

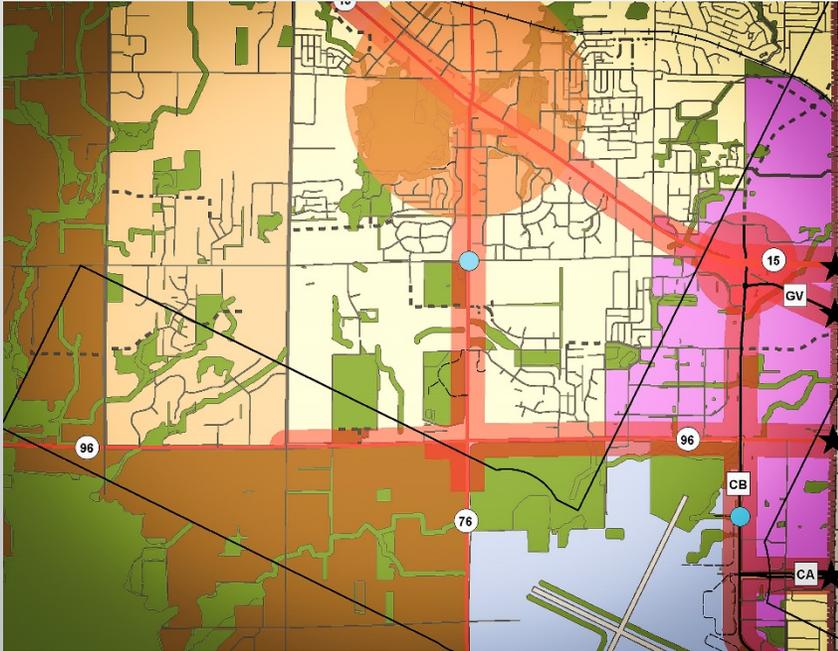


# Zoning Ordinance Update

Greenville, WI

November 14, 2019

# What is Zoning?



- The word '*zoning*' comes from the practice of designating mapped zones which regulate the design, use, form and compatibility of development.

- Zoning is a legislative restriction on the way land can be used. Through community planning and development, zoning legislation helps local governments preserve property values and prevent the misuse of land, thus making communities as functional and safe as possible.



# Why Update?

- Consistency with 2040 Comprehensive Plan adopted July 2019. (Future Land Use Plan)
  - Review Ordinances, Policies and processes to remove barriers to transportation and employment for all residents
  - Develop Guidelines and ordinance changes to address architecture, energy, universal design, landscaping
  - Amend ordinances to address neighborhood principles
- Modernize and Reorganize
  - Improve ease of use – Eliminate internal inconsistencies/ redundancies – Use tables and graphics for clarification
  - Modernize the List of uses and language
- Effective zoning improves our quality of life and property values. This comes in the form of diverse housing types, a variety of land uses, open space preservation and multi-modal transportation options.

# Items to Consider...

Think,  
Think,  
Think...



# Property Uses

- What can I do with my property?
- Can I build another garage?
- How close can my neighbor build to me?
- Should farm animals be allowed in subdivisions?





## Zones i.e. Residential, multifamily, commercial, industrial, agricultural

- Should living space be allowed within commercial buildings?
- Should businesses be allowed in neighborhoods?
- Should housing be allowed in farming areas?
- Should breweries be allowed in industrial areas?



# Look and Feel

- Should all new development have architectural requirements?
- Should all buildings facing the highways have brick on the front?
- How large/small should residential lots be?



# Connections

- Is there a way for vehicles to easily access roads and adjacent developments?
- Should development be required to have Bike/Pedestrian accommodations?
- Is there enough Bike/Pedestrian accommodations in the area for residential travel?
- Are there enough Bike/Pedestrian accommodations to promote good business traffic?



## Perception

Small towns and rural areas don't need to control land use

VS.

## Actuality

Greenville is growing....FAST

- Since 2000 our population has DOUBLED and 2,002 new houses have been built
- One of the fastest growing Town's in WI
- Current Zoning regulations were built for major farming & agriculture land use, now we have to try and preserve it!



## Perception

Land use controls will reduce property values and increase taxes



VS.

## Actuality

It is sprawl – not zoning – that increases taxes. Haphazard, inefficient land uses require taxpayers to pay more for roads, sewers, schools, utilities and other public infrastructure .

<https://urbanland.uli.org/industry-sectors/zoning-at-85>



## Perception

Adding more housing will make traffic worse



VS.

## Actuality

Compact urban design can actually reduce driving because it makes for more walkable neighborhoods and brings together the concentration of population required to make public transportation feasible.

<https://www.sierraclub.org/san-francisco-bay/blog/2019/05/unpacking-myths-about-housing-development-bay-area>



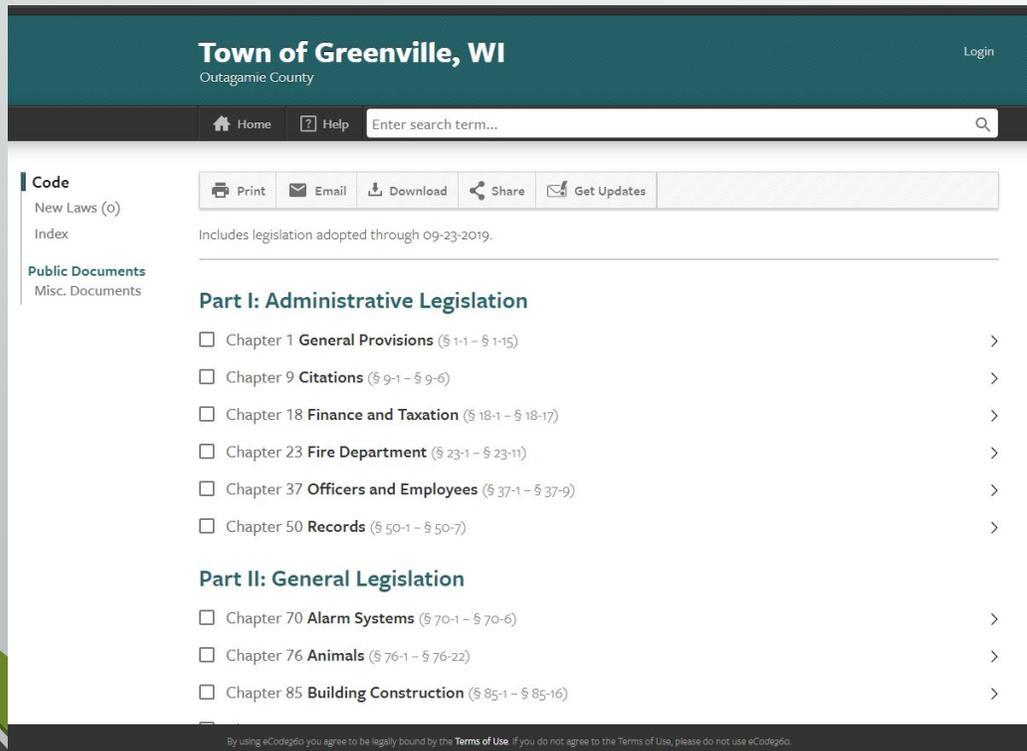
# Public Input Needed!

- Learn how you can help define the shape of Greenville by participating!
  - Attend public meetings
  - Watch the website [http://www.townofgreenville.com/zoning\\_ordinance\\_update.php](http://www.townofgreenville.com/zoning_ordinance_update.php) and facebook page for updates
  - Send us your ideas through our project website on Survey Monkey [https://www.surveymonkey.com/r/YP22296!](https://www.surveymonkey.com/r/YP22296)

# Informational Links

## Chapter 320 Zoning

- Ordinance Update Webpage



The screenshot shows the Town of Greenville, WI website. The header includes the town name and "Outagamie County" with a "Login" link. Below the header is a navigation bar with "Home", "Help", and a search bar. The main content area is titled "Code" and includes a "New Laws (0)" section and an "Index" section. The "Index" section lists legislative chapters under "Part I: Administrative Legislation" and "Part II: General Legislation".

**Town of Greenville, WI**  
Outagamie County

Home Help Enter search term...

**Code**  
New Laws (0)  
Index  
Public Documents  
Misc. Documents

Print Email Download Share Get Updates

Includes legislation adopted through 09-23-2019.

**Part I: Administrative Legislation**

- Chapter 1 **General Provisions** (§ 1-1 – § 1-15) >
- Chapter 9 **Citations** (§ 9-1 – § 9-6) >
- Chapter 18 **Finance and Taxation** (§ 18-1 – § 18-17) >
- Chapter 23 **Fire Department** (§ 23-1 – § 23-11) >
- Chapter 37 **Officers and Employees** (§ 37-1 – § 37-9) >
- Chapter 50 **Records** (§ 50-1 – § 50-7) >

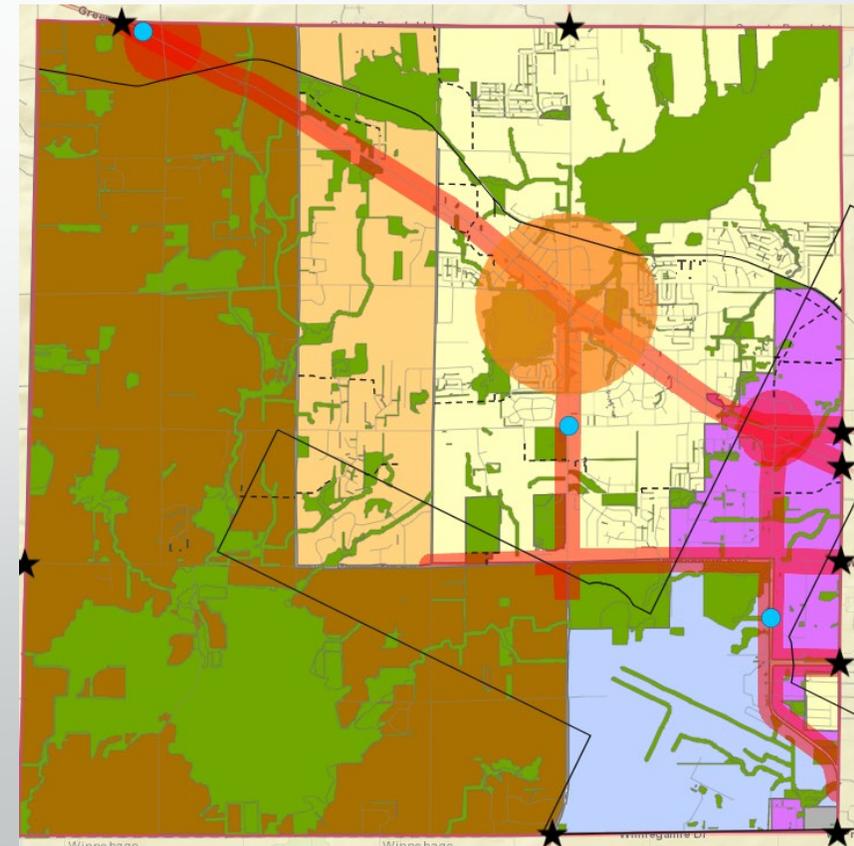
**Part II: General Legislation**

- Chapter 70 **Alarm Systems** (§ 70-1 – § 70-6) >
- Chapter 76 **Animals** (§ 76-1 – § 76-22) >
- Chapter 85 **Building Construction** (§ 85-1 – § 85-16) >

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## Comprehensive Plan 2040

- Future Land Use and Conservation webpage



# Future Zoning Map Amendments

