

Ch. 10.123 A-1EX Agricultural District

Primary district for farmland preservation

Permitted uses 10.123(2)

- o Agricultural uses
- o Structures and improvements that are accessory to a permitted agricultural use
- o Sale of Unprocessed agricultural products produced on the farm
- o Road side stands
- o Agricultural entertainment activities
- o Farm related exhibitions, sales, or event
- o Residence for the farm owner or operator
- o Residences for owners of at least 35 acres of land which were approved by the DCZNR committee between 11/1/92 and 05/14/94
- o Secondary farm residences which are occupied by a person who, or a family at least one member of which, earns a substantial part of his or her livelihood from farm operations on the farm
- o Rental of existing or secondary residences no longer utilized in the operation of the farm
- o Home occupations
- o Day care for not more than 8 children
- o Small scale electric generating stations
- o Utility services

Conditional uses: (requires a conditional use permit) 10.123(3)

- o Farm family businesses for horse boarding stables, riding stables, hay and sleigh rides
- o Farm family business for retail sales of bridles, saddles, grooming supplies and related items at a horse boarding or riding stable facility
- o Agricultural entertainment activities which are not permitted
- o Sale of agricultural and dairy products not produced on the premises
- o Seasonal Storage of recreational equipment and motor vehicles owned by private individuals
- o Limited family businesses in existing structures
- o Single family dwellings or mobile homes occupied by parents or children of the farm operator
- o Dependency living arrangements
- o Governmental uses
- o Religious uses
- o Schools
- o Non-metallic mineral extraction
- o Asphalt plants
- o Ready-mix concrete plants

Requirements for location and size of structures 10.123(4),(6),(7),(8)

Front: Feet from Hwy centerline/right-of-way line

State or Fed. Hwy: 100/42 feet minimum

County Highway: 75/42 feet minimum

Town Road: 63/30 feet minimum

Subdivision streets platted prior to ordinance: 20 feet minimum

All other streets: 30 feet minimum

Height-

Residential dwellings: Two and one-half stories or 35 feet maximum

Residential accessory buildings: 16 feet maximum

Agricultural accessory buildings: none

Side yard:

Residential dwellings & accessory buildings:

25 feet, no single side less than 10 feet minimum

Structures housing animals: 100 feet from residential districts minimum

Rear yard depth:

Residential dwellings & accessory buildings:

50 feet minimum

Structures housing animals: 100 feet from residential districts minimum

Lot Area: 10.123(5) 35 acres minimum

Substandard Lots Side Yard Setbacks: 10.16(5)a,b

Lots between 50 and 60 feet wide: Total of 15 feet, not less than 5 feet minimum

Lots less than 50 feet wide: 5 feet minimum

Corner lots less than 60 feet wide: 12 feet minimum

Corner lots: 1/5 of depth measured from long frontage minimum

Corner lots with garage access: 20 feet minimum

Ch. 10.123 A-1EX Agricultural District

Primary district for farmland preservation

Accessory Uses 10.04(1)(b); 10.123(4)(b); 10.16(6)(a),(b)3

Detached accessory buildings associated with a permitted or conditional residential use are permitted, provided that the following conditions are met:

1. A principal residential use exists or is under construction prior to the erection or placement of a residential accessory building
2. The total floor area of all residential accessory buildings shall not exceed 50% of the floor area of the principal residence

- o Residential accessory buildings shall not exceed 16 feet in height.
- o Agricultural accessory buildings shall not be used for residential purposes or for the storage of goods or merchandise considered to be a dealer's inventory or for storage of machinery or equipment used off of the premises for other than agricultural purposes.
- o One accessory building may be built without the necessity of there being a residence on the property.
- o On interior lots 60 or more feet wide, no accessory building shall be nearer than 4 feet to the side lot or rear lot line.
- o On interior lots less than 60 feet wide, no accessory building shall be nearer than 2-1/2 feet to a side or rear lot line.
- o On interior lots abutting on two streets, or corner lots abutting on three streets, no accessory building shall be nearer the rear street than the setback for that street. This provision shall not apply to alleys.
- o On corner lots abutting on two streets, no accessory building shall be nearer to the side street than the distance required for the main building on that street; provided that garages facing the side street the minimum distance shall be 20 feet.
- o When the rear lot line of the corner lot forms the side line of an adjoining or abutting lot, no accessory building shall be nearer such rear lot line than the side line required for the building on the adjoining lot.
- o Uncovered decks and porches may extend into any required rear yard by a maximum of 12 feet.

Livestock 10.123(9)c

The keeping or raising of unlimited livestock is permitted except on parcels which have an area of less than 5 acres or less than 250 feet in width at the location of accessory farm buildings.

A-1EX Exclusive Agriculture District 10.123

- o Home occupations are permitted only within the requirements of 10.01(25) of the Dane County code of ordinances.
- o Seasonal storage of recreational equipment and motor vehicles owned by private individuals other than those residing on the premises shall be in existing accessory farm buildings.
- o The storage of a dealer's inventory or the construction of any new buildings for storage shall be considered a commercial use and subject to the provisions of the Dane County code of ordinances.
- o Permitted agricultural entertainment activities are not to exceed 45 days per calendar year. Activities with an anticipated attendance of 200 or more must have an event plan addressing parking, proposed days of operation, ingress and egress, sanitation and other public safety issues.
- o Farm related exhibitions, sales or events are limited to 5 or less days in a calendar year.
- o Mineral extraction operations require a description of the operation, a site plan and a reclamation plan.
- o Any lot or parcel shown in a preliminary subdivision plat or a certified survey map which was received for review prior to the effective date of A-1EX, was reviewed and recorded, shall have the same status as pre-existing lots.
- o Residential and residential accessory buildings on parcels of less than 35 acres shall be not less than 100 feet in width at the building setback line and be a minimum of 20,000 sq. feet for private sewer lots and 15,000 sq. feet for public sewer lots.
- o Any residential building or its accessory building that is located on a substandard parcel which is destroyed by fire, explosion, act of God or act of public enemy may be rebuilt provided the locational requirements of the R-1 zoning district are complied with.
- o Real estate offices and signs advertising property for sale provisions do not apply to the exclusive agriculture district.

Limited Family Businesses 10.192

A conditional use permit for a limited family business is designed to accommodate small family businesses without the necessity for relocation or rezoning while at the same time protecting the interests of adjacent property owners. Applicants for this conditional use permit should recognize that rezoning or relocation of the business may be necessary or may become necessary if the business is expanded.

- o All employees, except one or one full-time equivalent, shall be a member of the family residing on the premises.
- o Using applicable conditional use permit standards, the committee shall determine the percentage of the property that may be devoted to the business.
- o The conditional use permit holder may be restricted to a service oriented business and thus prohibited from manufacturing or assembling products or selling products on the premises or any combination thereof.

Ch. 10.123 A-1EX Agricultural District

Primary district for farmland preservation

- o The conditional use permit may restrict the number and types of machinery and equipment the permit holder may be allowed to bring on the premises.
- o Structures used in the business shall be considered to be residential accessory buildings and shall meet all requirements for such buildings. The design and size of the structures is subject to conditions set forth in the conditional
- o use permit.
- o The conditional use permit shall automatically expire on sale of the property or the business to an unrelated third party.

Ch. 10.12 A-1 Agricultural District

Primary district for agricultural production and related uses in towns not adopting A-1EX zoning

Permitted uses 10.12(2)

- Agricultural uses
- Sale of unprocessed agricultural products produced on the farm
- Agricultural entertainment activities
- Accessory buildings
- Single family detached dwelling units
- Home occupations
- Day care for not more than 8 children
- Seasonal storage of recreation equipment and motor vehicles
- Utility services

Conditional uses: (requires a conditional use permit) 10.12(3)

- Agricultural entertainment activities not already permitted
- Sale of agricultural and dairy products not produced on the premises
- Horse boarding stables, riding stables, hay and sleigh rides, horse shows and similar events
- Training of horses at a horse boarding facility
- Retail sales of bridles, saddles, grooming supplies at a horse boarding or riding stable facility
- Kennels
- Training of dogs at a dog kennel
- Retail sales of pet food, pet supplies at a kennel
- Veterinary clinics and hospitals
- Native wildlife rehabilitation facilities
- Airports, landing strips
- Limited family businesses
- Dependency living arrangements
- Schools
- Private club houses
- Fraternities and Associations
- Religious uses
- Mineral extraction operations
- Asphalt plants
- Ready mix concrete plants
- Salvage recycling centers
- Solid waste disposal operations
- Dumping grounds & sanitary landfills
- Incinerator sites
- Demolition material disposal sites
- Communication towers
- Governmental uses
- Cemeteries

Requirements for location and size of structures 10.12(4),(6),(7),(8)

Front: Feet from Hwy centerline/right-of-way line

State or Fed. Hwy: 100/42 feet minimum

County Highway: 75/42 feet minimum

Town Road: 63/30 feet minimum

Subdivision streets platted prior to ordinance: 20 feet minimum

All other streets: 30 feet minimum

Height-

Residential dwellings: Two and one-half stories or 35 feet maximum

Residential accessory buildings: 16 feet maximum

Agricultural accessory buildings: none

Side yard:

Residential dwellings & accessory buildings:

25 feet minimum, no single side less than 10 feet

Structures housing animals: 100 feet minimum from residential districts

Rear yard depth:

Residential dwellings & accessory buildings:

50 feet minimum

Structures housing animals: 100 minimum feet from residential districts

Substandard Lots Side Yard Setbacks: 10.16(5)a,b

Lots between 50 and 60 feet wide: Total of 15 feet, not less than 5 feet

Lots less than 50 feet wide: 5 feet

Corner lots less than 60 feet wide: 12 feet

Corner lots: 1/5 of depth measured from long frontage

Corner lots with garage access: 20 feet

Lot Width (at building setback line) & Area: 10.12(5)

Agricultural use area: 250 feet and 5 acres minimums

Residential use area:

Public Sewer: 100 feet and 15,000 sq feet minimums

Private Sewer: 100 feet and 20,000 sq. feet minimums

Ch. 10.12 A-1 Agricultural District

Primary district for agricultural production and related uses in towns not adopting A-1EX zoning

Accessory Uses 10.04(1)(b); 10.12(4)(b); 10.16(6)(a),(b)3

Detached accessory buildings associated with a permitted or conditional residential use are permitted, provided that the following conditions are met:

1. A principal residential use exists or is under construction prior to the erection or placement of a residential accessory building
 2. The total floor area of all residential accessory buildings shall not exceed 50% of the floor area of the principal residence
- o Residential accessory buildings shall not exceed 16 feet in height.
 - o Agricultural accessory buildings shall not be used for residential purposes or for the storage of goods or merchandise considered to be a dealer's inventory or for storage of machinery or equipment used off of the premises for other than agricultural purposes.
 - o One accessory building may be built without the necessity of there being a residence on the property.
 - o On interior lots 60 or more feet wide, no accessory building shall be nearer than 4 feet to the side lot or rear lot line.
 - o On interior lots less than 60 feet wide, no accessory building shall be nearer than 2-1/2 feet to a side or rear lot line.
 - o On interior lots abutting on two streets, or corner lots abutting on three streets, no accessory building shall be nearer the rear street than the setback for that street. This provision shall not apply to alleys.
 - o On corner lots abutting on two streets, no accessory building shall be nearer to the side street than the distance required for the main building on that street; provided that garages facing the side street the minimum distance shall be 20 feet.
 - o When the rear lot line of the corner lot forms the side line of an adjoining or abutting lot, no accessory building shall be nearer such rear lot line than the side line required for the building on the adjoining lot.
 - o Uncovered decks and porches may extend into any required rear yard by a maximum of 12 feet.

Livestock 10.12(2)

Unlimited livestock is permitted on lots with a minimum of 250 feet of lot width at the building setback line and a minimum of 5 acres area.

A-1 Agriculture District 10.12

- o Home occupations are permitted only within the requirements of 10.01(25) of the Dane County code of ordinances.
- o Seasonal storage of recreational equipment and motor vehicles owned by private individuals other than those residing on the premises shall be in existing accessory farm buildings.
- o The storage of a dealer's inventory or the construction of any new buildings for storage shall be considered a commercial use and subject to the provisions of the Dane County code of ordinances.
- o Permitted agricultural entertainment activities are not to exceed 45 days per calendar year. Activities with an anticipated attendance of 200 or more must have an event plan addressing parking, proposed days of operation, ingress and egress, sanitation and other public safety issues.
- o Mineral extraction operations require a description of the operation, a site plan and a reclamation plan.
- o Private clubs, fraternities and associations shall not be less than 100 feet from any lot in a residence district.
- o For non-residential and other uses specifically addressed, no minimum width or area have been established.

Limited Family Businesses 10.192

A conditional use permit for a limited family business is designed to accommodate small family businesses without the necessity for relocation or rezoning while at the same time protecting the interests of adjacent property owners. Applicants for this conditional use permit should recognize that rezoning or relocation of the business may be necessary or may become necessary if the business is expanded.

- o All employees, except one or one full-time equivalent, shall be a member of the family residing on the premises.
- o Using applicable conditional use permit standards, the committee shall determine the percentage of the property that may be devoted to the business.
- o The conditional use permit holder may be restricted to a service oriented business and thus prohibited from manufacturing or assembling products or selling products on the premises or any combination thereof.
- o The conditional use permit may restrict the number and types of machinery and equipment the permit holder may be allowed to bring on the premises.
- o Structures used in the business shall be considered to be residential accessory buildings and shall meet all requirements for such buildings. The design and size of the structures is subject to conditions set forth in the conditional use permit.
- o The conditional use permit shall automatically expire on sale of the property or the business to an unrelated third party.

Ch. 10.126 A-2 Agricultural District

Primary district for low density land uses compatible with agricultural and other rural uses on parcels less than 35 acres

Permitted uses 10.126(2)

- Agricultural uses
- Accessory buildings
- Single family detached dwelling units
- Home occupations
- Utility services

Conditional uses: (requires a conditional use permit) 10.126(3)

- Unlimited livestock on 3 to 16 acres
- Sale of agricultural and dairy products not produced on the premises
- Hay and sleigh rides
- Kennels
- Training of dogs at a dog kennel
- Retail sales of pet food, pet supplies and related items at a kennel
- Horse shows
- Riding & Horse boarding stables
- Training of horses at a horse boarding facility
- Retail sale of bridles, saddles, grooming supplies and related items at a horse boarding or riding stable
- Native wildlife rehabilitation facilities
- Seasonal storage of recreational equipment and motor vehicles owned by private individuals
- Dependency living arrangements
- Limited family businesses
- Airports & landing strips
- Communication towers
- Religious uses
- Schools
- Governmental uses
- Cemeteries
- Parking or storage of not more than two trucks, semi-tractors/trailers which have a gross vehicle weight of over 12,000 lbs.
- Mineral extraction operations
- Asphalt plants
- Ready mix concrete plants
- Dumping Grounds
- Sanitary landfill sites
- Demolition material disposal sites
- Incinerator sites
- Salvage recycling centers
- Solid waste recycling centers
- Storage of explosive materials

Bulk Requirements: Minimum required setbacks from lot lines 10.126(4),(6),(7),(8)

Front: Feet from Hwy centerline/right-of-way line

State or Fed. Hwy: 100/42 feet

County Highway: 75/42 feet

Town Road: 63/30 feet

Subdivision streets platted prior to DCCO: 20 feet

All other streets: 30 feet

Height-

Residential dwellings: Two and one-half stories or 35 feet

Residential accessory buildings: 16 feet

Agricultural accessory buildings: none

Side yard:

Residential dwellings & accessory buildings:

25 feet, no single side less than 10 feet

Structures housing animals: 100 feet from residential districts

Rear yard depth:

Residential dwellings & accessory buildings:

50 feet

Structures housing animals: 100 feet from residential districts

Substandard Lots Side Yard Setbacks: 10.16(5)a,b

Lots between 50 and 60 feet wide: Total of 15 feet, not less than 5 feet

Lots less than 50 feet wide: 5 feet

Corner lots less than 60 feet wide: 12 feet

Corner lots: 1/5 of depth measured from long frontage

Corner lots with garage access: 20 feet

Lot Area and Width (at building setback line): 10.126(5)

A-2 (1): Minimum 1 acre

A-2 (2): Minimum 2 acres

A-2 (4): Minimum 4 acres

A-2 (8): Minimum 8 acres

A-2: Minimum 16 acres

Salvage recycling centers: 3 acres minimum

Residential uses-

Public sewer: 100 feet and 15,000 sq. feet minimum

Private sewer: 100 feet and 20,000 sq. feet minimum

For other permitted uses, there shall be no minimum width or area

Ch. 10.126 A-2 Agricultural District

Primary district for low density land uses compatible with agricultural and other rural uses on parcels less than 35 acres

Accessory Uses 10.04(1)(b); 10.126(4)(b); 10.16(6)(a),(b)3

Detached accessory buildings associated with a permitted or conditional residential use are permitted, provided that the following conditions are met:

1. The total floor area of all accessory buildings shall not exceed 100% of the floor area of the principal residence.
2. Accessory buildings may be built on parcels of land in this district without the necessity of there being a residence on the property
 - o Accessory buildings include private garages and buildings clearly incidental to a permitted use of the premises.
 - o Accessory buildings shall not be used for residential purposes.
 - o Accessory buildings shall not be used for the storage of goods or merchandise considered to be a dealer's inventory or for storage of machinery or equipment used off of the premises for other than agricultural purposes.
 - o Residential accessory buildings shall not exceed 16 feet in height.
 - o On interior lots 60 or more feet wide, no accessory building shall be nearer than 4 feet to the side lot or rear lot line.
 - o On interior lots less than 60 feet wide, no accessory building shall be nearer than 2-1/2 feet to a side or rear lot line.
 - o On interior lots abutting on two streets, or corner lots abutting on three streets, no accessory building shall be nearer the rear street than the setback for that street. This provision shall not apply to alleys.
 - o On corner lots abutting on two streets, no accessory building shall be nearer to the side street than the distance required for the main building on that street; provided that garages facing the side street the minimum distance shall be 20 feet.
 - o When the rear lot line of the corner lot forms the side line of an adjoining or abutting lot, no accessory building shall be nearer such rear lot line than the side line required for the building on the adjoining lot.
 - o Uncovered decks and porches may extend into any required rear yard by a maximum of 12 feet.

Livestock 10.126(5)b; 10.01(3)

- o On parcels less than 2 acres the keeping of livestock is not permitted.
- o On parcels sized between 2 acres through 16 acres the keeping of livestock shall be limited to 1 animal unit per each full acre.
- o On parcels of more than 16 acres, there is no limit to the number of livestock that may be kept.
- o The Dane County code of ordinances defines an animal unit as the equivalent of 1 cow, 4 hogs, 10 sheep, 10 goats, 100 poultry, 1 horse, 1 pony, 1 mule or 100 rabbits or an equivalent combination thereof.

A-2 Agriculture District 10.126

- o Home occupations are permitted only within the requirements of 10.01(25) of the Dane County code of ordinances.
- o Seasonal storage of recreational equipment and motor vehicles owned by private individuals other than those residing on the premises shall be in existing accessory farm buildings.
- o The storage of a dealer's inventory or the construction of any new buildings for storage shall be considered a commercial use and subject to the provisions of the Dane County code of ordinances.
- o Mineral extraction operations require a description of the operation, a site plan and a reclamation plan.

Limited Family Businesses 10.192

A conditional use permit for a limited family business is designed to accommodate small family businesses without the necessity for relocation or rezoning while at the same time protecting the interests of adjacent property owners. Applicants for this conditional use permit should recognize that rezoning or relocation of the business may be necessary or may become necessary if the business is expanded.

- o All employees, except one or one full-time equivalent, shall be a member of the family residing on the premises.
- o Using applicable conditional use permit standards, the committee shall determine the percentage of the property that may be devoted to the business.
- o The conditional use permit holder may be restricted to a service oriented business and thus prohibited from manufacturing or assembling products or selling products on the premises or any combination thereof.
- o The conditional use permit may restrict the number and types of machinery and equipment the permit holder may be allowed to bring on the premises.
- o Structures used in the business shall be considered to be residential accessory buildings and shall meet all requirements for such buildings. The design and size of the structures is subject to conditions set forth in the conditional use permit.
- o The conditional use permit shall automatically expire on sale of the property or the business to an unrelated third party.

Ch. 10.127 A-3 Agricultural District

Primary district for preserving land that will inevitably be developed as part of an urban expansion

Permitted uses 10.127(2)

- o Agricultural uses
- o Structures and improvements that are accessory to a permitted agricultural use
- o Sale of Unprocessed agricultural products produced on the farm
- o Road side stands
- o Agricultural entertainment activities \leq 45 days/year
- o Farm related exhibitions, sales, or events \leq 5 days/year
- o Residence for the farm owner or operator (with proof)
- o Residences for owners of at least 35 acres of land which were approved by the DCZNR committee between 11/1/92 and 05/14/94
- o Secondary farm residences which are occupied by a person who, or a family
- o at least one member of which, earns a substantial part of his or her livelihood from farm operations on the farm
- o Rental of existing or secondary residences no longer utilized in the operation of the farm
- o Day care for not more than 8 children
- o Home occupations
- o Utility services
- o Small scale electric generating stations

Conditional uses: (requires a conditional use permit) 10.127(3), 10.123(3)

- o Sale of agricultural and dairy products not produced on the premises
- o Farm family businesses for horse boarding stables, riding stables, hay and sleigh rides
- o Farm family business for retail sales of bridles, saddles, grooming supplies and related items at a horse boarding or riding stable facility
- o Agricultural entertainment activities which are not permitted
- o Single family dwellings or mobile homes occupied by parents or children of the farm operator
- o Limited family businesses in existing structures
- o Dependency living arrangements
- o Seasonal Storage of recreational equipment and motor vehicles owned by private individuals
- o Governmental uses
- o Religious uses
- o Schools
- o Non-metallic mineral extraction
- o Asphalt plants
- o Ready-mix concrete plants

Requirements for location and size of structures 10.127(4),(6),(7),(8)

Front: Feet from Hwy centerline/right-of-way line

State or Fed. Hwy: 100/42 feet minimum

County Highway: 75/42 feet minimum

Town Road: 63/30 feet minimum

Subdivision streets platted prior to ordinance: 20 feet minimum

All other streets: 30 feet minimum

Height-

Residential dwellings: Two and one-half stories or 35 feet maximum

Residential accessory buildings: 16 feet maximum

Agricultural accessory buildings: none

Lot Area: 10.127(5) 35 acres minimum

Side yard:

Residential dwellings & accessory buildings:

25 feet, no single side less than 10 feet minimum

Structures housing animals: 100 feet from residential districts minimum

Rear yard depth:

Residential dwellings & accessory buildings:

50 feet minimum

Structures housing animals: 100 feet from residential districts minimum

Substandard Lots Side Yard Setbacks: 10.16(5)a,b

Lots between 50 and 60 feet wide: Total of 15 feet, not less than 5 feet minimum

Lots less than 50 feet wide: 5 feet minimum

Corner lots less than 60 feet wide: 12 feet minimum

Corner lots: 1/5 of depth measured from long frontage minimum

Corner lots with garage access: 20 feet minimum

Ch. 10.127 A-3 Agricultural District

Primary district for preserving land that will inevitably be developed as part of an urban expansion

Accessory Uses 10.04(1)(b); 10.127(4); 10.16(6)(a),(b)3

Detached accessory buildings associated with a permitted or conditional residential use are permitted, provided that the following conditions are met:

1. A principal residential use exists or is under construction prior to the erection or placement of a residential accessory building
2. The total floor area of all residential accessory buildings shall not exceed 50% of the floor area of the principal residence

- o Residential accessory buildings shall not exceed 16 feet in height.
- o Agricultural accessory buildings shall not be used for residential purposes or for the storage of goods or merchandise considered to be a dealer's inventory or for storage of machinery or equipment used off of the premises for other than agricultural purposes.
- o One accessory building may be built without the necessity of there being a residence on the property.
- o On interior lots 60 or more feet wide, no accessory building shall be nearer than 4 feet to the side lot or rear lot line.
- o On interior lots less than 60 feet wide, no accessory building shall be nearer than 2-1/2 feet to a side or rear lot line.
- o On interior lots abutting on two streets, or corner lots abutting on three streets, no accessory building shall be nearer the rear street than the setback for that street. This provision shall not apply to alleys.
- o On corner lots abutting on two streets, no accessory building shall be nearer to the side street than the distance required for the main building on that street; provided that garages facing the side street the minimum distance shall be 20 feet.
- o When the rear lot line of the corner lot forms the side line of an adjoining or abutting lot, no accessory building shall be nearer such rear lot line than the side line required for the building on the adjoining lot.
- o Uncovered decks and porches may extend into any required rear yard by a maximum of 12 feet.

Livestock 10.127(9)

The keeping or raising of unlimited livestock is permitted except on parcels which have an area of less than 5 acres or less than 250 feet in width at the location of accessory farm buildings.

A-3 Agriculture District 10.127

- o Home occupations are permitted only within the requirements of 10.01(25) of the Dane County code of ordinances.
- o Seasonal storage of recreational equipment and motor vehicles owned by private individuals other than those residing on the premises shall be in existing accessory farm buildings.
- o The storage of a dealer's inventory or the construction of any new buildings for storage shall be considered a commercial use and subject to the provisions of the Dane County code of ordinances.
- o Permitted agricultural entertainment activities are not to exceed 45 days per calendar year. Activities with an anticipated attendance of 200 or more must have an event plan addressing parking, proposed days of operation, ingress and egress, sanitation and other public safety issues.
- o Farm related exhibitions, sales or events are limited to 5 or less days in a calendar year.
- o Mineral extraction operations require a description of the operation, a site plan and a reclamation plan.
- o Any lot or parcel shown in a preliminary subdivision plat or a certified survey map which was received for review prior to the effective date of A-1EX, was reviewed and recorded, shall have the same status as pre-existing lots.
- o Residential and residential accessory buildings on parcels of less than 35 acres shall be not less than 100 feet in width at the building setback line and be a minimum of 20,000 sq. feet for private sewer lots and 15,000 sq. feet for public sewer lots.
- o Any residential building or its accessory building that is located on a substandard parcel which is destroyed by fire, explosion, act of God or act of public enemy may be rebuilt provided the locational requirements of the R-1 zoning district are complied with.
- o Real estate offices and signs advertising property for sale provisions do not apply to the exclusive agriculture district.

Limited Family Businesses 10.192

A conditional use permit for a limited family business is designed to accommodate small family businesses without the necessity for relocation or rezoning while at the same time protecting the interests of adjacent property owners. Applicants for this conditional use permit should recognize that rezoning or relocation of the business may be necessary or may become necessary if the business is expanded.

- o All employees, except one or one full-time equivalent, shall be a member of the family residing on the premises.
- o Using applicable conditional use permit standards, the committee shall determine the percentage of the property that may be devoted to the business.
- o The conditional use permit holder may be restricted to a service oriented business and thus prohibited from manufacturing or assembling products or selling products on the premises or any combination thereof.

Ch. 10.127 A-3 Agricultural District

Primary district for preserving land that will inevitably be developed as part of an urban expansion

- o The conditional use permit may restrict the number and types of machinery and equipment the permit holder may be allowed to bring on the premises.
- o Structures used in the business shall be considered to be residential accessory buildings and shall meet all requirements for such buildings. The design and size of the structures is subject to conditions set forth in the conditional
- o use permit.
- o The conditional use permit shall automatically expire on sale of the property or the business to an unrelated third party.

Ch. 10.121 A-B Agriculture Business District

Primary district for commercial agricultural uses in rural areas

Permitted uses 10.121(2)

- Sales, service and repair of machinery and equipment used in farming
- Sales distribution, mixing, blending and storage of feeds, seeds and fertilizer
- Livestock and farm commodity trucking services
- Processing and preserving of natural agricultural products, fruits and vegetables
- Sales, service and repair of lawn and garden equipment
- Sales and distribution of nursery stock and plants.
- Residential use for an owner of the business
- Sales and service of small scale methane generating equipment and alcohol distilling equipment that is designed for use in a farm operation
- Sales and service of wind driven electrical generating equipment

Conditional uses: (requires a conditional use permit) 10.121(3)

- Plant genetic laboratories
- Agricultural-related experimental laboratories
- Dead stock hauling services
- Sales or storage of agricultural byproducts
- Stock yards
- Livestock auction facilities
- Bio-diesel and ethanol manufacturing bio-power facilities
- Manure processing facilities

Requirements for location and size of structures 10.121(4),(7),(8),(9)

Front: Feet from Hwy centerline/right-of-way line

State or Fed. Hwy: 100/42 feet minimum

County Highway: 75/42 feet minimum

Town Road: 63/30 feet minimum

Subdivision streets platted prior to ordinance: 20 feet minimum

All other streets: 30 feet minimum

Rear yard depth:

10 Feet minimum

Height-

Buildings containing offices, sales rooms and service areas & residential buildings:

Two and one-half stories or 35 feet maximum

Side yard:

10 feet minimum

Substandard Lots Side Yard Setbacks: 10.16(5)a,b

Lots between 50 and 60 feet wide: Total of 15 feet, not less than 5 feet minimum

Lots less than 50 feet wide: 5 feet minimum

Corner lots less than 60 feet wide: 12 feet minimum

Corner lots: 1/5 of depth measured from long frontage minimum

Corner lots with garage access: 20 feet minimum

Lot Width (at building setback line) & Area:

All lots: 100 feet and 20,000 sq. feet minimum

Lot Coverage: 10.121(6)

All lots- 60% maximum

Accessory Uses 10.04(1)(b); 10.16(6)(a),(b)3

Detached accessory buildings associated with a permitted or conditional residential use are permitted, provided that the following conditions are met:

1. A principal residential use exists or is under construction prior to the erection or placement of a residential accessory building
 2. The total floor area of all residential accessory buildings shall not exceed 50% of the floor area of the principal residence
- On interior lots 60 or more feet wide, no accessory building shall be nearer than 4 feet to the side lot or rear lot line.
 - On interior lots less than 60 feet wide, no accessory building shall be nearer than 2-1/2 feet to a side or rear lot line.
 - On interior lots abutting on two streets, or corner lots abutting on three streets, no accessory building shall be nearer the rear street than the setback for that street. This provision shall not apply to alleys.
 - On corner lots abutting on two streets, no accessory building shall be nearer to the side street than the distance required for the main building on that street; provided that garages facing the side street the minimum distance shall be 20 feet.
 - When the rear lot line of the corner lot forms the side line of an adjoining or abutting lot, no accessory building shall be nearer such rear lot line than the side line required for the building on the adjoining lot.
 - Uncovered decks and porches may extend into any required rear yard by a maximum of 12 feet.

This document is intended for reference only. Please refer to Chapter 10 of the Dane County Code of Ordinances.

Ch. 10.05 R-1 Residential District

Primary district for single family residential uses only

Permitted uses 10.05(1)

- o Single family homes
- o Utility services
- o Home occupation
- o Incidental uses
- o Community living arrangements (less than 9 persons)
- o Foster home (less than 5 persons)

Conditional uses: (requires a conditional use permit) 10.05(2)

- o Daycares
- o Community living arrangements (9 or more persons)
- o Cemeteries
- o Governmental uses
- o Private club houses
- o Fraternities
- o Religious uses
- o Dependency living arrangements
- o Schools

Requirements for location and size of structures 10.05(3),(6),(7),(8)

Front: Feet from Hwy centerline/right-of-way line

State or Fed. Hwy: 100/42 feet minimum

County Highway: 75/42 feet minimum

Town Road: 63/30 feet minimum

Subdivision streets platted prior to ordinance: 20 feet minimum

All other streets: 30 feet minimum

Side yard:

25 feet, no single side less than 10 feet minimum

Rear yard depth:

50 Feet minimum

Height:

Two and one-half stories or 35 feet maximum

Substandard Lots Side Yard Setbacks: 10.16(5)

Lots between 50 and 60 feet wide: Total of 15 feet, not less than 5 feet minimum

Lots less than 50 feet wide: 5 feet minimum

Corner lots less than 60 feet wide: 12 feet minimum

Corner lots: 1/5 of depth measured from long frontage minimum

Corner lots with garage access: 20 feet minimum

Lot Width (at building setback line) & Area: 10.05(4)

Public Sewer: 100 feet and 15,000 sq. feet minimum

Private Sewer: 100 feet and 20,000 sq. feet minimum

Lot Coverage: No building together with its accessory buildings shall occupy in excess of: 10.05(5)

Interior lot- 30% maximum

Corner lot- 35% minimum

Accessory Uses 10.04(1)(b); 10.05(3)(b); 10.16(6)(a),(b)3

Detached accessory buildings associated with a permitted or conditional residential use are permitted, provided that the following conditions are met:

1. A principal residential use exists or is under construction prior to the erection or placement of a residential accessory building
2. The total floor area of all residential accessory buildings shall not exceed 50% of the floor area of the principal residence

- o Accessory buildings shall not exceed 12 feet in height.
- o On interior lots 60 or more feet wide, no accessory building shall be nearer than 4 feet to the side lot or rear lot line.
- o On interior lots less than 60 feet wide, no accessory building shall be nearer than 2-1/2 feet to a side or rear lot line.
- o On interior lots abutting on two streets, or corner lots abutting on three streets, no accessory building shall be nearer the rear street than the setback for that street. This provision shall not apply to alleys.
- o On corner lots abutting on two streets, no accessory building shall be nearer to the side street than the distance required for the main building on that street; provided that garages facing the side street the minimum distance shall be 20 feet.
- o When the rear lot line of the corner lot forms the side line of an adjoining or abutting lot, no accessory building shall be nearer such rear lot line than the side line required for the building on the adjoining lot.
- o Uncovered decks and porches may extend into any required rear yard by a maximum of 12 feet.

Livestock

Not Permitted

Ch. 10.051 R-1A Residential District

Primary district for single family residential uses only

Permitted uses 10.051(1)

- Single family homes
- Utility services
- Home occupation
- Incidental uses
- Community living arrangements (less than 9 persons)
- Foster home (less than 5 persons)

Conditional uses: (requires a conditional use permit) 10.051(2)

- Daycares
- Community living arrangements (9 or more persons)
- Cemeteries
- Governmental uses
- Private club houses
- Fraternities
- Religious uses
- Dependency living arrangements
- Schools

Requirements for location and size of structures 10.051(3),(6),(7),(8)

Front: Feet from Hwy centerline/right-of-way line

State or Fed. Hwy: 100/42 feet minimum

County Highway: 75/42 feet minimum

Town Road: 63/30 feet minimum

Subdivision streets platted prior to ordinance: 20 feet minimum

All other streets: 30 feet minimum

Side yard:

25 feet, no single side less than 10 feet minimum

Rear yard depth:

50 feet minimum

Height:

Two and one-half stories or 35 feet maximum

Substandard Lots Side Yard Setbacks: 10.16(5)a,b

Lots between 50 and 60 feet wide: Total of 15 feet, not less than 5 feet minimum

Lots less than 50 feet wide: 5 feet minimum

Corner lots less than 60 feet wide: 12 feet minimum

Corner lots: 1/5 of depth measured from long frontage minimum

Corner lots with garage access: 20 feet minimum

Lot Width (at building setback line) & Area: 10.051(4)

Public Sewer: 100 feet and 1 acre minimum

Private Sewer: 100 feet and 1 acre minimum

Lot Coverage: No building together with its accessory buildings shall occupy in excess of: 10.051(5)

Interior lot- 20% maximum

Corner lot- 25% maximum

Accessory Uses 10.04(1)(b); 10.051(3); 10.16(6)(a),(b)3

Detached accessory buildings associated with a permitted or conditional residential use are permitted, provided that the following conditions are met:

1. A principal residential use exists or is under construction prior to the erection or placement of a residential accessory building

2. The total floor area of all residential accessory buildings shall not exceed 50% of the floor area of the principal residence

- Accessory buildings shall not exceed 12 feet in height.
- On interior lots 60 or more feet wide, no accessory building shall be nearer than 4 feet to the side lot or rear lot line.
- On interior lots less than 60 feet wide, no accessory building shall be nearer than 2-1/2 feet to a side or rear lot line.
- On interior lots abutting on two streets, or corner lots abutting on three streets, no accessory building shall be nearer the rear street than the setback for that street. This provision shall not apply to alleys.
- On corner lots abutting on two streets, no accessory building shall be nearer to the side street than the distance required for the main building on that street; provided that garages facing the side street the minimum distance shall be 20 feet.
- When the rear lot line of the corner lot forms the side line of an adjoining or abutting lot, no accessory building shall be nearer such rear lot line than the side line required for the building on the adjoining lot.
- Uncovered decks and porches may extend into any required rear yard by a maximum of 12 feet.

Livestock

Not Permitted

This document is intended for reference only. Please refer to Chapter 10 of the Dane County Code of Ordinances.

Ch. 10.06 R-2 Residential District

Primary district for single family residential uses only

Permitted uses: 10.06(1)

- o Single family homes
- o Utility services
- o Home occupation
- o Incidental uses
- o Community living arrangements (less than 9 persons)
- o Foster home (less than 5 persons)

Conditional uses: (requires a conditional use permit) 10.06(2)

- o Daycares
- o Community living arrangements (9 or more persons)
- o Cemeteries
- o Governmental uses
- o Private club houses
- o Fraternities
- o Religious uses
- o Dependency living arrangements
- o Schools

Requirements for location and size of structures 10.06(3),(6),(7),(8)

Front: Feet from Hwy centerline/right-of-way line

State or Fed. Hwy: 100/42 feet minimum

County Highway: 75/42 feet minimum

Town Road: 63/30 feet minimum

Subdivision streets platted prior to ordinance: 20 feet minimum

All other streets: 30 feet minimum

Side yard:

10 feet minimum

Rear yard depth:

35 Feet minimum

Height:

Two and one-half stories or 35 feet maximum

Substandard Lots Side Yard Setbacks: 10.16(5)a,b

Lots between 50 and 60 feet wide: Total of 15 feet, not less than 5 feet minimum

Lots less than 50 feet wide: 5 feet minimum

Corner lots less than 60 feet wide: 12 feet minimum

Corner lots: 1/5 of depth measured from long frontage minimum

Corner lots with garage access: 20 feet minimum

Lot Width (at building setback line) & Area: 10.06(4)

Public Sewer: 75 feet and 10,000 sq. feet minimum

Private Sewer: 100 feet and 20,000 sq. feet minimum

Lot Coverage: No building together with its accessory buildings shall occupy in excess of: 10.06(5)

Interior lot- 35% maximum

Corner lot- 40% maximum

Accessory Uses 10.04(1)(b); 10.05(3)(b); 10.16(6)(a),(b)3

Detached accessory buildings associated with a permitted or conditional residential use are permitted, provided that the following conditions are met:

1. A principal residential use exists or is under construction prior to the erection or placement of a residential accessory building

2. The total floor area of all residential accessory buildings shall not exceed 50% of the floor area of the principal residence

- o Accessory buildings shall not exceed 12 feet in height.
- o On interior lots 60 or more feet wide, no accessory building shall be nearer than 4 feet to the side lot or rear lot line.
- o On interior lots less than 60 feet wide, no accessory building shall be nearer than 2-1/2 feet to a side or rear lot line.
- o On interior lots abutting on two streets, or corner lots abutting on three streets, no accessory building shall be nearer the rear street than the setback for that street. This provision shall not apply to alleys.
- o On corner lots abutting on two streets, no accessory building shall be nearer to the side street than the distance required for the main building on that street; provided that garages facing the side street the minimum distance shall be 20 feet.
- o When the rear lot line of the corner lot forms the side line of an adjoining or abutting lot, no accessory building shall be nearer such rear lot line than the side line required for the building on the adjoining lot.
- o Uncovered decks and porches may extend into any required rear yard by a maximum of 12 feet.

Livestock

Not Permitted

Ch. 10.07 R-3 Residential District

Primary district for single family residential uses only

Permitted uses 10.07(1)

- o Single family homes
- o Utility services
- o Home occupation
- o Incidental uses
- o Community living arrangements (less than 9 persons)
- o Foster home (less than 5 persons)

Conditional uses: (requires a conditional use permit) 10.07(2)

- o Daycares
- o Community living arrangements (9 or more persons)
- o Cemeteries
- o Governmental uses
- o Private club houses
- o Fraternities
- o Religious uses
- o Dependency living arrangements
- o Schools

Requirements for location and size of structures 10.07(3),(6),(7),(8)

Front: Feet from Hwy centerline/right-of-way line

State or Fed. Hwy: 100/42 feet minimum
County Highway: 75/42 feet minimum
Town Road: 63/30 feet minimum
Subdivision streets platted prior to ordinance: 20 feet minimum
All other streets: 30 feet minimum

Side yard:

10 feet minimum

Rear yard depth:

25 Feet minimum

Height:

Two and one-half stories or 35 feet maximum

Substandard Lots Side Yard Setbacks: 10.16(5)a,b

Lots between 50 and 60 feet wide: Total of 15 feet, not less than 5 feet minimum

Lots less than 50 feet wide: 5 feet minimum

Corner lots less than 60 feet wide: 12 feet minimum

Corner lots: 1/5 of depth measured from long frontage minimum

Corner lots with garage access: 20 feet minimum

Lot Width (at building setback line) & Area: 10.07(4)

Public Sewer: 60 feet and 8,000 sq. feet minimum

Private Sewer: 100 feet and 20,000 sq. feet minimum

Lot Coverage: No building together with its accessory buildings shall occupy in excess of: 10.07(5)

Interior lot- 35% maximum

Corner lot- 40% maximum

Accessory Uses 10.04(1)(b); 10.07(3)(b); 10.16(6)(a),(b)3

Detached accessory buildings associated with a permitted or conditional residential use are permitted, provided that the following conditions are met:

1. A principal residential use exists or is under construction prior to the erection or placement of a residential accessory building
 2. The total floor area of all residential accessory buildings shall not exceed 50% of the floor area of the principal residence
- o Accessory buildings shall not exceed 12 feet in height.
 - o On interior lots 60 or more feet wide, no accessory building shall be nearer than 4 feet to the side lot or rear lot line.
 - o On interior lots less than 60 feet wide, no accessory building shall be nearer than 2-1/2 feet to a side or rear lot line.
 - o On interior lots abutting on two streets, or corner lots abutting on three streets, no accessory building shall be nearer the rear street than the setback for that street. This provision shall not apply to alleys.
 - o On corner lots abutting on two streets, no accessory building shall be nearer to the side street than the distance required for the main building on that street; provided that garages facing the side street the minimum distance shall be 20 feet.
 - o When the rear lot line of the corner lot forms the side line of an adjoining or abutting lot, no accessory building shall be nearer such rear lot line than the side line required for the building on the adjoining lot.
 - o Uncovered decks and porches may extend into any required rear yard by a maximum of 12 feet.

Livestock

Not Permitted

Ch. 10.071 R-3A Residential District

Primary district for single family and duplex residential uses only

Permitted uses 10.071(1)

- Single family homes
- Duplexes
- Home occupation
- Incidental uses
- Community living arrangements (less than 9 persons)
- Foster home (less than 5 persons)
- Utility services

Conditional uses: (requires a conditional use permit) 10.071(2)

- Daycares
- Community living arrangements (9 or more persons)
- Fraternalities
- Dependency living arrangements
- Private club houses
- Religious uses
- Schools
- Governmental uses
- Cemeteries

Requirements for location and size of structures 10.071(3),(6),(7),(8)

Front: Feet from Hwy centerline/right-of-way line

State or Fed. Hwy: 100/42 feet minimum

County Highway: 75/42 feet minimum

Town Road: 63/30 feet minimum

Subdivision streets platted prior to ordinance: 20 feet minimum

All other streets: 30 feet minimum

Side yard:

10 feet minimum

Rear yard depth-

Single family dwellings: 25 Feet minimum

Duplex dwellings: 35 feet minimum

Height:

Two and one-half stories or 35 feet maximum

Substandard Lots Side Yard Setbacks: 10.16(5)a,b

Lots between 50 and 60 feet wide: Total of 15 feet, not less than 5 feet minimum

Lots less than 50 feet wide: 5 feet minimum

Corner lots less than 60 feet wide: 12 feet minimum

Corner lots: 1/5 of depth measured from long frontage minimum

Corner lots with garage access: 20 feet minimum

Lot Width (at building setback line) & Area: 10.071(4)

Public Sewer-

Single Family dwellings: No less than 60 feet and 8,000 sq. feet minimum

Duplex Dwellings: No less than 75 feet and 10,000 sq. feet minimum

Private Sewer: No less than 100 feet and 20,000 sq. feet minimum

Lot Coverage: No building together with its accessory buildings shall occupy in excess of: 10.071(5)

Interior lot- 30% maximum

Corner lot- 35% maximum

Ch. 10.071 R-3A Residential District
Primary district for single family and duplex residential uses only

Accessory Uses 10.04(1)(b); 10.05(3)(b); 10.16(6)(a),(b)3

Detached accessory buildings associated with a permitted or conditional residential use are permitted, provided that the following conditions are met:

1. A principal residential use exists or is under construction prior to the erection or placement of a residential accessory building
 2. The total floor area of all residential accessory buildings shall not exceed 50% of the floor area of the principal residence
- Accessory buildings shall not exceed 12 feet in height.
 - On interior lots 60 or more feet wide, no accessory building shall be nearer than 4 feet to the side lot or rear lot line.
 - On interior lots less than 60 feet wide, no accessory building shall be nearer than 2-1/2 feet to a side or rear lot line.
 - On interior lots abutting on two streets, or corner lots abutting on three streets, no accessory building shall be nearer the rear street than the setback for that street. This provision shall not apply to alleys.
 - On corner lots abutting on two streets, no accessory building shall be nearer to the side street than the distance required for the main building on that street; provided that garages facing the side street the minimum distance shall be 20 feet.
 - When the rear lot line of the corner lot forms the side line of an adjoining or abutting lot, no accessory building shall be nearer such rear lot line than the side line required for the building on the adjoining lot.
 - Uncovered decks and porches may extend into any required rear yard by a maximum of 12 feet.

Livestock

Not Permitted

Ch. 10.08 R-4 Residential District

Primary district for multifamily residential uses

Permitted uses 10.08(1)

- o Single family homes
- o Duplexes
- o Multifamily dwellings, condominiums
- o Incidental uses
- o Home occupation
- o Community living arrangements (less than 16 persons)
- o Foster home (less than 5 persons)
- o Utility services

Conditional uses: (requires a conditional use permit) 10.08(2)

- o Professional offices
- o Daycares
- o Dependency living arrangements
- o Community living arrangements (more than 15 persons)
- o Fraternities
- o Nursing homes
- o Extended care facilities
- o Hospitals
- o Medical clinics
- o Veterinary clinics
- o Mobile home parks (see below)
- o Cemeteries
- o Private club houses
- o Governmental uses
- o Religious uses
- o Schools

Requirements for location and size of structures

Front: Feet from Hwy centerline/right-of-way line

State or Fed. Hwy: 100/42 feet minimum

County highway: 75/42 feet minimum

Town road: 63/30 feet minimum

Streets platted prior to ordinance: 20 feet minimum

Interior multifamily dwellings in complex: 15 feet minimum

All other streets: 30 feet minimum

Side yard:

Single family and duplexes: 10 feet minimum

Multifamily dwellings-

2 stories or less: 10 feet minimum

3 stories or more w/o windows: 10 feet minimum

3 stories or more w/ windows: 10 ft & 5 ft per story over second story minimum

Height-

Single family and duplex dwellings:

Two and one-half stories or 35 feet maximum

Multifamily dwellings: 4 stories maximum

Rear yard depth:

Single family and Duplexes: 25 Feet minimum

Multifamily dwellings-

2 stories or less: 25 feet minimum

3 or more stories: 25 ft & 5 ft per story over second story minimum

Substandard Lots Side Yard Setbacks: 10.16(5)a,b

Lots between 50 and 60 feet wide: Total of 15 feet, not less than 5 feet minimum

Lots less than 50 feet wide: 5 feet minimum

Corner lots less than 60 feet wide: 12 feet minimum

Corner lots: 1/5 of depth measured from long frontage

Corner lots with garage access: 20 feet minimum

Lot Width (at building setback line) & Area: 10.08(4)

Public Sewer-

Single family: 60 feet and 8,000 sq. feet minimum

Duplex: 75 feet and 10,000 sq. feet minimum

Multifamily:- No less than 60 feet and 8,000 sq. feet and 2,000 sq. feet per efficiency, one and two bedroom dwellings and 2250 sq. feet per 3+ bedroom dwelling

Private Sewer-

Single family & duplexes: 100 feet and 20,000 sq. feet minimum

Multifamily dwellings: No less than: 5000 sq. feet per dwelling unit

Lot Coverage: No building together with its accessory buildings shall occupy in excess of: 10.08(5)

Single family and duplex dwellings-

Interior lot- 30% maximum

Corner lot- 35% maximum

Multifamily dwelling: None

Ch. 10.08 R-4 Residential District

Primary district for multifamily residential uses

Accessory Uses 10.04(1)(b); 10.08(3)(c); 10.16(6)(a),(b)3

Detached accessory buildings associated with a permitted or conditional residential use are permitted, provided that the following conditions are met:

1. A principal residential use exists or is under construction prior to the erection or placement of a residential accessory building
2. The total floor area of all residential accessory buildings shall not exceed 50% of the floor area of the principal residence

- o Accessory buildings shall not exceed 12 feet in height.
- o On interior lots 60 or more feet wide, no accessory building shall be nearer than 4 feet to the side lot or rear lot line.
- o On interior lots less than 60 feet wide, no accessory building shall be nearer than 2-1/2 feet to a side or rear lot line.
- o On interior lots abutting on two streets, or corner lots abutting on three streets, no accessory building shall be nearer the rear street than the setback for that street. This provision shall not apply to alleys.
- o On corner lots abutting on two streets, no accessory building shall be nearer to the side street than the distance required for the main building on that street; provided that garages facing the side street the minimum distance shall be 20 feet.
- o When the rear lot line of the corner lot forms the side line of an adjoining or abutting lot, no accessory building shall be nearer such rear lot line than the side line required for the building on the adjoining lot.
- o Uncovered decks and porches may extend into any required rear yard by a maximum of 12 feet.

Mobile Home Parks 10.08(10)

- o Each space or lot for a single mobile home must have a minimum 3,000 sq. feet
- o There must be 20 feet of spacing between mobile homes
- o Each lot must be landscaped with at least one fast growing tree of at least 2 inches in diameter at ground level and two bushes or shrubs of at least 3 feet in height, or a landscaping plan utilizing topography, planting of trees or shrubs and or decorative fencing to provide a degree of privacy between lots must be submitted with the application for a conditional use permit.
- o A well drained, clean and safe park and recreation area with a sufficient amount of playground equipment of at least ½ acre per 50 lots is required.
- o All roads and streets must conform to the standards for platted roads and streets and must be paved in accordance with the paving standards of the town in which the park is located.
- o Spacing between mobile homes and accessory buildings must be in accordance with Wis. Admin. Code, but in no case be less than 5 feet.
- o A preliminary map of the park showing lot delineations, location of streets, access points to public roads, location of proposed buildings, park and recreational areas must be submitted with the application for a conditional use permit.

Livestock

Not Permitted

Ch. 10.09 RH-1 Rural Homes District

Primary district for single family homes with agricultural uses allowed.

Permitted uses 10.09(1)

- Single family homes
- Agricultural uses
- Utility services
- Home occupation
- Incidental uses
- Community living arrangements (less than 9 persons)
- Foster home (less than 5 persons)

Conditional uses: (requires a conditional use permit) 10.09(2)

- Daycares
- Community living arrangements (9 or more persons)
- Bed & Breakfasts
- Governmental uses
- Religious uses
- Dependency living arrangements
- Schools

Bulk Requirements: Minimum required setbacks from lot lines 10.09(3),(6-8)

Front: Feet from Hwy centerline/right-of-way line

State or Fed. Hwy: 100/42 feet

County Highway: 75/42 feet

Town Road: 63/30 feet

Subdivision streets platted prior to DCCO: 20 feet

All other streets: 30 feet

Residential building height:

Two and one-half stories or 35 feet

Side yard-

Residential buildings:

25 feet, no single side less than 10 feet

Accessory buildings: 10 feet

Accessory buildings housing livestock: 50 feet

Rear yard depth:

Residential buildings: 50 Feet

Accessory buildings: 10 feet

Accessory buildings housing livestock: 50 feet

Lot Width (at the front building line of a residence & at any accessory building housing livestock) & Area Minimum:

All lots: 150 feet and 2 acres

Lot Coverage: No building together with its accessory buildings shall occupy in excess of: 10.09(5)

All lots: 10%

Substandard Lots Side Yard Setbacks: 10.16(5)a,b

Lots between 50 and 60 feet wide: Total of 15 feet, not less than 5 feet

Lots less than 50 feet wide: 5 feet

Corner lots less than 60 feet wide: 12 feet

Corner lots: 1/5 of depth measured from long frontage

Corner lots with garage access: 20 feet

Accessory Uses 10.04(1)(b); 10.16(6)(a),(b)3

Detached accessory buildings associated with a permitted or conditional residential use are permitted, provided that the following conditions are met:

1. A principal residential use exists or is under construction prior to the erection or placement of a residential accessory building

- On interior lots 60 or more feet wide, no accessory building shall be nearer than 4 feet to the side lot or rear lot line.
- On interior lots less than 60 feet wide, no accessory building shall be nearer than 2-1/2 feet to a side or rear lot line.
- On interior lots abutting on two streets, or corner lots abutting on three streets, no accessory building shall be nearer the rear street than the setback for that street. This provision shall not apply to alleys.
- On corner lots abutting on two streets, no accessory building shall be nearer to the side street than the distance required for the main building on that street; provided that garages facing the side street the minimum distance shall be 20 feet.
- When the rear lot line of the corner lot forms the side line of an adjoining or abutting lot, no accessory building shall be nearer such rear lot line than the side line required for the building on the adjoining lot.
- Uncovered decks and porches may extend into any required rear yard by a maximum of 12 feet.

Livestock 10.09(1)b; 10.01(3); 10.09(7)b

- The number of livestock kept is limited to 1 animal unit for each full acre.
- An animal unit is defined as the equivalent of 1 cow, 4 hogs, 10 sheep, 10 goats, 100 poultry, 1 horse, 1 pony, 1 mule or 100 rabbits or an equivalent combination thereof.
- All structures for the housing of livestock must be located 50 feet from all lot lines.

Ch. 10.091 RH-2 Rural Homes District

Primary district for single family homes with agricultural uses allowed.

Permitted uses 10.091(1)

- Single family homes
- Agricultural uses
- Utility services
- Home occupation
- Incidental uses
- Community living arrangements (less than 9 persons)
- Foster home (less than 5 persons)

Conditional uses: (requires a conditional use permit) 10.091(2)

- Daycares
- Community living arrangements (9 or more persons)
- Bed & Breakfasts
- Governmental uses
- Religious uses
- Dependency living arrangements
- Schools

Bulk Requirements: Minimum required setbacks from lot lines 10.091(3)(6-8)

Front: Feet from Hwy centerline/right-of-way line

State or Fed. Hwy: 100/42 feet

County Highway: 75/42 feet

Town Road: 63/30 feet

Subdivision streets platted prior to DCCO: 20 feet

All other streets: 30 feet

Residential building height:

Two and one-half stories or 35 feet

Side yard-

Residential buildings:

25 feet, no single side less than 10 feet

Accessory buildings: 10 feet

Accessory buildings housing livestock: 50 feet

Rear yard depth:

Residential buildings: 50 Feet

Accessory buildings: 10 feet

Accessory buildings housing livestock: 50 feet

Lot Width (at the front building line of a residence & at any accessory building housing livestock) & Area Minimum:

All lots: 150 feet and 4 acres

Lot Coverage: No building together with its accessory buildings shall occupy in excess of: 10.091(5)

All lots: 10%

Substandard Lots Side Yard Setbacks: 10.16(5)a,b

Lots between 50 and 60 feet wide: Total of 15 feet, not less than 5 feet

Lots less than 50 feet wide: 5 feet

Corner lots less than 60 feet wide: 12 feet

Corner lots: 1/5 of depth measured from long frontage

Corner lots with garage access: 20 feet

Accessory Uses 10.04(1)(b); 10.16(6)(a),(b)3

Detached accessory buildings associated with a permitted or conditional residential use are permitted, provided that the following conditions are met:

1. A principal residential use exists or is under construction prior to the erection or placement of a residential accessory building

- On interior lots 60 or more feet wide, no accessory building shall be nearer than 4 feet to the side lot or rear lot line.
- On interior lots less than 60 feet wide, no accessory building shall be nearer than 2-1/2 feet to a side or rear lot line.
- On interior lots abutting on two streets, or corner lots abutting on three streets, no accessory building shall be nearer the rear street than the setback for that street. This provision shall not apply to alleys.
- On corner lots abutting on two streets, no accessory building shall be nearer to the side street than the distance required for the main building on that street; provided that garages facing the side street the minimum distance shall be 20 feet.
- When the rear lot line of the corner lot forms the side line of an adjoining or abutting lot, no accessory building shall be nearer such rear lot line than the side line required for the building on the adjoining lot.
- Uncovered decks and porches may extend into any required rear yard by a maximum of 12 feet.

Livestock 10.091(1)b; 10.01(3); 10.09(7)b

- The number of livestock kept is limited to 1 animal unit for each full acre.
- An animal unit is defined as the equivalent of 1 cow, 4 hogs, 10 sheep, 10 goats, 100 poultry, 1 horse, 1 pony, 1 mule or 100 rabbits or an equivalent combination thereof.
- All structures for the housing of livestock must be located 50 feet from all lot lines.

This document is intended for reference only. Please refer to Chapter 10 of the Dane County Code of Ordinances.

Ch. 10.092 RH-3 Rural Homes District

Primary district for single family homes with agricultural uses allowed.

Permitted uses 10.092(1)

- Single family homes
- Agricultural uses
- Utility services
- Home occupation
- Incidental uses
- Community living arrangements (less than 9 persons)
- Foster home (less than 5 persons)

Conditional uses: (requires a conditional use permit) 10.092(2)

- Daycares
- Community living arrangements (9 or more persons)
- Bed & Breakfasts
- Governmental uses
- Religious uses
- Dependency living arrangements
- Schools

Bulk Requirements: Minimum required setbacks from lot lines 10.092(5)

Front: Feet from Hwy centerline/right-of-way line

State or Fed. Hwy: 100/42 feet

County Highway: 75/42 feet

Town Road: 63/30 feet

Subdivision streets platted prior to DCCO: 20 feet

All other streets: 30 feet

Residential building height:

Two and one-half stories or 35 feet

Side yard-

Residential buildings:

25 feet, no single side less than 10 feet

Accessory buildings: 10 feet

Accessory buildings housing livestock: 50 feet

Rear yard depth:

Residential buildings: 50 Feet

Accessory buildings: 10 feet

Accessory buildings housing livestock: 50 feet

Lot Width (at the front building line of a residence & at any accessory building housing livestock) & Area Minimum:

All lots: 150 feet and 8 acres

Lot Coverage: No building together with its accessory buildings shall occupy in excess of: 10.092(5)

All lots: 10%

Substandard Lots Side Yard Setbacks: 10.16(5)a,b

Lots between 50 and 60 feet wide: Total of 15 feet, not less than 5 feet

Lots less than 50 feet wide: 5 feet

Corner lots less than 60 feet wide: 12 feet

Corner lots: 1/5 of depth measured from long frontage

Corner lots with garage access: 20 feet

Accessory Uses 10.04(1)(b); 10.16(6)(a),(b)3

Detached accessory buildings associated with a permitted or conditional residential use are permitted, provided that the following conditions are met:

1. A principal residential use exists or is under construction prior to the erection or placement of a residential accessory building

- On interior lots 60 or more feet wide, no accessory building shall be nearer than 4 feet to the side lot or rear lot line.
- On interior lots less than 60 feet wide, no accessory building shall be nearer than 2-1/2 feet to a side or rear lot line.
- On interior lots abutting on two streets, or corner lots abutting on three streets, no accessory building shall be nearer the rear street than the setback for that street. This provision shall not apply to alleys.
- On corner lots abutting on two streets, no accessory building shall be nearer to the side street than the distance required for the main building on that street; provided that garages facing the side street the minimum distance shall be 20 feet.
- When the rear lot line of the corner lot forms the side line of an adjoining or abutting lot, no accessory building shall be nearer such rear lot line than the side line required for the building on the adjoining lot.
- Uncovered decks and porches may extend into any required rear yard by a maximum of 12 feet.

Livestock 10.09(1)b; 10.01(3); 10.09(7)b

- The number of livestock kept is limited to 1 animal unit for each full acre.
- An animal unit is defined as the equivalent of 1 cow, 4 hogs, 10 sheep, 10 goats, 100 poultry, 1 horse, 1 pony, 1 mule or 100 rabbits or an equivalent combination thereof.
- All structures for the housing of livestock must be located 50 feet from all lot lines.

This document is intended for reference only. Please refer to Chapter 10 of the Dane County Code of Ordinances.

Ch. 10.093 RH-4 Rural Homes District

Primary district for single family homes with agricultural uses allowed.

Permitted uses 10.093(1)

- Single family homes
- Agricultural uses
- Utility services
- Home occupation
- Incidental uses
- Community living arrangements (less than 9 persons)
- Foster home (less than 5 persons)

Conditional uses: (requires a conditional use permit) 10.093(2)

- Daycares
- Community living arrangements (9 or more persons)
- Bed & Breakfasts
- Governmental uses
- Religious uses
- Dependency living arrangements
- Schools

Bulk Requirements: Minimum required setbacks from lot lines 10.093(5)

Front: Feet from Hwy centerline/right-of-way line

State or Fed. Hwy: 100/42 feet

County Highway: 75/42 feet

Town Road: 63/30 feet

Subdivision streets platted prior to DCCO: 20 feet

All other streets: 30 feet

Residential building height:

Two and one-half stories or 35 feet

Side yard-

Residential buildings:

25 feet, no single side less than 10 feet

Accessory buildings: 10 feet

Accessory buildings housing livestock: 50 feet

Rear yard depth:

Residential buildings: 50 Feet

Accessory buildings: 10 feet

Accessory buildings housing livestock: 50 feet

Lot Width (at the front building line of a residence & at any accessory building housing livestock) & Area Minimum:

All lots: 150 feet and 16 acres

Lot Coverage: No building together with its accessory buildings shall occupy in excess of: 10.093(5)

All lots: 10%

Substandard Lots Side Yard Setbacks: 10.16(5)a,b

Lots between 50 and 60 feet wide: Total of 15 feet, not less than 5 feet

Lots less than 50 feet wide: 5 feet

Corner lots less than 60 feet wide: 12 feet

Corner lots: 1/5 of depth measured from long frontage

Corner lots with garage access: 20 feet

Accessory Uses 10.04(1)(b); 10.16(6)(a),(b)3

Detached accessory buildings associated with a permitted or conditional residential use are permitted, provided that the following conditions are met:

1. A principal residential use exists or is under construction prior to the erection or placement of a residential accessory building

- On interior lots 60 or more feet wide, no accessory building shall be nearer than 4 feet to the side lot or rear lot line.
- On interior lots less than 60 feet wide, no accessory building shall be nearer than 2-1/2 feet to a side or rear lot line.
- On interior lots abutting on two streets, or corner lots abutting on three streets, no accessory building shall be nearer the rear street than the setback for that street. This provision shall not apply to alleys.
- On corner lots abutting on two streets, no accessory building shall be nearer to the side street than the distance required for the main building on that street; provided that garages facing the side street the minimum distance shall be 20 feet.
- When the rear lot line of the corner lot forms the side line of an adjoining or abutting lot, no accessory building shall be nearer such rear lot line than the side line required for the building on the adjoining lot.
- Uncovered decks and porches may extend into any required rear yard by a maximum of 12 feet.

Livestock 10.09(1)b; 10.01(3); 10.09(7)b

- The number of livestock kept is limited to 1 animal unit for each full acre.
- An animal unit is defined as the equivalent of 1 cow, 4 hogs, 10 sheep, 10 goats, 100 poultry, 1 horse, 1 pony, 1 mule or 100 rabbits or an equivalent combination thereof.
- All structures for the housing of livestock must be located 50 feet from all lot lines.

This document is intended for reference only. Please refer to Chapter 10 of the Dane County Code of Ordinances.

Ch. 10.11 B-1 Local Business District

Primary district for retail businesses and services that do not include manufacturing, major assembly, or outside storage of items or products with provisions for limited residential use

Permitted uses 10.11(2)

- o Retail sales or service businesses (non-automotive)
- o Outdoor sales events (≤ 2 events/year)
- o Incidental enclosed storage of items or materials
- o Medical, dental and veterinary clinics
- o Banks, offices and office buildings
- o Private clubs or organizations
- o Theaters and auditoriums
- o Schools and educational facilities
- o Recreational facilities (not lighted)
- o Rental or lease of boat slips
- o Utility services
- o Crematoriums

Conditional uses: (requires a conditional use permit) 10.11(3)

- o Residential Uses (limited)
- o Mobile home parks (see below)
- o Buildings with more than 4 stories
- o Motels and hotels
- o Hospitals
- o Nursing homes
- o Convalescent centers
- o Extended care facilities
- o Conference and convention centers
- o Governmental uses
- o Recreational facilities (lighted)
- o Outdoor sales events other than those previously permitted

Requirements for location and size of structures 10.11(4)(6-8)

Front: Feet from Hwy centerline/right-of-way line

In rural areas, or urban areas for residential or mixed use:

State or Fed. Hwy: 100/42 feet minimum

County Highway: 75/42 feet minimum

Town Road: 63/30 feet minimum

Subdivision streets platted prior to ordinance: 20 feet minimum

All other streets: 30 feet minimum

In urban areas for strictly commercial use: 5 feet minimum

Height:

The lesser of 6 stories or 75 feet maximum

Side yard:

Buildings with 2 of less stories: 10 feet minimum

3 stories or more w/o windows: 10 feet minimum

3 stories or more w/ windows: 10 ft & 5 ft per story over second story minimum

Rear yard depth:

Buildings with 2 of less stories: 10 feet minimum

3 stories or more w/o windows: 10 feet minimum

3 stories or more w/ windows: 10 ft & 5 ft per story over second story minimum

Substandard Lots Side Yard Setbacks: 10.16(5)a,b

Lots between 50 and 60 feet wide: Total of 15 feet, not less than 5 feet minimum

Lots less than 50 feet wide: 5 feet minimum

Corner lots less than 60 feet wide: 12 feet minimum

Corner lots: 1/5 of depth measured from long frontage minimum

Corner lots with garage access: 20 feet minimum

Lot Width (at building setback line) & Area: 10.11(5)

Exclusive Business lots: None

Multifamily, combined business/apartment lots: 60 feet minimum

Lot Coverage 10.11(5)

Exclusive business lots:

60% maximum of parcel area

Private sewer: 5,000 sq. feet per apartment minimum

Public sewer: 2,000 sq. feet per efficiency and apartments which have 1 or 2 bedrooms & 2,250 sq. feet per apartment containing 3+ bedrooms minimum

Ch. 10.11 B-1 Local Business District

Primary district for retail businesses and services that do not include manufacturing, major assembly, or outside storage of items or products with provisions for limited residential use

Mobile Home Parks 10.08(10)

- Each space or lot for a single mobile home must have a minimum 3,000 sq. feet
- There must be 20 feet of spacing between mobile homes
- Each lot must be landscaped with at least one fast growing tree of at least 2 inches in diameter at ground level and two bushes or shrubs of at least 3 feet in height, or a landscaping plan utilizing topography, planting of trees or shrubs and or decorative fencing to provide a degree of privacy between lots must be submitted with the application for a conditional use permit.
- A well drained, clean and safe park and recreation area with a sufficient amount of playground equipment of at least ½ acre per 50 lots is required.
- All roads and streets must conform to the standards for platted roads and streets and must be paved in accordance with the paving standards of the town in which the park is located.
- Spacing between mobile homes and accessory buildings must be in accordance with Wis. Admin. Code, but in no case be less than 5 feet.
- A preliminary map of the park showing lot delineations, location of streets, access points to public roads, location of proposed buildings, park and recreational areas must be submitted with the application for a conditional use permit.

Local Business District 10.11

- Retail sales and service business include related services but do not include sales, servicing or repair of motor vehicles or any business or service for which the items offered for sale or which require service are stored, parked, or displayed outside of a building.
- Permitted outdoor sales are limited to 2 events per year.
- A single outdoor sales event is one which is held on consecutive days of not more than 10 days in duration.
- Storage of items or materials are not to serve any other business or location. Storage must be in an enclosed building or enclosed area.
- Mini-warehouses are considered to be warehousing and are not permitted in the B-1 district.
- Truck driving and construction equipment operator schools are not permitted in the B-1 district.
- Recreational facilities (permitted and conditional use) must be affiliated with a permitted B-1 use.
- Residential uses are limited to apartments constructed as part of a building housing a permitted use in the B-1 district, multifamily dwellings and rooming or boarding houses.
- Private roads or driveways within a multiple family dwelling or business building complex are not considered a road for determining setback.
- Buildings located in the interior of a complex shall provide a front yard of not less than 15 feet. Each building shall be provided with its own front yard area irrespective of the yards required for other buildings.
- All properties on which new construction or expansion of use is proposed shall provide landscaping consisting of either a planted evergreen screen at least 6 feet in width and initially landscaped with 4 foot tall evergreen shrubs to ultimately form a continuous hedge not less than 5 feet in height and maintained with healthy shrubs, or a decorative wall or fence without sign and impervious to sight between 6 and 8 feet in height shall be maintained along the interior boundaries.

Livestock 10.16(1)b

Not Permitted

Section 10.141 LC-1 Limited Commercial District

Special restricted district for certain types of contractor businesses and bus service businesses, often with an owner or operator-occupied residence on the property.

Permitted uses 10.141(1)

- General, mechanical and landscape contracting businesses, including buildings used in connection with contracting businesses activities (see NOTE A)
- Storage (inside or outdoor) of up to 12 items of construction equipment necessary for the operation of a general, mechanical or landscape contracting business
- Outside (or indoor) storage of materials or supplies used by a general, mechanical or landscape contractor in fulfilling his or her contracts and not offered for sale to a user or consumer
- School bus and motor coach transportation businesses, including offices and parking areas
- Storage and maintenance of buses and other vehicles used in the school bus or motor coach business, such as vans and maintenance tow trucks
- Maintenance and repairs to vehicles and construction equipment or school buses stored on the premises. No repairs to similar equipment or vehicles owned by anyone other than the contractor or bus service operator are permitted
- A single family residence for an owner of the business or a caretaker
- Utility services (This use allows above- and below-ground transmission of utilities across the property &/or serving the buildings on the property)

NOTE: All the above uses also are Permitted Uses in the C-1 Commercial and C-2 Commercial districts, along with uses not permitted here, and without the specific restrictions (for example, 12 items of contractor equipment) of the LC-1 district.

NOTE: There are no Conditional Uses in the LC-1 Limited Commercial district.

Requirements for location and size of structures 10.141(5) through (7) and Other Requirements

Front -- Feet from Highway centerline / right-of-way line*:

State or Federal Highway: 100 feet/42 feet minimum

County Highway: 75 feet/42 feet minimum

Town Road: 63 feet /30 feet minimum

Subdivision streets platted prior to 1950: 20 feet minimum

All other streets, including streets in subdivisions platted after 1950 and some private streets: 30 feet minimum

All proposals for new or expanded M-1 uses must:

1) Be reviewed by the Dane County Land Conservation Division (608) 224-3730 for compliance with Erosion Control and Stormwater Management permits and practices.

2) Be reviewed by Dane County Environmental Health (608) 242-6525 if served by a septic system.

Height:

For residential buildings: 2 ½ stories or 35 feet maximum (whichever is greater)

For other buildings: For contractor or bus service businesses or residential accessory buildings, no height limit is specified

Side yards*:

10 feet minimum each side, except for existing legal substandard lots

Rear yard depth:

For buildings used for commercial purposes:

10 Feet minimum

For a single-family residence: 25 feet minimum

For residential accessory buildings:

10 feet minimum

Side Yard and Front Setback Exceptions*: 10.16(5) and (6)

Side Yards:

For all lots less than 50 feet wide: 5 feet minimum each side

For all lots between 50 and 60 feet wide: Total of 15 feet, not less than 5 feet minimum

Front Setbacks on Corner lots:

Corner lots less than 60 feet wide: 12 feet minimum, measured from the long side of the lot

Corner lots: 1/5 of the lot depth minimum, measured from the long side of the lot

Corner lots with attached garages or detached garages with access directly onto the long side of the lot: 20 feet minimum setback to the garage

Section 10.141 LC-1 Limited Commercial District

Special restricted district for certain types of contractor businesses and bus service businesses, often with an owner or operator-occupied residence on the property.

Lot Width (at building setback line), **Lot Coverage & Lot Area:** 10.141 (3) and (4)

100 feet Minimum Lot Width; 20,000 square feet Minimum Lot Area; and 35% Maximum Total Lot Coverage

Note: Lot coverage percentage is calculated as [the total square feet of all building footprint areas in square feet (including but not limited to balconies, porches, decks, stoops, fireplaces and chimneys) divided by the total lot area in square feet] multiplied by 100.

General Notes for LC-1 Limited Commercial District

- o There shall be a limit of 12 items of construction equipment stored on each zoning lot.
- o Bus terminals are not permitted in the LC-1 zoning district.
- o Construction equipment or materials shall not be stored between the building setback line and the front lot line.
- o Screening must be provided and maintained along lot lines (“interior” boundaries only, not rights-of-way) abutting a Residential district: Landscaping consisting of either a planted evergreen screen at least 6 feet wide and initially planted with 4-foot tall evergreen shrubs to ultimately form a continuous hedge at least 5 feet in height and maintained with healthy shrubs; or a solid 6-8 feet tall decorative wall or fence without any signs.
- o **NOTE A:** Contractor businesses other than general, mechanical and landscape contractor businesses need C-1 Commercial or (more commonly) C-2 Commercial zoning. Also, both C-1 and C-2 do not limit the number of items of construction equipment. C-2 accommodates outside parking or storing of motor vehicles (S. 10.14(1)(q), while C-1 does not.

Livestock 10.16(1)b

Not Permitted

Ch. 10.13 C-1 Commercial District

Primary district for retail and service land use

Permitted uses 10.13(1)

- o All uses permitted in the LC-1 Limited Commercial District
- o Retail and service uses including grocery stores, drugstores, hardware stores, appliance and furniture stores, barbershops and beauty shops without limitation as to size
- o Self service laundries and dry cleaning establishments
- o Warehousing and storage incidental to a permitted use
- o Medical, dental and veterinary clinics
- o Banks, offices, office buildings and condominium office buildings not more than (2) floors to office space.
- o Utility services
- o Rooming and boarding houses
- o Bakeries
- o Laundries
- o Dry cleaning plants
- o Printing plants
- o Distribution centers
- o Wholesale businesses
- o Woodworking shops
- o Machine shops
- o Manufacturing and assembly plants
- o Bicycle sales and service
- o Rental businesses – except for motor vehicles and construction machinery and equipment.
- o Experimental laboratories (less than 5,000 sq. feet)
- o Sales and repair of lawn and garden equipment
- o Outdoor games (not lighted)
- o Marinas
- o Off-site parking of motor vehicles
- o Crematoriums

Conditional uses: (requires a conditional use permit) 10.13(2)

- o Single family residences, duplexes, multifamily residences
- o Banks, offices, office buildings and condominium office buildings devoting more than (2) floors to office space.
- o Motels and hotels
- o Taverns
- o Funeral homes
- o Drive-in establishments
- o Hospitals and veterinary hospitals
- o Nursing homes
- o Convalescent centers
- o Extended care facilities
- o Mobile home parks see 10.08(10)
- o Outdoor amusement parks or other entertainment activity open to the public (permanent/temporary).
- o Indoor or outdoor movie theater
- o Automobile laundries and car wash facilities
- o Dog and cat boarding kennels, grooming and training facilities
- o Communication towers
- o Storage of motor vehicles awaiting disposition
- o Governmental uses
- o Agricultural uses
- o Outdoor lighted games

Requirements for location and size of structures 10.13(3)(5-7)

Front: Feet from Hwy centerline/right-of-way line

State or Fed. Hwy: 100/42 feet minimum

County Highway: 75/42 feet minimum

Town Road: 63/30 feet minimum

Subdivision streets platted prior to ordinance: 20 feet minimum

All other streets: 30 feet minimum

Height:

Business buildings: 4 stories maximum

Residential dwelling: 2 stories or 35 feet maximum

Side yard:

Buildings with 2 of less stories: 10 feet minimum (each side)

3 stories or more w/o windows: 10 feet minimum

3 stories or more w/ windows: 10 ft & 5 ft per story over second story minimum

Rear yard depth:

Exclusive business use: 10 Feet minimum

Residential or combined use: 25 feet minimum

Substandard Lots Side Yard Setbacks: 10.16(5)a,b

Lots between 50 and 60 feet wide: Total of 15 feet, not less than 5 feet minimum

Lots less than 50 feet wide: 5 feet minimum

Corner lots less than 60 feet wide: 12 feet minimum

Corner lots: 1/5 of depth measured from long frontage minimum

Corner lots with garage access: 20 feet minimum

Ch. 10.13 C-1 Commercial District

Primary district for retail and service land use

Lot Width (at building setback line) & Area: 10.11(5)

Exclusive Business lots: None

Lot Coverage 10.11(5)

Exclusive business lots:

60% maximum

Multifamily, combined business/apartment lots:

60 feet minimum

Private sewer: 5,000 sq. feet per apartment minimum

Public sewer: 2,000 sq. feet per efficiency and minimum apartments which have 1 or 2 bedrooms & 2,250 sq. feet per apartment containing 3+ bedrooms minimum

C-1 Commercial District 10.13

- All properties on which new construction or expansion of use is proposed, and adjacent to or abutting land in a residence district, shall provide landscaping consisting of either a planted evergreen screen at least 6 feet in width and initially landscaped with 4 foot tall evergreen shrubs to ultimately form a continuous hedge not less than 5 feet in height and maintained with healthy shrubs, or a decorative wall or fence without sign and impervious to sight between 6 and 8 feet in height shall be maintained along the interior boundaries.

Permitted signs in the C-1 District 10.72

- | | | |
|----------------|--------------------------|-------------------------------|
| □ Agricultural | □ Directory | □ Private property protection |
| □ Apartment | □ Electronic | □ Projecting |
| □ Auxiliary | □ Farm | □ Real Estate |
| □ Billboards | □ Garage sale | □ Subdivision |
| □ Construction | □ Marquee | □ Wall |
| □ Crop | □ On premise advertising | |
| □ Development | □ Parking lot | |

Ch. 10.14 C-2 Commercial District

Primary district for retail and service land use

Permitted uses 10.14(1)

- o All uses permitted in the LC-1 Limited Commercial District
- o All uses permitted in the C-1 Commercial District
- o Retail and service uses
- o Major repairs to motor vehicles
- o Sales or leasing of new and used motor vehicles
- o Sales of new and used mobile homes
- o Recreational equipment rental, sale and service
- o Repairs, storage, sales, rental, or leasing of new and used contractor's machinery and equipment
- o Bulk fuel storage
- o Sales and storage of lumber and building material
- o Truck and bus terminals
- o Auxiliary or supplemental electric generating stations
- o Fertilizer mixing or blending plants
- o Slaughterhouses, meat processing plants
- o Bottling plants
- o Storage, repair and maintenance of carnival, concession and circus machinery and equipment
- o Automobile and truck driver training schools
- o Construction equipment operator training schools
- o Parking or storing of motor vehicles
- o Storage or processing of scrap or waste materials (inside a building)
- o Warehouses and mini-warehouses
- o Outdoor games (not lighted)
- o Adult book stores

Conditional uses: (requires a conditional use permit) 10.14(2)

- o Outdoor amusement parks or other entertainment activity (permanent/temporary).
- o Movie theaters, outdoor theaters
- o Drive-in establishments
- o Automobile race tracks
- o Snowmobile race tracks and courses
- o All-terrain vehicle race tracks and courses
- o Motorcycle race tracks
- o Mineral extraction
- o Solid waste disposal operations
- o Sanitary landfill sites
- o Auto laundries and car washes
- o Taverns
- o Residence for a watchman or caretaker
- o Communication towers
- o Dog and cat boarding kennels, grooming and training facilities
- o Governmental uses
- o Agricultural uses
- o Outdoor lighted games.
- o Religious uses
- o Motels and hotels
- o Storage of explosive materials

Bulk Requirements: Minimum required setbacks from lot lines 10.14(3)(5-7)

Front: Feet from Hwy centerline/right-of-way line

State or Fed. Hwy: 100/42 feet

County Highway: 75/42 feet

Town Road: 63/30 feet

Subdivision streets platted prior to DCCO: 20 feet

All other streets: 30 feet

Height:

50 feet, excluding tanks, storage bins, silos and towers

Side yard:

Buildings with 2 or less stories: 10 feet

3 stories or more w/o windows: 10 feet

3 stories or more w/ windows: 10 ft & 5 ft per story over second story

Rear yard depth:

Exclusive business use: 10 Feet

Substandard Lots Side Yard Setbacks: 10.16(5)a,b

Lots between 50 and 60 feet wide: Total of 15 feet, not less than 5 feet

Lots less than 50 feet wide: 5 feet

Corner lots less than 60 feet wide: 12 feet

Corner lots: 1/5 of depth measured from long frontage

Corner lots with garage access: 20 feet

Lot Width (at building setback line) & Area: 10.14(4)

Exclusive Business lots: None

Ch. 10.14 C-2 Commercial District

Primary district for retail and service land use

Lot Coverage 10.14(4)

Exclusive business lots:

60%

Multifamily, combined business/apartment lots:

60 feet

Private sewer: 5,000 sq. feet per apartment

Public sewer: 2,000 sq. feet per efficiency and apartments which have 1 or 2 bedrooms & 2,250 sq. feet per apartment containing 3+ bedrooms

C-2 Commercial District 10.14

- Off-site parking of motor vehicles must comply with Dane County Code of Ordinances 10.18(3)(c)
- All properties on which new construction or expansion of use is proposed, and adjacent to or abutting land in a residence district, shall provide landscaping consisting of either a planted evergreen screen at least 6 feet in width and initially landscaped with 4 foot tall evergreen shrubs to ultimately form a continuous hedge not less than 5 feet in height and maintained with healthy shrubs, or a decorative wall or fence without sign and impervious to sight between 6 and 8 feet in height shall be maintained along the interior boundaries.

Permitted signs in the C-1 District 10.72

- | | | |
|----------------|--------------------------|-------------------------------|
| □ Agricultural | □ Directory | □ Parking lot |
| □ Auxiliary | □ Electronic | □ Private property protection |
| □ Billboards | □ Farm | □ Projecting |
| □ Construction | □ Garage sale | □ Real estate |
| □ Crop | □ Marquee | □ Subdivision |
| □ Development | □ On premise advertising | □ Wall |

Ch. 10.15 M-1 Industrial District

Primary district for industrial land use and other commercial uses -- Note that permitted uses are “cumulative” – LC-1 Limited Commercial permitted uses are included in C-1 Commercial and C-2 Commercial districts; C-1 permitted uses are included in the C-2 district; C-2 permitted uses are included in the M-1 district. (The B-1 Local Business district is a separate, non-cumulative category, created for a more limited purpose.)

Permitted Uses: 10.15(1).

These uses are permitted only in the M-1 district:

- Foundries and forging plants
- Structural steel fabrication plants
- Metal pressing, stamping or spinning plants
- Mobile home and manufactured housing plants
- Manufacturing and assembly plants for automobiles, farm equipment and construction machinery (as distinguished from other manufacturing and assembly plants permitted under C-1 Commercial, below)

All the uses below this are permitted in the M-1 and C-2 Commercial districts:

Note: Uses are not limited in regard to size.

- Major repairs to motor vehicles
- Sales, rental or leasing of new and used motor vehicles
- Sales of new and used mobile homes
- Sales, service and rental of recreational equipment
- Sales, service, repairs, storage, rental and leasing of new and used contractor’s machinery and equipment
- Storage, repair and maintenance of carnival, concession and circus machinery and equipment
- Truck and bus terminals

- Construction equipment operator training schools, if privately operated
- Automobile and truck driver training schools, if privately operated
- Parking or storing of motor vehicles
- Bulk fuel storage
- Sales and storage of lumber and building material
- Slaughterhouses, meat processing plants
- Bottling plants
- Fertilizer mixing or blending plants
- Auxiliary or supplemental electric generating stations
- Storage or processing of scrap or waste materials inside a building
- Warehouses
- Mini-warehouses
- Adult book stores

All the uses below this are permitted in the M-1, C-2 and C-1 Commercial districts:

- Retail and service uses
- Sales and repair of lawn and garden equipment
- Bicycle sales and service
- Self service laundries and dry cleaning establishments
- Medical, dental and veterinary clinics
- Banks, offices, office buildings and condominium office buildings, (limited to 2 floors of office space in C-1;
- Bakeries
- Printing plants
- Laundries and dry cleaning plants

- Woodworking shops
- Machine shops
- Rental businesses
- Distribution centers
- Wholesale businesses
- Manufacturing and assembly plants
- Experimental laboratories (limited to 5,000 square feet in C-1)
- Crematoriums
- Marinas
- Rooming and boarding houses
- Games (not lighted)
- Warehousing and storage incidental to a permitted use
- Off-site parking of motor vehicles

All the uses below this are permitted in the M-1, C-2, C-1 and LC-1 Limited Commercial districts:

- General, mechanical and landscape contracting businesses
- Storage, maintenance and repairs of maximum 12 items of construction equipment necessary for the operation of a general, mechanical or landscape contracting business
- Outside storage of materials or supplies used by a contractor
- School bus and motor coach transportation businesses
- Storage, maintenance and repairs of vehicles and school buses used in school bus and motor coach transportation businesses
- Single family residence for an owner of the business or a caretaker
- Utility services

Conditional Uses: (each requires a Conditional Use Permit) 10.15(2)

- Drive-in establishments (see Note A)
- Automobile race tracks
- Motorcycle race tracks (See Note B)
- Mineral extraction (see 10.191)
- Solid waste disposal operations
- Sanitary landfill sites
- Salvage recycling centers (see 10.20)
- Auto laundries and car washes
- Taverns
- Residence for a watchman or caretaker
- Communication towers (see 10.194)
- Governmental uses
- Agricultural uses
- Fertilizer manufacturing plants
- Explosive and chemical manufacturing plants

Ch. 10.15 M-1 Industrial District

Primary district for industrial land use and other commercial uses -- Note that permitted uses are “cumulative” – LC-1 Limited Commercial permitted uses are included in C-1 Commercial and C-2 Commercial districts; C-1 permitted uses are included in the C-2 district; C-2 permitted uses are included in the M-1 district. (The B-1 Local Business district is a separate, non-cumulative category, created for a more limited purpose.)

Requirements for location and size of structures 10.15(3 through 6) and Other Requirements

Front -- Feet from Highway centerline / right-of-way line*:

State or Federal Highway: 100 feet/42 feet minimum

County Highway: 75 feet/42 feet minimum

Town Road: 63 feet /30 feet minimum

Subdivision streets platted prior to 1950: 20 feet minimum

All other streets, including streets in subdivisions platted after 1950 and some private streets: 30 feet minimum

Parking space and parking lot layout requirements for all M-1 Uses are described in Section 10.18.

All proposals for new or expanded M-1 uses must:

- 1) Be reviewed by the Dane County Land Conservation Division (608) 224-3730 for compliance with Erosion Control and Stormwater Management permits and practices.
- 2) Be reviewed by Dane County Environmental Health (608) 242-6525 if served by a septic system.

Height:

50 feet maximum, excluding tanks, storage bins, silos and towers

Side yard:

For business or commercial buildings:

No minimum side yards required for interior lots, except as below.

If abutting a Residential district lot or parcel, must provide a side yard equal to that on the abutting lot.

For other buildings:

No minimum side yards specified by ordinance.

Rear yard depth:

For business or commercial buildings:

10 Feet minimum

For other buildings:

No minimum side yards specified by ordinance.

General Notes for M-1 Industrial District

- Retail sales and service business include, but are not limited to, grocery stores, drugstores, hardware stores, appliance and furniture stores, barbershops and beauty shops without limitation as to size
- Off-site parking of motor vehicles must comply with Dane County Code of Ordinances 10.18.
- Screening must be provided and maintained along lot lines (“interior” boundaries only, not rights-of-way) abutting a Residential district: Landscaping consisting of either a planted evergreen screen at least 6 feet wide and initially planted with 4-foot tall evergreen shrubs to ultimately form a continuous hedge at least 5 feet in height and maintained with healthy shrubs; or a solid 6-8 feet tall decorative wall or fence without any signs.
- **Note A. “Drive-In Establishment”** (s. 10.01(20)) “...accommodates motor vehicles from which the occupants may obtain or receive a service or product which may be used or consumed in the vehicle on the same premises or an establishment which accommodates motor vehicles for the purpose of fueling or providing minor motor vehicle services...” Examples of a drive-in establishment include, but are not limited to: gas stations; service stations not providing major repairs to motor vehicles; convenience stores with gas pumps; drive-through windows at fast-food or other restaurants; drive-through service at banks, dry cleaners, etc. Minor motor vehicle services are described in the definition of “minor repairs to motor vehicles” (s. 10.01(37)) include “replacing or repairing of electrical components, installation; alignment or repair of tires, changing or replacing coolants and lubricants, cleaning and polishing, wheel tire balancing.” (Drive-through car washes require a separate Conditional Use Permit under “auto laundries and car washes.”)
- **Note B.** Motorcycle race tracks includes moto-cross and hill climbing courses.

Livestock

Permitted only in slaughterhouses and meat processing plants, and as allowed under an Agricultural Use Conditional Use Permit (usually as limited or specified by Town Board or Dane County Zoning and Land Regulation Committee).

Ch. 10.145 EXP-1 Exposition District

Primary district for activities associated with fairgrounds and exposition centers

Permitted uses 10.145(2)

- o Fairs, carnivals, circuses and similar events
- o Animal shows
- o Sporting events and practices
- o Concerts and other musical events
- o Commercial expositions and trade shows
- o Conferences and meetings
- o Governmental offices
- o Rental of any permitted facility to the public
- o Accommodation of temporary overnight stays
- o Utility services
- o Buildings and structures to house any permitted use
- o Any 4-H related activity
- o Parking or storing of motor vehicles

Conditional uses: (requires a conditional use permit) 10.145(3)

- o Governmental uses other than offices
- o Buildings of a height greater than 100 feet
- o Hotels

Requirements for location and size of structures 10.145(6-7)

Front: Feet from Hwy centerline/right-of-way line

State or Fed. Hwy: 100/42 feet

County Highway: 75/42 feet

Town Road: 63/30 feet

Subdivision streets platted prior to DCCO: 20 feet

All other streets: 30 feet

Side and Rear yard:

10 feet from any lot zoned other than EXP-1

Height:

100 feet for permitted uses

Area, Frontage, and Density

No minimum requirements for permitted uses

EXP-1 Exposition District 10.145

- o Accessory uses typically associated with exposition center hotels may also be allowed but only as incidental to the operation of a hotel.
- o Off-street parking shall be provided as required in 10.18, except that parking spaces for any use on a lot zoned EXP-1 may be located on an adjacent lot where such adjacent lot is also zoned EXP-1.

Ch. 10.10 RE-1 Recreational District

Primary district for recreational land uses only.

Permitted uses 10.10(1)

- Recreational facilities (not lighted)
- Boat, canoe, and snowmobile rental services
- Sale of bait for fishing
- Incidental uses
- Ski slopes and jumps, toboggan slides
- Residences for an owner or caretaker of a permitted use
- Utility services

Conditional uses: (requires a conditional use permit) 10.10(2)

- Recreational camps, campgrounds, and camping resorts along with the services and facilities necessary to serve the premises
- Rental of residential buildings to someone other than an employee or caretaker on the premises
- Recreational facilities (lighted)
- Sale of alcoholic beverages by the drink
- Skeet, trap, rifle and pistol ranges
- Private hunting and shooting preserves
- Governmental uses

Bulk Requirements: Minimum required setbacks from lot lines 10.10(3)(5-7)

Front: Feet from Hwy centerline/right-of-way line

State or Fed. Hwy: 100/42 feet

County Highway: 75/42 feet

Town Road: 63/30 feet

Subdivision streets platted prior to DCCO: 20 feet

All other streets: 30 feet

Rear yard depth:

Residences of an owner or caretaker: 25 feet

Other permitted structures: 25 feet **except** if the adjacent or abutting land is a residence district, then 50 feet

Side yard:

Residences of an owner or caretaker: 10 feet

Other permitted structures: 10 feet **except** if the adjacent or abutting land is a residence district, then 50 feet

Height-

Residential Buildings

Two and one-half stories or 35 feet

Other Uses: 4 stories or 50 feet

Substandard Lots Side Yard Setbacks: 10.16(5)a,b

Lots between 50 and 60 feet wide: Total of 15 feet, not less than 5 feet

Lots less than 50 feet wide: 5 feet

Corner lots less than 60 feet wide: 12 feet

Corner lots: 1/5 of depth measured from long frontage

Corner lots with garage access: 20 feet

Lot Width (at building setback line) & Area: 10.10(4)

All lots: 100 feet and 20,000 sq. feet

Accessory Uses 10.04(1)(b); 10.16(6)(a),(b)3

Detached accessory buildings associated with a permitted or conditional residential use are permitted, provided that the following conditions are met:

- A principal residential use exists or is under construction prior to the erection or placement of a residential accessory building
 - The total floor area of all residential accessory buildings shall not exceed 50% of the floor area of the principal residence
- Accessory buildings shall not exceed 12 feet in height.
 - On interior lots 60 or more feet wide, no accessory building shall be nearer than 4 feet to the side lot or rear lot line.
 - On interior lots less than 60 feet wide, no accessory building shall be nearer than 2-1/2 feet to a side or rear lot line.
 - On interior lots abutting on two streets, or corner lots abutting on three streets, no accessory building shall be nearer the rear street than the setback for that street. This provision shall not apply to alleys.
 - On corner lots abutting on two streets, no accessory building shall be nearer to the side street than the distance required for the main building on that street; provided that garages facing the side street the minimum distance shall be 20 feet.
 - When the rear lot line of the corner lot forms the side line of an adjoining or abutting lot, no accessory building shall be nearer such rear lot line than the side line required for the building on the adjoining lot.
 - Uncovered decks and porches may extend into any required rear yard by a maximum of 12 feet.

Livestock 10.16(1)a

Not Permitted

Ch. 10.72 Permitted Zoning Districts for Signs

A-1EX, A-1, A-2, A-3, and A-B Agricultural Zoning Districts

- o Agricultural
- o Auxiliary
- o Construction
- o Crop
- o Development
- o Directory
- o Farm
- o Garage Sale
- o Home Occupation
- o Limited Family Business
- o On Premise Advertising
- o Private Property Protection
- o Real Estate
- o Subdivision

R-1, R-1A, R-2, R-3, R-3A, RH-1, RH-2, RH-3, RH-4 Zoning Districts

- o Auxiliary
- o Construction
- o Development
- o Garage Sale
- o Home Occupation
- o Private Property Protection
- o Real Estate
- o Subdivision

R-4 Zoning District

- o Apartment
- o Auxiliary
- o Construction
- o Development
- o Garage Sale
- o Home Occupation
- o Private Property Protection
- o Real Estate
- o Subdivision

RE-1 Zoning District

- o Auxiliary
- o Construction
- o Development
- o Garage Sale
- o Home Occupation
- o Marquee
- o On Premise Advertising
- o Parking Lot
- o Private Property Protection
- o Projecting
- o Real Estate
- o Subdivision
- o Wall

LC-1 Zoning District

- o Auxiliary
- o Construction
- o Development
- o Garage Sale
- o Home Occupation
- o On Premise Advertising
- o Parking lot
- o Private Property Protection
- o Projecting
- o Real Estate
- o Subdivision
- o Wall

B-1 Zoning District

- o Apartment
- o Auxiliary
- o Construction
- o Development
- o Electronic
- o Garage Sale
- o Marquee
- o On Premise Advertising
- o Parking Lot
- o Private Property Protection
- o Projecting
- o Real Estate
- o Subdivision
- o Wall

EXP-1 Zoning District

- o Auxiliary
- o Construction
- o Development
- o Electronic
- o Garage Sale
- o Marquee
- o On Premise Advertising
- o Parking Lot
- o Private Property Protection
- o Projecting
- o Real Estate
- o Subdivision
- o Wall

Ch. 10.72 Permitted Zoning Districts for Signs

C-1 Zoning District

- | | | |
|----------------|--------------------------|-------------------------------|
| ▫ Agricultural | ▫ Directory | ▫ Private property protection |
| ▫ Apartment | ▫ Electronic | ▫ Projecting |
| ▫ Auxiliary | ▫ Farm | ▫ Real Estate |
| ▫ Billboards | ▫ Garage sale | ▫ Subdivision |
| ▫ Construction | ▫ Marquee | ▫ Wall |
| ▫ Crop | ▫ On premise advertising | |
| ▫ Development | ▫ Parking lot | |

C-2 Zoning District

- | | | |
|----------------|--------------------------|-------------------------------|
| ▫ Agricultural | ▫ Directory | ▫ Parking lot |
| ▫ Auxiliary | ▫ Electronic | ▫ Private property protection |
| ▫ Billboards | ▫ Farm | ▫ Projecting |
| ▫ Construction | ▫ Garage sale | ▫ Real estate |
| ▫ Crop | ▫ Marquee | ▫ Subdivision |
| ▫ Development | ▫ On premise advertising | ▫ Wall |

M-1 Zoning District

- | | | |
|----------------|--------------------------|--------------------|
| ▫ Agricultural | ▫ Electronic | ▫ Private Property |
| ▫ Auxiliary | ▫ Farm | Protection |
| ▫ Billboards | ▫ Garage Sale | ▫ Projecting |
| ▫ Construction | ▫ Marquee | ▫ Real Estate |
| ▫ Crop | ▫ On Premise Advertising | ▫ Subdivision |
| ▫ Development | ▫ Parking Lot | ▫ Wall |
| ▫ Directory | | |