

with an existing residence are not eligible for division or further residential development.

**G)** Landowners proposing to divide land for residential or other development will be required to obtain a “density analysis” from the Dane County Department of Planning and Development to determine how many, if any, splits are available. The density analysis should also take into consideration the town’s development phasing policy, by including the date(s) of the most recent split(s). This information will be used by the Town when reviewing development proposals. Any costs incurred in the process of determining possible density are the responsibility of the applicant. **Subdivisions, as defined under Chapter 75, specifically sec. 75.06(14)(a)(b) Dane County Subdivision Ordinance, shall not be allowed in the Town of Christiana.**

2. All residential lots shall be created by certified survey map and shall have frontage on a public road of at least 66 feet.
3. Where feasible, buffer strips of natural vegetation shall be maintained along Town roads to screen and buffer rural residences.
4. Landowners are encouraged to remove only as much from agricultural production as needed to provide a usable yard area and sufficient area for private septic systems and water supply with a minimum size of 1.5 acres.
5. There shall be a **minimum lot size of 1.5 acres, and a maximum parcel size of 4 acres**. The Town will only approve rezones from A-1EX to A-2(1), A-2(2), or RH- 1 for proposed new residential development. For existing residences and/or farm buildings being split off, there shall be a minimum parcel size of 1 acre and a maximum parcel size of 8 acres [A-2(1), A-2(4) or RH-2 zoning]. The town will only consider rezones of larger (>4 acres), substandard A-1EX parcels of record with an existing residence and existing prior to 5/3/79 in order to bring them into zoning compliance. The town will consider the appropriate Rural Homes, or A-2 Agriculture zoning category (e.g., RH-3, A-2(8), and A-2) for such parcels and will place a deed restriction on them to limit where any future building can occur on the property.
6. In order to prevent the occurrence of multiple divisions by successive landowners, this limitation shall run with the land, shall be cumulative, and shall apply to those persons or entities owning land in the Town as of May 3, 1979, and their grantees, heirs, successors and assigns.
7. New public roads and private drives shall be located in such a manner so as not to divide farm fields or remove land from agricultural production.
8. All Certified Survey Maps or other instruments used to divide land in the Town of Christiana shall contain the following notation:

*"This land is located in a predominantly farming district and purchasers are put on notice that noises, smells, and nuisances associated with permitted traditional and normal farming practices such as animal*