



## Memorandum

To: Code and Regulation Committee

From: Scott Capovilla  
 Planning & Zoning Manager

Re: Proposed Text Amendments to Zoning Ordinance Table 20-1, Article 20-005-C (Lot Area per Dwelling Unit), Article 20-005-G (Rear Setbacks), Table 21-1, Article 30-004 (Mandatory Planned Unit Developments), Article 35 (Infill Overlay District), Article 50-003 (Off-street Parking Ratios), Article 50-016 (Access Locations) and Article 80-003 (Nonconforming Uses and Continuance of Nonconforming Uses)

Date: June 2, 2026

The purpose of these text amendments is to assist with the development and re-development of land within the City of Rockford and help with infill development. It will also ease some parking regulations thereby reducing impervious surface and storm water runoff. Finally, it will codify the issues with driveway access which is currently contained within the Engineering Design Criteria Standards.

In order for proposed text amendments to be considered by the Zoning Board of Appeals and City Council, the Council must first adopt a resolution instructing the Zoning Officer to file an application for review by ZBA. After ZBA has reviewed the matter, their recommendations are then referred to the Code & Regulation Committee and then City Council for adoption or denial.

The proposed amendments would be as follows:

**Table 20-1 Use Classification Table**

USE GROUP	Zoning District						Use Standard	Parking Standard
	RE	R-1	R-1U	R-2	R-3	R-4		
Use Category ↳specific use type								
P=Permitted Use; S= Special Use; PR=Performance Review; PUD= Planned Unit Development; - = Prohibited Use								
<b>RESIDENTIAL</b>								
↳Detached house	P	P	P	P	P	P		Error! Reference source not found., Group A
↳Townhouse	-	-	-	P	P	P	Error! Reference source not found.	Error! Reference source not found., Group A
↳Two-unit house	-	-	-	P	P	P		Error! Reference source not found., Group A
↳Three-unit house	-	-	-	P	P	P		Error! Reference

USE GROUP	Zoning District						Use Standard	Parking Standard
Use Category ↳specific use type	RE	R-1	R-1U	R-2	R-3	R-4		
P=Permitted Use; S= Special Use; PR=Performance Review; PUD= Planned Unit Development; - = Prohibited Use								
							source not found., Group A	
↳Four-unit house	-	-	-	P	P	P	Error! Reference source not found., Group A	
↳Multifamily	-	-	-	-	P	P	Error! Reference source not found., Group A	

**20-005-C LOT AREA PER DWELLING UNIT (DENSITY)**

**3. Minimum Lot Area Exception for Three and Four Unit Houses in R-2**

Three-unit and four-unit houses permitted as new construction in the R-2 district and must meet the minimum lot area per unit standards of the R-3 district and does not include conversion of existing structures.

**20-005-G. REAR SETBACKS**

2. In all other R districts, the required rear setback for principal buildings other than detached accessory structures is ~~20~~30 feet.

**Table 21-1 Use Classification Table**

USE GROUP	Zoning District			Use Standard	Parking Standard
Use Category ↳specific use type	C-1	C-2	C-3		
P=Permitted Use, S=Special Use, PR=Performance Review, PUD= Planned Unit Development, - = Prohibited Use					
<b>RESIDENTIAL</b>					
<b>Household Living</b>					
↳Artist Live/Work Space located on the ground floor	S	S	S		Error! Reference source not found.-B
↳Artist Live/Work Space located above the ground floor	P	P	P		Error! Reference source not found.-B
↳Dwelling Units located above the ground floor	P	P	P		Error! Reference source not found.-B
↳Dwelling Units located on the ground floor (as follows)					

USE GROUP	Zoning District			Use Standard	Parking Standard
LDetached house	S	S	S		Error! Reference source not found.-A
LAttached house	S	S	S		Error! Reference source not found.-A
LTwo-unit house	S	S	S		Error! Reference source not found. Group A
LApartment/condo (3+ units)	PS	S	S		Error! Reference source not found.-B

### 30-004 MANDATORY PLANNED UNIT DEVELOPMENTS

Planned unit development review and approval, in accordance with the requirements of this section, is required for the following:

**30-004-I.** Residential developments with multiple *buildings* on a single lot excluding town home developments with less than ~~50~~60 units that conform with Section 40-002-H; and

Zoning District	Thresholds		
	Single-Family Detached	Single-Family Attached (Townhomes)	Multifamily
Residential or Commercial Districts	<del>150</del> <u>100</u> units	<del>60</del> <u>50</u> units	<del>80</del> <u>60</u> units

Where a project includes a mix of single-family, townhouses, and multifamily housing the most restrictive threshold will apply.

## Article 35 | INFILL OVERLAY DISTRICT

### 35-001 PURPOSE

The purpose of the Infill Overlay District is to facilitate new construction and residential development within the district and to allow new construction of two-family residences. This district overlays properties in areas already classified in other zoning districts. The overlay is designed to achieve the following objectives;

- 35-001-A. To promote new residential development and interest in the district.
- 35-001-B. To allow two-family residences within a single-family only district.
- 35-001-C. To allow flexibility of uses and development standards.
- 35-001-D. To boost the housing stock and encourage reinvestment in the neighborhood.

### 35-002 DISTRICT DESCRIPTION

The Infill Overlay District shall apply to all properties located within the District as designated on the City of Rockford Zoning Map as “Infill Overlay District”.

**35-003 PERMITTED USES**

Permitted uses, special uses, bulk regulations and parking regulations shall be those applicable for the underlying zoning district, except as specifically stated, permitted and/or prohibited within Sections 35-001 to 35-006. Where the use or provision is in conflict with another Overlay District i.e. the Historic Preservation Overlay District, the most restrictive regulation shall apply.

**35-004 LOT SIZES**

A detached single-family house or two-family house may be established on any lot of record regardless of its lot width, lot length or lot size, provided that all other requirements of this overlay district are met for new construction. This exemption also applies if a lot of record is increased in area and still does not comply with applicable minimum lot frontage standards.

**35-005 SETBACK REQUIREMENT**

- 35-005-A. Front yard setbacks are 25 feet or must be set back a distance equal to the average front yard depth that exists on the block of the subject lot but never greater than 25 feet.
- 35-005-B. Side yard setbacks are 4.5 feet.
- 35-005-C. Rear yard setbacks are 20 feet.

**35-006 PARKING**

2 spaces for new construction detached houses. 1.5 spaces per unit for new construction two-flats.

**50-003 OFF-STREET PARKING RATIOS**

District	Minimum Automobile Parking Ratio (per unit or gross floor area)	Minimum Bike Parking
<b>Parking Group A</b> (Detached House, Townhouse, Two Flat)		
R-1 and R-1U	2 spaces per unit; At least one of the required parking spaces must be located in a fully enclosed garage.	None
R-2	2 spaces per unit for detached houses, 2 spaces per unit for two-flats, and 2 spaces per townhouse. At least one of the required parking spaces must be located in a fully enclosed garage.	None
All other R districts	2 spaces per unit for detached houses 1.5 spaces per unit for two-flats and 1 space per townhouse	
C-1, C-2, C-3 districts	2 spaces per unit for detached houses, 1.5 spaces per unit for two-flats, and <u>2</u> space per townhouse	
<b>Parking Group B</b> (Multi-unit)		
All R districts	<u>2-1.5</u> spaces per unit;	1 per 4 auto spaces in buildings with more than 2 units.
C-1, C-2, C-3 districts	<u>2</u> spaces per unit;	1 per 4 auto spaces in buildings with more than 2 units.
<b>Parking Group M</b> (Eating and Drinking Establishments and Food and Beverage Sales)		
C-1, C-2, C-3 and all I Districts	Restaurants and take-out food stores: 13.3 spaces per 1000 square feet; fast food	1 per 10 auto spaces

District	Minimum Automobile Parking Ratio (per unit or gross floor area)	Minimum Bike Parking
	restaurants: 13.3-10 spaces per 1000 square feet plus 8 stacking spaces per drive-up window. <b>The Zoning Officer may make further reductions on the required number of parking spaces, based on competent evidence provided by the applicant, that the proposed number of parking spaces is adequate to support the use based on the established evidence.</b>	

**50-016 ACCESS LOCATIONS**

- A. All access points should be located to provide the maximum separation distance between the driveway and the intersections of public streets. Where it is not possible to maximize the separation distance, then other traffic management methods (e.g. raised medians, controls for right-in and right-out, or shared driveways) should be used as recommended by the City Traffic Engineer.
- B. Only one (1) driveway shall be permitted for each residential property and two (2) driveways for a commercial or industrial property. Additional driveways may be considered and approved by the City Engineer based upon parcel size and development type. Circular driveways are permitted on residential properties for an interior lot with street frontage of at least one hundred and twenty five feet (125') and for a corner lot with street frontage of at least two hundred feet (200').

**80-003 NONCONFORMING USES AND CONTINUANCE OF NONCONFORMING USES**

**80-003-B. CHANGE OF USE**

- 3. A single-family home within the C-1 District that was lawfully converted to an office use may be re-established as a single-family home via a change of use permit.