

Policy to determining a single-family residence

1. Multiple kitchens are allowed in single-family residences. Note that additional kitchens may be required for religious practices or for entertaining purposes.
 2. A single-family residence will have a common entrance that provides access to all of the structure. Note that two exits (means of egress) are required as part of the building code. The building design and the location of the doorways must be arranged in a way to clearly show a single common entrance.
 3. A single family residence will have one common garage with direct access to the residence.
 4. A single-family residence will have one set of utilities (well, electric service, gas service) and one address. Note that multiple furnaces may be needed due to house design.
 5. If a house design has the potential of being used as two separate living spaces, the conditions below shall be placed on the zoning permit:
 - 1) The use of the structure is limited to single-family residential as defined under Dane County Zoning Ordinance Section 10.004(138). A single family residential dwelling is defined as a standalone dwelling designed for and occupied exclusively by one family.
 - 2) The building design has the potential of being used as two separate living spaces. Alterations to the building which creates two separate living spaces is prohibited.
 - 3) Portions of the single-family residence shall not be rented out as a separate living space.
 - 4) The structure shall have one address, one electrical service, one well, and one septic system.
 - 5) Multiple addresses for the property are prohibited.
 6. In some cases, the landowner may need to record a deed restriction on the property to identify that the structure may only be used for single-family use.
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Definitions in the Dane County Zoning Ordinance related to dwellings

Accessory dwelling unit - attached.

(a) A second dwelling unit, limited in size, which is **physically attached** to an existing principal dwelling.

(b) Accessory dwelling units have their own entrance, and **do not share a main entrance** with the principal residence on the lot.

Accessory dwelling unit - detached.

(a) A second dwelling unit, limited in size, which is in a freestanding accessory building, located on the same lot as a principal dwelling.

(b) This definition includes accessory buildings constructed in connection with a private garage or a private garage converted into a dwelling unit.

Apartment.

A room, or a suite of rooms, **with toilet and culinary accommodations**, used or designed for use as a residence by a family or individual, and located in either:

(a) a building containing two or more such rooms or suites or;

(b) a building devoted primarily to nonresidential use.

Apartment building.

A building containing accommodations for more than **two (2) families living independently of each other.**

Community living arrangements.

(a) Any of the following facilities **licensed** or operated, or permitted under the authority of the Wisconsin Department of Health and Social Services:

1. a community living arrangement for adults, **46.03 (22) or 50.01(1g) Wis. Stats.**; a community living arrangement for children, **48.743 (1), Wis. Stats.** **3.** a foster home, **48.02 (6), Wis. Stats.**, or **4.** or an adult family home, **50.01 (1), Wis. Stats.** **(b)** Community living arrangements do not include: day care centers, nursing homes, hospitals, prisons or jails.

Duplex.

A dwelling designed or intended to be occupied by two families, **but without a shared entrance.**

Family.

A single housekeeping unit, living together on the premises, comprised of either:

(a) Any number of individuals related by blood, adoption, foster care, domestic partnership or marriage, **or**

(b) No more than five unrelated individuals.

Incidental room rental.

Rental or leasing of rooms within a single-family residence, provided all of the following are met:

(a) All rooms offered for rent are within, **and share a main building entrance** with, the landowner's primary residence

(b) No more than two bedrooms are offered for rent

(c) One off-street parking space is provided for each rental room.

Indoor commercial lodging. (motel)

(a) A building or premises that provides **lodging to transient or tourist** guests, that meets at least one of the following criteria:

1. Provides more than eight rooms available for transient guests; or

2. Provides accommodations for more than twenty transient or tourist guests at a time.

(b) Indoor commercial lodging may include, but is not limited to: hotels, motels, inns or resorts.

(c) Indoor commercial lodging does not include: incidental room rental, transient or tourist lodging, campgrounds, rooming houses, duplexes or multifamily residences.

Multiple family dwelling.

A dwelling designed or intended to be occupied by **more than two families.**

Single family residential.

Land use characterized by individual, standalone dwellings designed for and occupied for a period of more than 30 days, exclusively by **one family.**

Requirements for Accessory dwelling units (truncated)

The unit shall not exceed 800 square feet of occupiable floor area. The unit shall have more than two bedrooms. The unit shall not be sold separately from the principal dwelling unit. The owner may live in either the accessory dwelling unit or the principal residence.