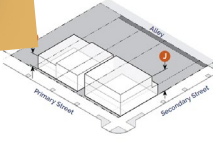


Table 4.04-2 CMU1 Lot and Dimensional Standards

Minimum Lot Standards	Plan Review Metrics
Lot Area, total (min)	No. of lots
Lot coverage (min)	Building Standards
Building Placement	Height (ft)
Build-out Metrics	Setback Standards
Front Setback (ft)	Front Setback (ft)
Side Setback (ft)	Side Setback (ft)
Rear Setback (ft)	Rear Setback (ft)
Table Notes:	

(1) Percentage of lot must be covered by building footprint that must be located within the lot to zone.
(2) Abutting RT or RT+ zone. See 4.04-10.04.


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**CITY OF RACINE
COMPREHENSIVE
PLAN**

APRIL 2020/2021




Table 4.04-2 CMU1 Lot and Dimensional Standards

Minimum Lot Standards	Plan Review Factors
Lot Area, total (min)	No. of stories
Lot coverage (max)	Building Standards
Building Placement	Height (ft)
Front Setback (min)	Setback Standards
Side Setback (min)	Side Setback (ft)
Rear Setback (min)	Rear Setback (ft)
Front Yard (min)	Front Yard (ft)
Side Yard (min)	Side Yard (ft)
Rear Yard (min)	Rear Yard (ft)
Front Setback (min)	Front Setback (ft)
Side Setback (min)	Side Setback (ft)
Rear Setback (min)	Rear Setback (ft)
Front Yard (min)	Front Yard (ft)
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Rear Yard (min)	Rear Yard (ft)








CHARACTER AREA ANALYSIS

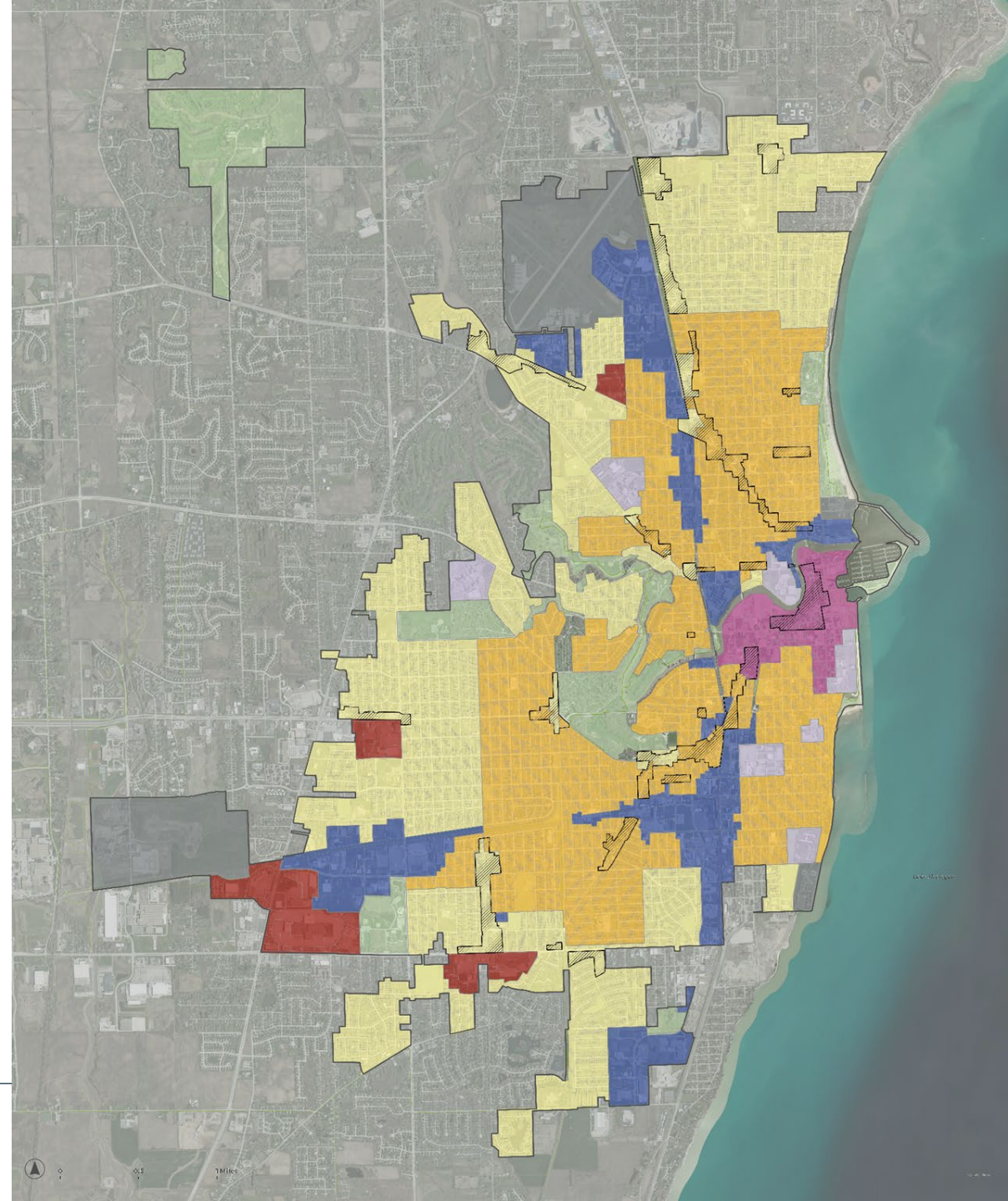
CHARACTER ANALYSIS

Community Character Areas

- ▶ Identifies and maps areas of the city by broad place type categories
- ▶ Provides a framework for updating the zoning code
- ▶ Helps identify where form-based districts (FBCs) are needed

The character analysis categorizes the city into seven (7) distinct place types:

	Downtown		Industrial
	Core Neighborhood		Campus
	Edge Neighborhood		Special Districts
	Highway		

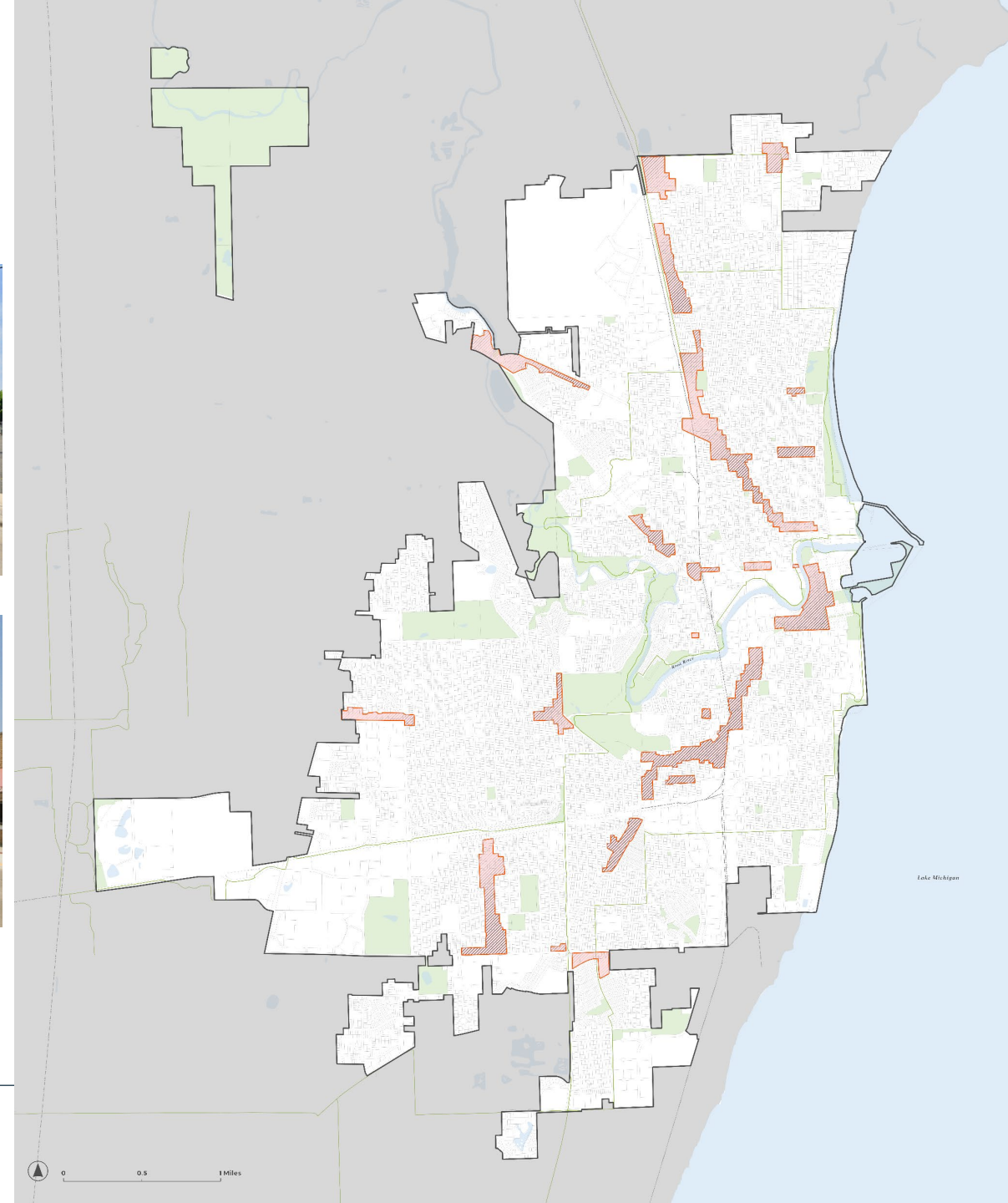


CHARACTER ANALYSIS

Centers, Main Streets & Corridors



 Centers, Main Streets & Corridors



WHAT IS THE VISION FOR THE AREA?

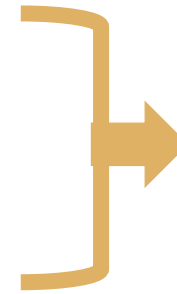
Where Should Form-Based Districts Be Located?

- ▶ **Preserve & enhance**
- ▶ **Evolve**
- ▶ **Transform**



COMPREHENSIVE PLAN: GUIDING FRAMEWORK

Land Use + Intensity + Compatibility
Existing context + vision for the future
Rules for *Form & Character*



Place-making



Any place vs. **Some place**

FORM-BASED DISTRICTS

Compact, walkable, mixed-use

- ▶ Regulate physical form of buildings with less focus on use.
- ▶ Emphasize the public realm (how the pieces fit together)
- ▶ Transition between zones instead of buffering and separation.
- ▶ Geographic areas: TBD



CODE ASSESSMENT

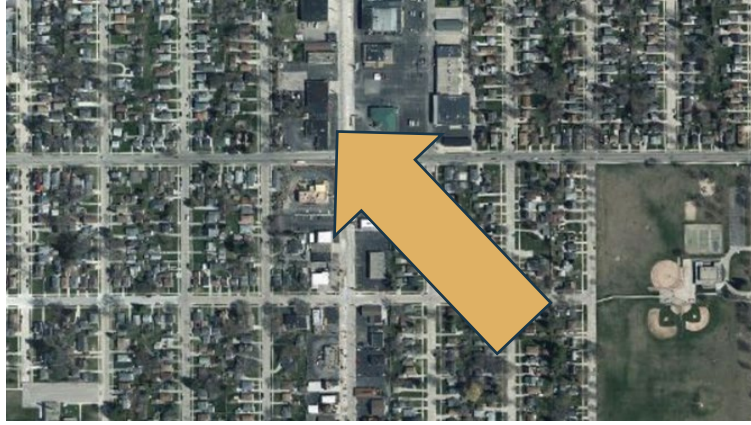
Make the Racine Zoning Code do More of the Work

Key updates to the current code will improve functionality, helping both staff and applicants:

- Define Community Form and Put Uses in Their Place
- Focus on Long-Term Outcomes
- Tailor Standards to Character Areas
- Approve Good Projects. Negotiate Unique Projects
- Establish a Clear Path for Redevelopment

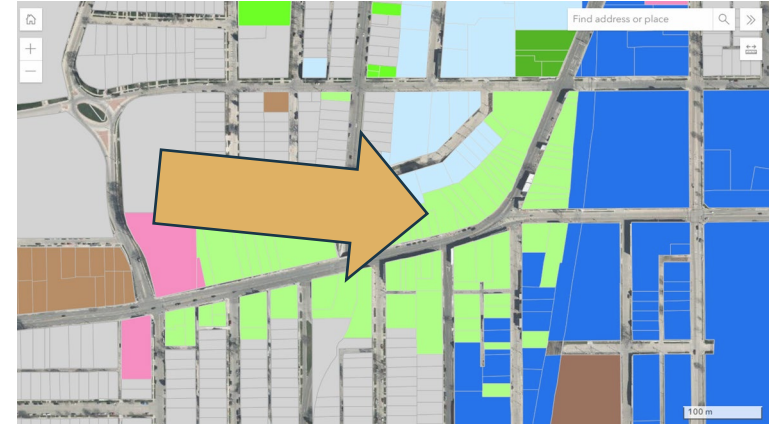
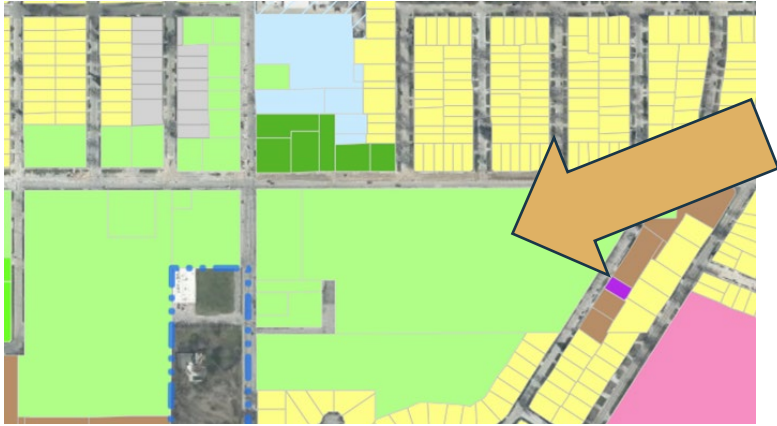
WHY UPDATE THE ZONING CODE?

What do these three parts of the City have in common?



WHY UPDATE THE ZONING CODE?

They have the same zoning standards!



B-2 Community Shopping



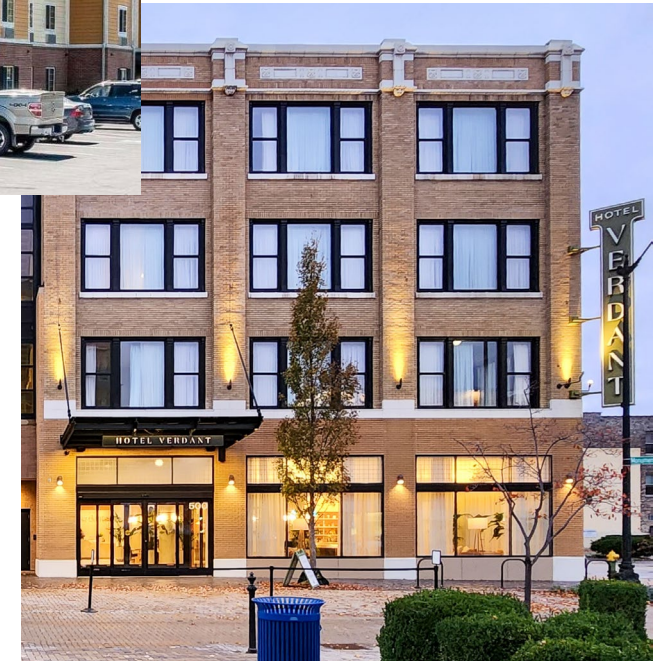
B-2 Community Shopping



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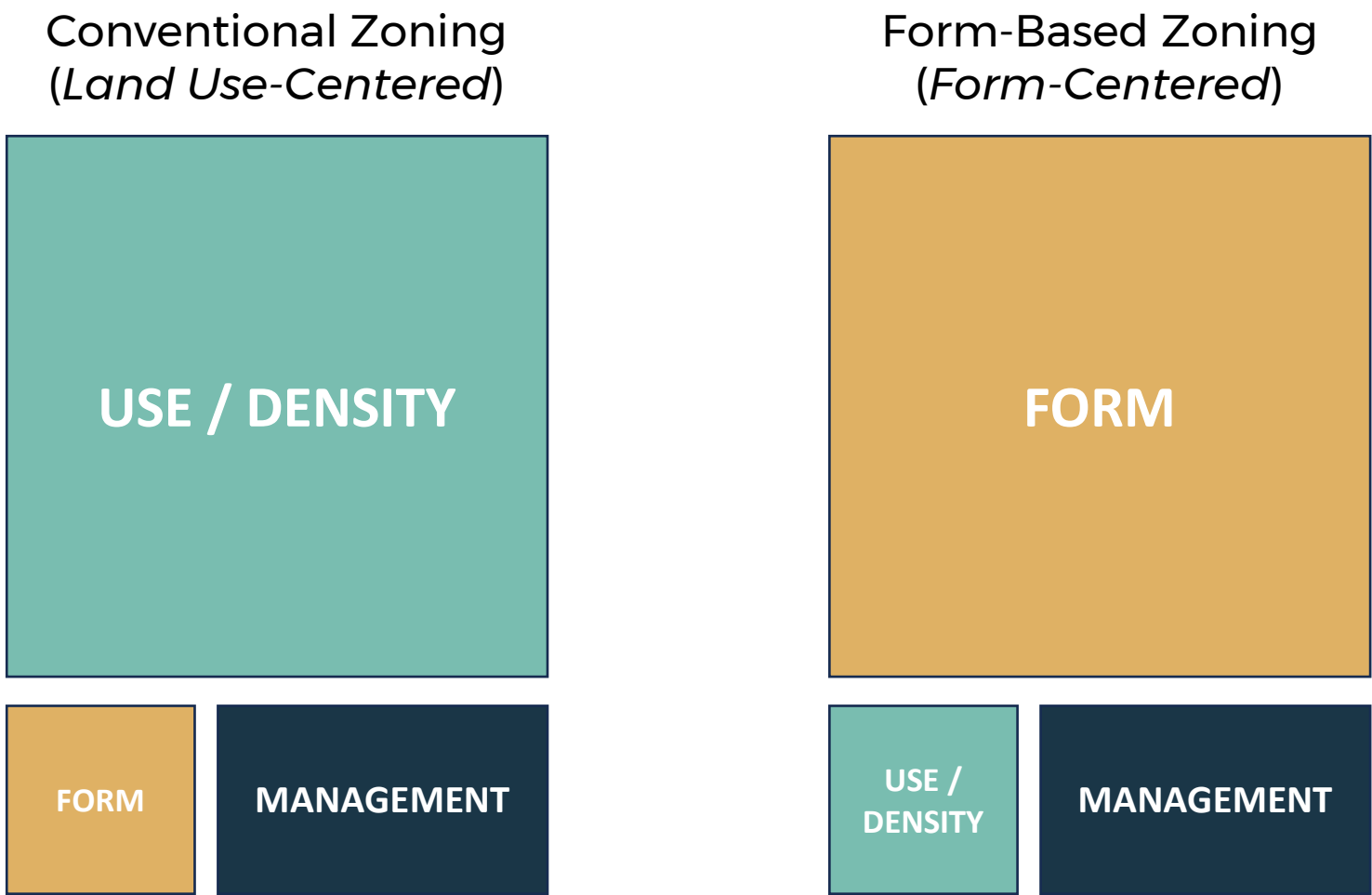
Key Updates

- **Define Community Form and Put Uses in Their (Secondary) Place.** Change the Zoning Code's primary organization from use-centered (standards based on uses) to form-centered (standards based on structures and associated civic spaces); account for the idea that uses can and will change over time



TYPES OF ZONING CODES

Regulating Mechanisms



Key Updates

- **Focus on Long-Term Outcomes.** Regulate community priorities through objective, predictable standards to obtain consistent long-term outcomes – e.g., landscaping, parking, and uses



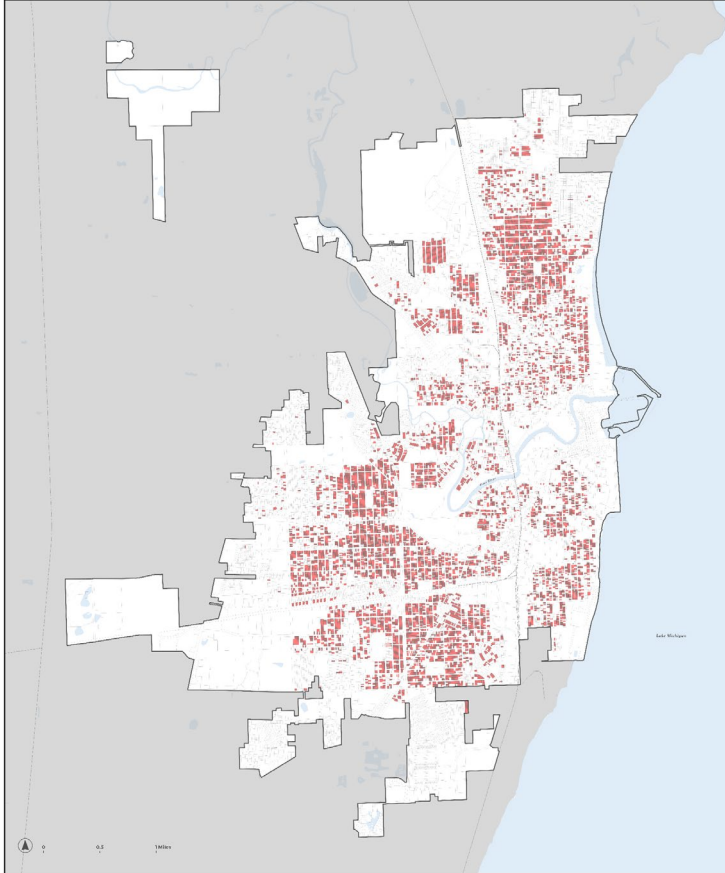
Key Updates

- **Tailor Standards to Character Areas.** Create tailored standards and processes focused on allowing infill and redevelopment that works within the different character areas



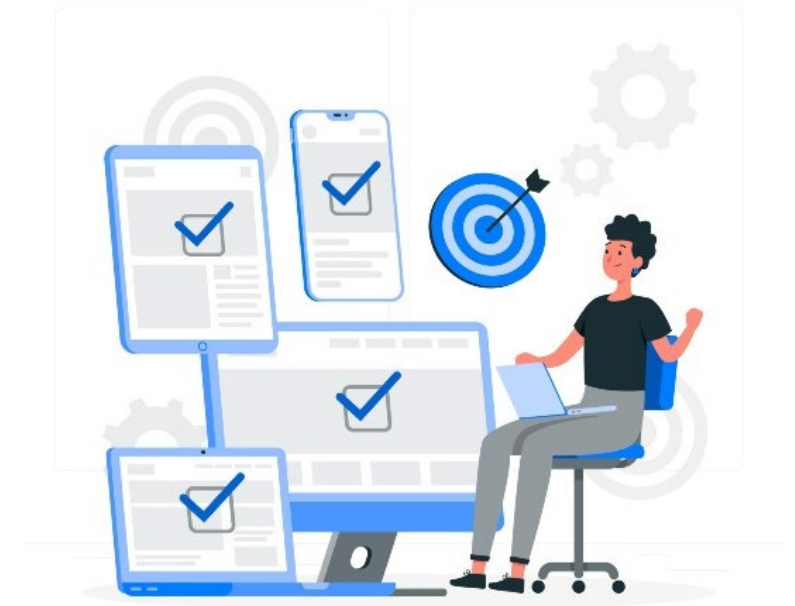
NONCONFORMING LOTS, BUILDINGS & USES

Many buildings in Racine could not be built today under existing zoning



Key Updates

- **Approve Good Projects. Negotiate Unique Projects.**
 1. Include standards and procedures that allow “good” projects to move through a simple, relatively rapid approval process.
 2. Include standards and processes for the negotiation and approval of unique projects that are designed to ensure that the City is not negotiating against itself nor that good projects are being abandoned because of extended review times or focus on the nano-details.



Key Updates

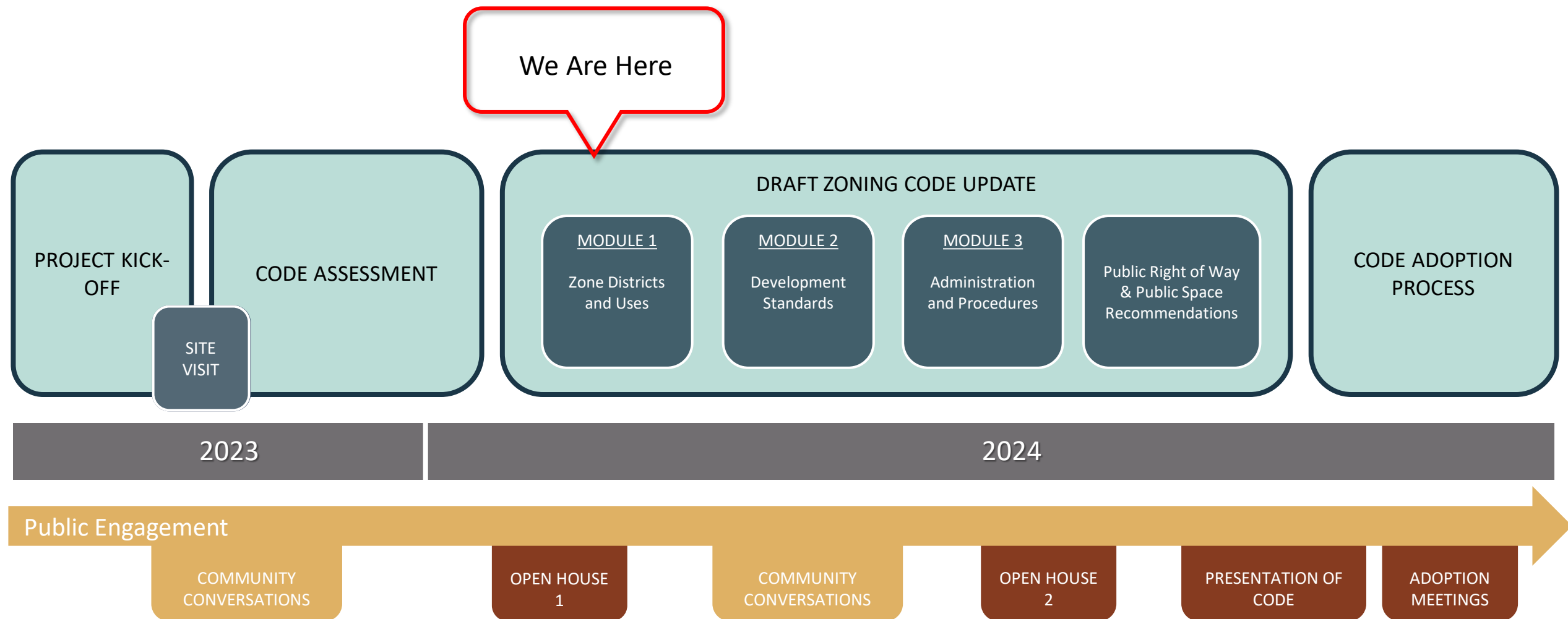
- **Establish a Clear Path for Redevelopment.** Redevelopment of existing lots & structures usually requires adjustments to structure standards, site standards, and use/nonconformity standards. It may also require staff assistance. All of these elements should work together.



Images: Brookfield Properties

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PROJECT WEBSITE

Provide Input & Stay Involved



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