

Comprehensive Revision of Dane County Zoning Ordinance

February 20, 2017

Town of Verona Hall

Comparison of Rural Zoning Categories

Plan	Planned for farmland for 15 years or more			In farmland for now, but plans may change in 15 years or less		Planned for long-term mix of agriculture / small-scale farming, residential and other uses					
Zoning Category	Farmland Preservation Zoning			Transitional Zoning		Rural Mixed-Use Zoning		Rural Residential Zoning			
Zoning District	FP-35	FP-B	FP-1	AT-35	AT-B	RM-16	RM-8	RR-8	RR-4	RR-2	RR-1

Proposed vs. Current Zoning Districts

<i>Proposed Zoning District Category</i>	<i>Proposed Zoning District</i>	<i>Equivalent Current Zoning District</i>
Rural Residential	RR-1 (Rural Residential)	A-2 (1) (Agriculture)
	RR-2 (Rural Residential)	A-2(2) (Agriculture) RH-1 (Rural Homes)
	RR-4 (Rural Residential)	A-2(4) (Agriculture) RH-2 (Rural Homes)
	RR-8 (Rural Residential)	RH-3 (Rural Homes)

Rural Residential Districts



RR-1 Rural Residential – 1 acre

- 1 – 2 acres
- Single Family Residential
- Small-scale farming (one animal unit per acre)
- Home occupations
- Limited conditional uses



RR-2 Rural Residential – 2 acres

- 2 - 4 acres
- Single Family Residential
- Small-scale farming (one animal unit per acre)
- Home occupations
- Limited conditional uses



RR-4 Rural Residential – 4 acres

- 2 - 4 acres
- Single Family Residential
- Small-scale farming (one animal unit per acre)
- Home occupations
- Limited conditional uses



RR-8 Rural Residential – 8 acres

- 8 – 16 acres
- Single Family Residential
- Small-scale farming (one animal unit per acre)
- Home occupations
- Limited conditional uses

Summary of changes to zoning districts

- **Rural Residential (RR) Districts vs. Rural Homes (RH) districts**
 - Addition of 1-acre minimum lot size districts
 - Elimination of 16-acre and larger lots (i.e., RH-4)
 - Replace specific land uses with broader land use categories
 - Move noxious conditional uses (Mineral extraction, temporary asphalt and concrete production limited to RM-16 district, as conditional uses.
 - Make agricultural and agricultural accessory permitted and conditional uses consistent with those in Farmland Preservation districts

Rural Residential Zoning

Existing RH-1 District

- Purpose statement
 - None

Proposed RR-2 District

- Purpose statement
 - (a) Provide for single-family residential principal uses and a variety of accessory or ancillary uses, including small-scale farming, appropriate to a rural setting, on compact parcels. The RR-2 district accommodates uses which are compatible with both residential and farming practices, are typically found in a rural location and do not require urban services.
 - (b) Such uses typically generate traffic, noise or odors similar to those produced by a single-family residence.

Rural Residential Zoning

Existing RH-1 District

- **Permitted uses**
 - a) Single family homes – one per parcel
 - b) Agricultural uses
 - c) utility services
 - d) Home occupations
 - e) Incidental uses and accessory buildings
 - f) Community living arrangements for less than 9 people
 - g) Foster homes for less than 5 children

Proposed RR-2 District

- **Permitted uses**
 - a) Small-scale farming.
 - b) Single family residential
 - c) Residential accessory uses
 - d) Home occupations
 - e) Incidental room rental
 - f) Community living arrangements for less than 9 people
 - g) Foster homes for less than 5 children
 - h) Utility Services

Rural Residential Zoning

Existing RH-1 District

- **Conditional uses**
 - a) Daycare centers
 - b) Community living arrangements for 9 or more people
 - c) Bed & Breakfasts
 - d) Governmental uses
 - e) Religious uses
 - f) Dependency living arrangements
 - g) Schools

Proposed RR-2 District

- **Conditional uses**
 - a) Attached accessory dwelling units
 - b) Animal use exceeding one animal unit per acre
 - c) Limited family business
 - d) Day Care Centers
 - e) Community living arrangements for nine (9) or more persons.
 - f) Governmental, institutional, religious, or nonprofit community uses
 - g) Transient or Tourist Lodging

Rural Residential Zoning

Existing Ordinance

- Minimum lot size
 - RH-1: 2 acres
 - RH-2: 4 acres
 - RH-3: 8 acres
 - RH-4: 16 acres
- Maximum lot size
 - None

Proposed Ordinance

- Minimum lot size
 - RR-1: 1 acre
 - RR-2: 2 acres
 - RR-4: 4 acres
 - RR-8: 8 acres
- Maximum lot size:
 - RR-1: Less than 2 acres
 - RR-2: Less than 4 acres
 - RR-4: Less than 8 acres
 - RR-8: Less than 16 acres