

**Dane County Comprehensive Zoning Revision Survey: Town Officials**

**1. Introduction**

**This survey is designed to gather opinions about the Dane County Zoning Ordinance from individual town clerks, plan commissioners and supervisors. You should expect the survey to take approximately 20 -30 minutes to complete. Dane County Department of Planning and Development staff will analyze the responses and use the results to help inform and guide the ZLR Comprehensive Revision of Chapter 10 Subcommittee in its work.**

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### 2. Background: Current Zoning Districts by Category

Because the new zoning code may have new zoning districts, with new names, the survey refers to zoning districts by general category instead of by name. For your reference, here is a list of current zoning districts, with links to fact sheets where available, organized by proposed category.

#### Resource Protection and Recreational

[CO-1 Conservancy](#);

[RE-1 Recreational](#)

#### Farmland Preservation

[A-1\[ex\] Exclusive Agriculture](#)

[A-4 Small-Acreage Agriculture](#)

[A-B Agricultural Business](#)

#### Other Agriculture and Rural Mixed-Use

[A-2 Agriculture](#)

[A-3 Transitional Agriculture](#)

#### Rural Homes

[RH-1](#); [RH-2](#); [RH-3](#); [RH-4](#)

#### Residential

[R-1](#); [R-1a](#); [R-2](#); [R-3](#); [R-3a](#); [R-4](#)

#### Local Business and Limited Commercial

[B-1 Local Business](#)

[LC-1 Limited Commercial](#)

#### Commercial

[C-1 \(General\) Commercial](#)

[C-2 \(Heavy\) Commercial](#)

#### Manufacturing & Industrial

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**3. Specific Land Uses**

**The following questions consider whether certain land uses that have the potential for impacts related to traffic, noise, fumes, environmental concerns or other impacts should be treated differently in the new zoning code.**

1. The current code includes special requirements or conditions for the following land uses. Please give us your opinion about how the new code should treat each of the following specific uses:

	Current regulations are too weak and should be strengthened or tightened.	Current regulations are about right, or require only minor changes.	Current regulations are too restrictive and should be relaxed.	Special regulations for this land use are not necessary and should be removed.
Agricultural entertainment?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mineral extraction?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Home occupations?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Limited family businesses?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Adult book stores or adult entertainment?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Communication towers?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Domestic fowl (i.e., chickens) and beekeeping in residential areas?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Wind energy systems?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Salvage recycling centers?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Off-street parking?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Are there specific changes you would like to see in how the County regulates these land uses? (Please specify)

2. The following land uses are not specially addressed in the current zoning code. How do you think the new zoning code should address these particular land uses?

	The new code should allow this as a permitted use in residential or rural homes areas.	The new code should treat this like any other conditional use. (Would require a CUP).	The new code should include specific requirements or conditions for this land use.	The new code should prohibit such uses in residential or rural homes areas. (Would require a rezone)	Don't know / not sure
Bed and breakfasts or casual room rental (such as Air BnB)?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pet day-care facilities?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rental of barns or other buildings for entertainment events, weddings, parties or assemblies?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Garage sales, auctions, estate sales and other temporary sales events?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rental of barns or other buildings for storage of recreational vehicles or boats?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Small workshops, woodworking or metal shops as an accessory use in residential areas?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Wineries or breweries that may sell limited amounts of alcohol for on-site tasting or to take home?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Detached secondary residences?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other small-scale agricultural uses (not including domestic fowl or beekeeping) in residential or rural homes districts?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Use of rural residential accessory buildings for limited businesses?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Are there other uses that would benefit from special conditions or standards in the zoning code? (Please specify.)

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**4. Accommodating Existing and Traditional Uses**

**Some older settlements and developed areas in Dane County (including historic hamlets dating back to the 1800's) existed before the zoning ordinance went into effect. In such areas, existing buildings may sit closer to roadways than current setbacks would require, and existing lots may not meet current minimum lot sizes. Renovations or redevelopment in such areas may require approval of a variance. Many such communities also have longstanding, pre-existing uses, such as taverns, softball fields or apartments, that are not listed as permitted or conditional uses in the current zoning district. A new zoning ordinance could allow such development to remain and allow for redevelopment.**

3. In older developed areas and historic hamlets, would you support a new code that would:

	Strongly support	Support	Neutral / Not sure	Oppose	Strongly oppose
Reduce front yard (road) setbacks, based on historic development patterns?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Reduce side or rear yard setbacks?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Reduce minimum lot sizes?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Allow for a larger percentage of the lot to be covered with buildings?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Are there other changes the county could make to better accommodate existing development in these areas? (please specify)

4. In older developed areas and historic hamlets, would you support a new code that would accommodate any of the following as permitted or conditional uses in local business (similar to the existing B-1 district) or mixed-use districts?

	Should be a permitted use in local business districts (would require a zoning permit)	Should be a conditional use in local business districts (would require an approved CUP)	Should be a prohibited use in local business districts (would require a rezone to another district)
Taverns	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Restaurants and cafes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Retail stores	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Apartments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mixed-use development, such as retail with apartments above	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Workshops and light manufacturing or assembly	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Artist or photography studios	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Personal services, such as hair salons	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Small gas stations and auto repair shops	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Indoor entertainment, such as theaters, live music or dance halls	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Outdoor entertainment or recreation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Are there other uses, not listed above, that should be permitted or conditional uses in local business or mixed-use zoning districts? (Please specify.)

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### 5. Commercial Zoning

Dane County's current commercial zoning districts, C-1 [general commercial] and C-2 [heavy commercial], include a wide variety of commercial uses as permitted or conditional uses. The C-2 district also includes a number of manufacturing uses, some of which overlap with the M-1 [manufacturing] District. Many of these uses have the potential to create nuisances or conflicts with neighboring land uses in the form of traffic volumes, noise, fumes or visual impact. As a result, town and county boards have adopted the practice of using deed restrictions to limit uses on a particular parcel to a subset of the uses listed in the zoning district. At the same time, other zoning districts (such as Rural Homes, B-1 [local business] or Residential) do not allow for low-impact, small-scale businesses or mixed-use developments.

5. Would you support a new zoning code that would:

Strongly support      Support      Neither oppose nor support.      Oppose      Strongly oppose

Move low-impact uses (such as local taverns, small retail, restaurants, cafés, small workshops, etc.) to a local business or mixed-use district?

                      

Move high-impact uses (such as manufacturing, assembly plants, or wholesale businesses) out of general commercial districts to heavy commercial or manufacturing districts?

                      

Move manufacturing, processing and industrial uses (such as fuel storage, electric generating stations, fertilizer blending stations, slaughterhouses or scrap waste processing) from the heavy commercial district to a manufacturing district?

                      

Allow smaller-scale operations (based on square footage, traffic volume, number of employees, etc.) as a permitted use, but require a conditional use permit for uses exceeding those limits?

                      

Are there other changes you'd like to see made to commercial zoning districts? (Please specify.)



6. Would you support other changes that would support mixed-use development, such as:

Strongly support      Support      Neither support nor  
oppose      Oppose      Strongly oppose

Allowing small workshops, galleries, artist studios, etc. as a conditional use in residential or rural homes districts?

Adding single-family, duplex and/or multi-family residential uses as permitted or conditional uses in local business, mixed-use or general commercial districts?

Are there other changes that should be made to support appropriate mixed-use development? (Please specify.)

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6. Affordable Housing

The Dane County Comprehensive Plan includes a number of goals and objectives related to affordable housing. The Dane County Housing Needs Assessment recently identified community-specific gaps between local demand and supply of housing at an affordable price. Compared to cities and villages, such gaps are relatively small in most Dane County towns, and could be met with relatively low-impact development such as duplexes, small apartments or manufactured housing.

7. In order to expand options to meet demand for affordable housing in your community, would you support a new code that would make it easier to develop any of the following housing types?

	Should be a permitted use in most residential or rural homes districts (requires a zoning permit)	Should be a conditional use in most residential or rural homes districts (requires a CUP)	Should be a prohibited use in most residential or rural homes areas (requires a rezone)
Constructing new duplexes?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Converting existing single-family homes to duplexes?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Adding apartments specifically for family members or dependents (a.k.a. "Granny flats" or "in-law suites") to existing single family homes?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Converting existing commercial buildings to apartments?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Adding detached secondary residences on a single lot?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Manufactured homes parks?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Very small homes, such as "tiny houses?"	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Senior housing or nursing homes?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
New multifamily (3 or more units) apartments or condominiums?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Breezeways to connect a home to a new wing or addition?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Are there other types of housing that could help meet affordable housing needs? (Please specify.)

8. Would you support ordinance changes to lot size, density, setbacks or lot coverage which promote reduced housing costs?

Strongly support	Support	Neither support nor oppose	Oppose	Strongly oppose
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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**7. Environmental and Agricultural Resource Protection**

**Many towns in Dane County have adopted policies to protect sensitive resources, such as steep slopes, ecological communities, grasslands, woodlands, productive farm soils, or areas adjacent to wetlands or floodplains. Within such areas, development is permitted, but may have to meet certain standards. County overlay zoning could be used by towns to identify such areas and make sure that development meets best management practices.**

9. Would you support a new overlay zoning district, applicable to areas identified by the town, which would require development to meet the following standards:

	Strongly support	Support	Neither oppose nor support	Oppose	Strongly oppose
Approved erosion control plans?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Approved stormwater management plans?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Vegetation or tree management according to accepted best management practices (such as NRCS guidelines)?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Limits on total amount of disturbed area?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Limits on impervious surfaces?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Completion of a town-approved site plan?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Are there other controls or requirements that you'd like to see on development in such areas? (please specify)

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**8. Zoning Map Amendments**

**As part of a comprehensive revision of its zoning ordinance, Dane County and participating towns will also have an opportunity to make widespread changes to the zoning map. A "blanket rezone" process could be used to clean up zoning errors, bring nonconforming parcels and uses into compliance and make sure zoning fully supports adopted town and county plans.**

10. Would you support town and county initiated map changes or blanket rezones to accomplish any of the following:

	Strongly support	Support	Neither support nor oppose.	Oppose	Strongly oppose
Bring legal, nonconforming parcels into zoning compliance and consistency with adopted town plans?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Accommodate existing, legal nonconforming uses that were established before the zoning ordinance went into effect?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Help implement town programs, such as Transfer of Development Rights?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Facilitate new development in areas planned for growth in adopted town plans?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Identify areas where existing land uses conflict with long range plans?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provide better environmental protection of resource protection corridors identified in adopted town plans?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Are there other issues that you would like to see addressed through comprehensive zoning map changes? (Please specify.)

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9. Accessory Buildings.

The current zoning code includes a number of restrictions on accessory buildings. Residential accessory buildings are limited to a height of 12 feet, cannot exceed the area of the principle residence, and cannot be used for business, living space or livestock. Agricultural accessory buildings are limited to a height of 35 feet. In Residential and Rural Homes districts, an accessory building cannot be constructed before a principal residence is constructed; this does not apply in Agricultural districts. Except for certain conditional uses in the A-2 district, plumbing and sanitary facilities are prohibited in accessory buildings.

11. Would you support a new zoning code that would:

	Strongly support	Support	Neither support nor oppose	Oppose	Strongly oppose
Allow plumbing and sanitary facilities in accessory buildings?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
In the rural homes districts, allow agricultural accessory buildings to be constructed without a principal residence?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Allow residential accessory buildings without a principal residence?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Relax height or size restrictions for residential accessory buildings?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Allow accessory buildings to be used as a limited residence (i.e. bunk house, cabin)?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Allow residential accessory buildings to be used for limited family business or home occupation uses?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Are there other changes you'd like to see regarding accessory buildings? (Please specify.)



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**10. Other changes or issues**

12. Are there other things you'd like to see to in a new zoning ordinance?

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11. About You

**Please tell us a little bit about yourself.**

13. What town do you represent?

14. Are you (check all that apply)...

- A town elected official?
- An appointed member of the plan commission or land use committee?
- Town staff or consultant?