

Dane County Zoning Ordinance: Comprehensive Revision  
Proposed outline and structure: DRAFT 6/30/2016

1. Title, Purpose and Statutory Authorization
  - (1) Title
  - (2) Purpose
  - (3) Statutory Authorization
  
2. Jurisdiction, Effective Date and Interpretation
  - (1) Jurisdiction
  - (2) Effective Date
  - (3) Severability
  - (4) Interpretation and Application.
  
3. Definitions
  
4. General Provisions Applicable to All Uses
  - (1) Buildings And Structures
  - (2) Noise Reduction.
  - (3) Off-Street Parking And Loading.
  - (4) Road Setbacks.
  - (5) Topography Near Property Lines.
  - (6) Visual Screening
  - (7) Nonconforming Uses And Structures

Yellow highlighting = Recently amended in current ordinance

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5. Special Requirements for Particular Uses

- (1) Accessory dwelling units.
- (2) Adult book stores.
- (3) Adult entertainment.
- (4) Agricultural entertainment, tourism or assembly.
- (5) Alcohol service
- (6) Animal boarding and pet day-care facilities
- (7) Animal use in excess of one animal unit per acre
- (8) Assembly and entertainment events
- (9) Bed and breakfasts and casual room rental
- (10) Blasting and drilling
- (11) Communication towers.
- (12) Domestic fowl and beekeeping.
- (13) Farm residences.
- (14) Limited family business.
- (15) Limited rural business.
- (16) Mineral extraction.
- (17) Noise exceeding 75 dab at property line.
- (18) Private airfields.
- (19) Race events.
- (20) Salvage recycling centers.
- (21) Small-scale farming.
- (22) Storage tanks (above-ground and underground)
- (23) Wind energy systems.

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6. Zoning Districts

- (1) Table of Land Uses by Zoning District
- (2) Zoning Maps
- (3) Natural Resource and Recreation Districts
  - (a) Provisions applicable to all Natural Resource and Recreation Districts
  - (b) NR-C Natural Resource Conservation (CO-1)
  - (c) RE – Recreational (RE-1)
- (4) Farmland Preservation Districts
  - (a) Provisions applicable to all Farmland Preservation Districts
  - (b) FP-1 Small-lot Farmland Preservation (A-4)
  - (c) FP-35 General Farmland Preservation (A-1[ex])
  - (d) FP-B Farmland Preservation – Business (A-B)
- (5) Rural Mixed-Use & Transitional Districts
  - (a) Provisions applicable to all Rural Mixed-Use Districts
  - (b) RM-8 (A-2[8])
  - (c) RM-16 (A-2, RH-4)
  - (d) AT-35 (A-3)
  - (e) AT-B (A-Ba)
- (6) Rural Residential Districts
  - (a) RR-1 (A-2[1])
  - (b) RR-2 (RH-1)
  - (c) RR-4 (RH-2)
  - (d) RR-8 (RH-3)
- (7) Residential Districts
  - (a) R-08 (R-2, R-3)
  - (b) R-15 (R-1)
  - (c) R-1 (R-1a)
  - (d) R-MF (R-4)
- (8) Traditional Neighborhood Districts
  - (a) TN-R Traditional Neighborhood – Predominately Residential, some civic, limited service uses (Zero-lot-line, high lot coverage %, duplex use)
  - (b) TN-M Traditional Neighborhood – Mixed-Use (B-1)

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- (9) Commercial Districts
  - (a) Provisions applicable to all Commercial Districts
  - (b) LC Limited Commercial
  - (c) GC (C-1) General Commercial
  - (d) HC (C-2) Heavy Commercial
- (10) Industrial and Manufacturing Districts
  - (a) M-1
- (11) Special Use Districts
  - (a) PUD Planned Unit Development
  - (b) ROW Right-of-way and utility
- (12) Overlay Districts
  - (a) Adult Entertainment Overlay District
  - (b) HD Historic Overlay District (bring up to standards for Historic Preservation designation?)
  - (c) GR-O Groundwater Protection Overlay District
  - (d) NR-B Natural Resource Buffer Overlay (Require erosion control / stormwater, site planning, vegetation management plan, limit impervious)
  - (e) RD-O Rural Density Overlay (prohibit rezones/land divisions for residential development; for properties with no splits left under town density policies)
  - (f) TDR-S Transfer of Development Rights Sending Area Overlay District
  - (g) TDR-R Transfer of Development Rights Receiving Area Overlay District

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7. Changes and Amendments
  
8. Administration, Enforcement and Penalties
  - (1) Permits and Applications
    - (a) Inspection
    - (b) Zoning Permits
    - (c) Annual Licenses
    - (d) Conditional Use Permits
      1. Standard conditions on all conditional use permits
  - (e) Rezones (Zoning Map Amendments)
  - (f) Appeals
  - (g) Variances
- (2) Violations and Penalties
- (3) Authority, Duties and Responsibilities
  - (a) Zoning Administrator
  - (b) Town Government
  - (c) Zoning Committee
  - (d) County Board of Supervisors
  - (e) County Executive
  - (f) Board of Adjustment

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