

Comprehensive Revision of Dane County Zoning Ordinance

Summary of major changes.

How was the new ordinance developed?

- First-ever comprehensive revision to the County Zoning Code (Chapter 10, Dane County Code).
- New zoning code will need to be adopted by each town.
- Comprehensive Revision of Chapter 10 Subcommittee
 - Dennis O'Loughlin, Chair (County Supervisor, District 20)
 - Nikki Jones (County Supervisor, District 28)
 - Mary Haley (Town of Pleasant Springs)
 - Jim Elleson (Town of Vermont)
 - Kathy Pielsticker (Town of Roxbury)
 - Jim Haack (farmer, Town of Deerfield)
 - Justin Temple (Temple Builders)
- Subcommittee met monthly from April 2016 to October 2017.
- The ordinance has been created after a tremendous amount of outreach, surveys, and over 250 suggested amendments to the current draft.

Timeline and public meetings

- June, 2016 to October, 2017:
 - Public monthly subcommittee meetings
- July 18, 2017:
 - public review draft released
- August 21, 2017:
 - draft town zoning maps released
- August 28, 2017:
 - town official workshop (Lussier Center)
- October 16, 2017
 - Subcommittee review public input strategy
- January- October, 2018:
 - Landowner outreach
 - Town-by town meetings & map revisions
 - Comments and recommended edits collected and compiled by staff
- October 2018
 - Ordinance introduced to county board
- Fall/Winter 2018
 - ZLR Public Hearing (Pushed back from Dec 2017)
 - County board adoption
- Winter, 2019:
 - Town adoption deadline (12 months after County Board adoption)



When will the new ordinance go into effect?

- Once the new zoning code is adopted by the County Board, the Town will need to decide whether to:
 1. adopt the new code and adopt zoning maps to reflect the new zoning districts;
 2. not adopt the code and adopt and administer a zoning code on their own;
 3. do nothing and have no zoning in the town.
- The town will have 1 year to make a decision after adoption by the County Board



What stayed the same?

- There are the same basic zoning categories:
 - Agricultural, Residential, and Commercial
- Existing legal land uses that are occurring now will continue
- Conditional Use Permits already issued will still be valid
- Mostly all the same land uses permitted by right are listed in the agriculture, residential, and commercial districts.
- Farmland Preservation, Limited Commercial, Manufacturing, TDR, Historic Preservation districts are all essentially the same

What changed?

- Zoning district names have changed.
 - Letters describe district, i.e., “FP” = “Farmland Preservation.”
 - Numbers indicate minimum lot size, i.e., “35” = “35-acre minimum lot size.”
- Purpose statements added for each district
- A conditional use permit section has been added.
 - Standard conditions apply to all CUPs.
 - Special conditions for particular uses.
 - Suggested conditions to apply as needed.
- The A-2 and RH- Districts have been consolidated.
 - Large Ag lots 16 to 35,
 - Medium Ag lots 8 to 16 acres
 - Rural Residential lots 1 to 8 acres
- The B-1 and C-1 Districts were incorporated into one district (General Commercial)
- New Hamlet districts added for old, historic communities (like Pine Bluff)
 - HAM-R Hamlet Residential
 - HAM-M Hamlet Mixed-Use

Comprehensive Revision of Chapter 10, Dane County Code

Conditional Use Permit Changes

- **Approval**

- Standards for approval now include “Must be consistent with adopted town and county comprehensive plans.”
- 3rd-party consultation fees for review of CUPs requiring outside expertise
- ZLR may delay action on CUP until other violations are corrected

Comprehensive Revision of Chapter 10, Dane County Code

Conditional Use Permit Changes

- Standard conditions apply to all CUPs.
 - Must conform to site and operational plans
 - New buildings must meet building code
 - Copies of any other licenses or permits must be provided to zoning administrator
 - Septic systems must be inspected and brought up to code
 - Access only as designated on site plan
 - Adequate off-street parking must be provided
 - Landowner must pay for county highway and town road improvements necessary to accommodate increased traffic
 - Zoning staff may access site as necessary to inspect for compliance
 - Landowner must post placard with CUP number and Zoning contact info
 - Landowner must keep complete CUP on site, available for inspection by public on request
 - Failure to comply with any conditions may result in revocation

Comprehensive Revision of Chapter 10, Dane County Code

Conditional Use Permit Changes

- Special conditions for particular uses.
 - Accessory dwelling units (a.k.a. "granny flats," "dependency living arrangements," "tiny houses.") (see definition)
 - Adult entertainment (see definition) and adult bookstores (see definition)
 - Agricultural entertainment and special events (see definition)
 - Airports, airstrips and heliports (see definition)
 - Animal boarding (domestic pets) (i.e. "pet day-care," kennels) (see definition)
 - Animal boarding (large animal) (i.e., stables, etc.) (see definition)
 - Campgrounds (see definition)
 - Communication towers (see definition)
 - Farm residences (see definition)
 - Limited family business (see definition)
 - Limited farm business (a.k.a. "limited rural business") (see definition)
 - Mineral extraction (see definition ; see also Mineral Extraction Accessory Uses)
 - Outdoor assembly events (i.e., fairs, festivals, outdoor weddings, etc.) (see definition)
 - Renewable energy systems (see definition ; see also Utility Services)
 - Salvage yards and junkyards (see definition)
 - Transient and tourist lodging (i.e., bed & breakfast, cabin rentals) (see definition)
 - Temporary batch concrete and asphalt production (see definition)

Comprehensive Revision of Chapter 10, Dane County Code

Conditional Use Permit Changes

- Suggested conditions to apply as needed.
 - Expiration dates (*except cellular towers – prohibited by statute*)
 - Hours or days of operation, number of events each year.
 - Number of employees.
 - Total people, vehicles or animals on the premises at any one time.
 - Quantity or volume of product on the premises at any one time.
 - Square footage of buildings or outdoor areas devoted to the proposed use.
 - Screening, berms or minimum setbacks.
 - Noise limits (guidance and dB limits in code)
 - Controls, limits or setbacks to control odor or fumes.
 - Surety bonds to dismantle hazards after CUP expires, is abandoned or revoked. (*consistent with state statute*)

What changed? (continued)

- Undesirable conditional uses listed in the A-2 and C-2 Districts have been moved to a new distinct district, RI – Rural Industrial, or to MI.
 - Includes land uses such as salvage yards and landfills.
- The description of commercial land uses have been simplified.
 - Rather than listing each specific business, the ordinance lists them by common activities. Ex: Indoor entertainment or outdoor storage
- There are two commercial districts: General and Heavy.
 - GC District allows commercial activities primarily indoors
 - HC District allow commercial activities to occur both indoors and outdoors
- CUP's for Limited Family Businesses have been expanded to Rural Residential districts
- New land uses addressed:
 - Accessory dwelling units (“granny flats” / “tiny houses”)
 - Incidental Room Rental (AirBnB)
 - Indoor / outdoor entertainment (“party barns,” etc.)

What changed? (continued)

- ***No more substandard A-1(ex) parcels!***
 - All existing A-1(ex) parcels smaller than 35 acres will be rezoned into new, compliant districts.
 - Parcels that have a CSM and/or an existing house will be rezoned to a district that allows residential use (SFR, RR, or RM, depending on parcel size).
 - Vacant parcels without a CSM or plat will be rezoned to a district that does **not** allow residential use (FP-1, NR-C, UTR)
 - Property would need to be rezoned in the future to allow development.
 - Town would have the opportunity to review the origin of the property and town plan policies.

Definitions

- *Abandoned*
 - Non-conforming mineral extraction sites must have a sign, driveway, and gate to continue as legal non-conforming sites. If not, they will no longer be valid.
- *Accessory Dwelling Unit (new)*
 - small attached living space that is separated from the principal living space. Can be rented out, used for family members, or personal assistants. Max. Size 800 sq. Ft and a maximum of 2 bedrooms. Will not count as a split.
- *Animal boarding, domestic pet*
 - Defines a kennel operation vs. a person owning animals. More than 6 pets may be considered a kennel operation. Includes doggie-daycare and training facilities.
- *Animal boarding, large animals*
 - Defines horse stables, game farms, or livestock holding facilities.
- *Composting facility*
 - Defines mulching facilities.
- *Event*
 - Defines an event of having 50 or more persons in one area. Important definition for party barns.
- *Governmental, Institutional, or Community Use*
 - defines public facilities.
- *Incidental room rental*
 - Definition for AirBnb. Permitted by right in zoning districts that allow a residence.

Definitions (continued)

- *Indoor commercial lodging*
 - Hotel, motel, etc.
- *Indoor entertainment*
 - Restaurants, taverns, dance clubs, theaters, auditoriums, etc.
- *Indoor sales*
 - defines a typical store
- *Limited Family Business*
 - definition changed to allow up to 4 employees not related to the family on premise
- *Outdoor entertainment*
 - defines on-going activities which are located outside.
- *Personal professional services*
 - clinics, financial services, repairs of small items.
- *Personal Storage Facility*
 - defines mini-warehouses
- *Recreational racetrack*
 - defines personal tracks
- *Small-scale farming*
 - defines hobby farming and CSA. Permitted by right in most districts. Limit one animal unit per acre.
- *Transient lodging*
 - defined rental of an entire house or bed and breakfasts.
- *Vehicle repair and maintenance*
 - defines an auto repair facility, minor or major.



Comprehensive Revision of Dane County Zoning Ordinance

STANDARDS AND REQUIREMENTS FOR ALL USES

(S. 10.100, P. 57)

General Provisions

(s. 10.102, page 72)

- Junk (to deal with unsightly properties)
- Examples of noise limits (not a requirement)
- Non-conforming mineral extraction (sites need to be identified)
- Parking (same)
- Highway setbacks (stayed the same)
- Screening between commercial and residential properties (revised slightly)

Special requirements for particular uses

(s. 10.103, p. 88)

- Accessory dwelling units
 - Listed as a conditional use in SFR, RR & RM districts.
 - May be used for members of family, assistants, or to be rented out.
 - Max size 800sq.ft and 2 bedrooms
- Agricultural Entertainment
 - activities over 200 persons needs to have an event plan approved by Zoning Administrator.
- Adult entertainment
 - revised to reflect current Federal court cases
- Animal Boarding (domestic)
 - need to be fenced;
 - 500 feet of existing residence or Single Family District lot line
 - needs CUP to mitigate nuisance
- Animal Boarding (large animal)
- Farm residences
 - Same as current ordinance
- Domestic fowl and bees
 - Keeping of chickens and bees on residential lots acceptable with limitations
- Limited family business – now allowed to have up to 4 employees not residing on the property.
- Mineral extraction – lists standard conditions.
- Outdoor assembly events -
- Small scale farming – limit one animal unit per acre. Need at least ONE acre for livestock rather than TWO.
- Temporary batch plant and asphalt plants



(S. 10.200, P. 105)

Zoning district changes

- Names of districts changed
- Zoning districts grouped into zoning categories
- Each zoning district has a purpose statement
- Descriptions of land uses changed to include broader categories of similar uses

Town Plans and Rural Zoning

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		

Natural Resource and Recreation Districts



NR-C Natural Resource Conservation District

- Uses consistent with state wetland regulations
- Passive outdoor uses



RE Recreational District

- Outdoor passive and active recreation
- Outdoor events, entertainment as conditional uses

<i>Proposed Zoning District Category</i>	<i>Proposed Zoning District</i>	<i>Equivalent Current Zoning District</i>
Natural Resource and Recreational	NR-C (Natural Resource Conservancy)	CO-1 (Conservancy)
	RE (Recreational)	RE-1 (Recreational)

Natural Resource & Recreation Districts

- NR-C – Natural Resource Conservation ([s. 10.211, p. 108](#))
 - Basically the same as the CO-1 conservancy zoning district.
- RE – Recreational ([s.10.212, p. 110](#))
 - Basically the same as the RE-1 recreational zoning district.
 - Baseball diamonds, soccer fields permitted by right. Lighting for night games needs a CUP.
 - Outdoor entertainment or events may be allowed through a CUP.



Farmland Preservation Districts



FP-1 Small-Acreage Farmland Preservation

- 1–35 acres
- Agriculture
- Agriculture Accessory Uses
- Farm Residences Prohibited



FP-35 General Farmland Preservation

- 35 acres and larger
- Agriculture
- Agriculture Accessory Uses
- Farm Residences require a CUP
- Accessory uses associated with Farm Residence permitted



FP-B Farmland Preservation - Business

- Any size
- Agriculture
- Agriculture Accessory Uses
- Farm Residences require a CUP
- Agriculture-Related Uses

<i>Proposed Zoning District Category</i>	<i>Proposed Zoning District</i>	<i>Equivalent Current Zoning District</i>
Farmland Preservation	FP-1 (Small-Acreage Farmland Preservation)	A-4 (Small-Acreage Agricultural)
	FP-35 (General Farmland Preservation)	A-1 (ex) [Exclusive Agriculture]
	FP-B (Farmland Preservation Business)	A-B (Agriculture Business)

Farmland Preservation Districts

- FP-1 Small Lot Farmland Preservation ([s. 10.221, p. 113](#))
 - Changed from a minimum of 5 acres down to 1 acre.
 - Used for remnant parcels on farms that do not have any housing density rights remaining.
- FP-35 General Farmland Preservation ([s. 10.222, p. 116](#))
 - Agricultural Entertainment activities have been reduced from 45 days to 10 days before a conditional use permit is needed.
 - an event plan need to be approved by the Town if more than 200 persons,
 - if more than 10 events, a conditional use permit.
 - Horse boarding will be permitted by right
 - Conditional use permits – Ag entertainment more than 10 days, limited family businesses, secondary farm residences, quarries, asphalt and concrete plants
- FP-B Farmland Preservation Business ([s. 10.223, p. 120](#))
 - Business directly related to agriculture
 - Sales of agricultural products grown on farm
 - Conditional use permits – sales of products not grown on farm, farm residence, and other intense ag businesses.



Rural Mixed Use & Transitional Districts



RM-8 Rural Mixed-Use – 8 to 16 Acres

- Agriculture
- Agriculture Accessory Uses
- Single Family Residential
- Limited Family Business by CUP



RM-16 Rural Mixed-Use – 16 – 35 Acres

- Agriculture
- Agriculture Accessory Uses
- Single Family Residential
- Limited Family Business by CUP



AT-35 Agriculture Transitional – 35 acres and up

- Agriculture
- Agriculture Accessory Uses
- Farm Residences require a CUP
- Accessory uses associated with Farm Residence permitted



AT-B Agriculture Transitional – Business – any size

- Agriculture
- Agriculture Accessory Uses
- Farm Residences require a CUP
- Agriculture-Related Uses

<i>Proposed Zoning District Category</i>	<i>Proposed Zoning District</i>	<i>Equivalent Current Zoning District</i>
Rural Mixed-Use and Transitional	AT-35 (Agriculture Transitional)	A-3 (Agriculture Transitional)
	AT-B (Agriculture Transitional Business)	A-Ba (Agriculture Business - Transitional)
	RM-8 (Rural Mixed-Use)	A-2(8) (Agriculture)
	RM-16 (Rural Mixed-Use)	A-2 (Agriculture)
		RH-4 (Rural Homes)

Agriculture Transition Districts

- AT-35 Agriculture Transition ([s. 10.231, p. 124](#))
 - Basically the same as current A-3 Agriculture.
 - Identical to FP-35, except not certified for state tax credits
 - Used for areas currently in agricultural use, but planned for development within 15 years.
- AT-B Agriculture Transition – Business ([s. 10.232, p. 127](#))
 - Basically the same as current A-Ba Agriculture Business.
 - Identical to FP-B, except not certified for state tax credits
 - Used for areas currently in agriculture-related industries, but planned for nonfarm development within 15 years.



RM-8 – Rural Mixed Use (8-16 acres)

(s. 10.233, p. 131)

- Combination of RH and A-2 Zoning Districts
- Medium size rural lots combining residential, agriculture and limited business activities
- Permitted by right
 - Single family residences, agricultural uses, seasonal storage of rec equipment in existing ag buildings, agricultural entertainment under 10 days.
 - New land use listed: incidental room rental
 - Note: Livestock must comply with ATCP 50
- Conditional Uses
 - Pet boarding, large animal boarding, veterinary clinics, limited family business, sanitary fixtures in agricultural buildings.
 - New land uses listed: recreational racetracks, tourist and transient lodging (bed and breakfasts), and attached accessory dwelling unit (small attached living space, 800 sq.ft, 2 bedrooms)
 - What's missing – quarries, dumping grounds, landfills, and salvage recycling centers. These land uses were shifted to a new zoning district Rural Industrial.
- If this district is too intense for the area, RR-8 may be the answer

RM-16 – Rural Mixed Use (16-35 acres)

(s. 10.234, p. 134)

- Combination of RH and A-2 Zoning Districts
- Large size rural lots combining residential, agriculture, and limited business activities
- Same permitted uses as RM-8
- Conditional uses
 - mostly the same as RM-8
 - due to the large size, mineral extraction and temporary asphalt and concrete production are added.

Rural Residential Districts

RR-1 Rural Residential – 1 to 2 acres



- Single Family Residential
- Small-scale farming (one animal unit per acre)
- Home occupations
- Limited family business by CUP

RR-2 Rural Residential – 2 to 4 acres

RR-4 Rural Residential – 4 to 8 acres

RR-8 Rural Residential – 8 to 16 acres

<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)

RR-1 – Rural Residential (1 to 2 acre lots)

(s. 10.241, p. 137)

- Same as RH zoning districts incorporating some A-2 features
- Rural lots for residential and small scale agriculture (basically a house and large accessory building)
- Permitted by right –
 - Single family residences.
 - New land use listed: incidental room rental and small scale farming (meaning agricultural uses with one animal unit per acre)
- Conditional uses
 - Attached accessory dwelling units, limited family business, tourist/transient lodging, day cares, schools, and churches.
- Accessory buildings
 - 16-foot height limit for residential , no height for agricultural building (must have a legitimate agricultural use on property)
- Max lot coverage 30%

RR-2 – Rural Residential (2 to 4 acre lots)

(s. 10.242, p. 139)

- Permitted by right
 - Same as RR-1
- Conditional uses
 - Same as RR-1
 - Animal units in excess of 1au/acre is added.
- Accessory buildings – 35 feet in height.
- Max lot coverage 10%

RR-4 – Rural Residential (4 to 8 acre lots)

(s. 10.243, p. 141)

- Same as RR-2 except larger lots



RR-8 – Rural Residential (8 to 16 acre lots)

(s. 10.244, p. 143)

- Same as RR-4 except larger lots
- Difference between RR-8 and RM-8
 - RR-8 has one animal per acre and RM-8 animal units are determined by ATCP 50
 - RR-8 does not permit seasonal storage of rec equipment in existing buildings, or agricultural entertainment
 - RR-8 does not allow pet boarding, large animal boarding, vet clinics, and sanitary fixtures in ag buildings as a conditional use. (Commercial activity is limited to limited family businesses)

Residential Districts

SFR-08 Single-Family Residential – 8,000 sq. ft. to 1 acre



- Single Family Residential
- Domestic fowl and beekeeping
- Home occupations
- Limited family business by CUP

SFR-1 Single-Family Residential – 1 to 2 acres

SFR-2 Single-Family Residential – 2 to 4 acres

TFR-08 Two-Family Residential

- Same as SFR
- Duplexes added as permitted use

MFR-08 Multi-Family Residential

- Same as TFR
- Multifamily added as permitted use

<i>Proposed Zoning District Category</i>	<i>Proposed Zoning District</i>	<i>Equivalent Current Zoning District</i>
Residential	SFR-08 (Single Family Residential)	R-1 (Residential)
		R-2 (Residential)
		R-3 (Residential)
	SFR-1 (Single-Family Residential)	R-1a (Residential)
	SFR-2 (Single-Family Residential)	No equivalent
	TFR-08 (Two-Family Residential)	R-3a (Residential)
	MFR-08 (Multi-Family Residential)	R-4 (Residential)

SFR-08 – Single Family Residential, small lots

(s. 10.251, p. 145)

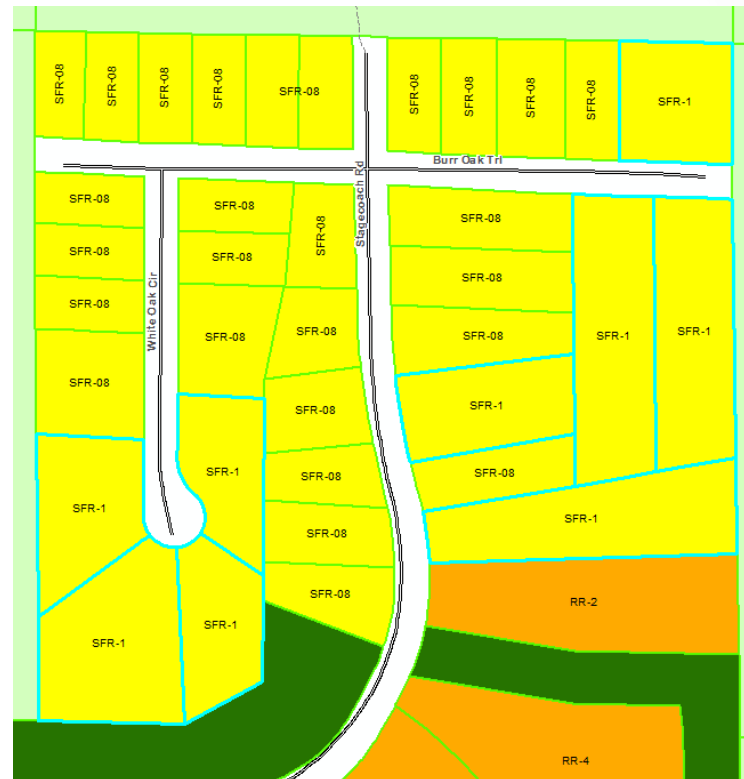
- Same as the R-1, R-2, R-3 Residence Zoning District
- Small sub-division lots ranging from 8,000 sq. ft. to 1 acre depend whether or not there is public sewer
- Permitted by right
 - Single family residential
 - Domestic fowl and beekeeping.
 - New land use – incidental room rental (AirBnB)
- Conditional uses
 - Accessory dwelling units, tourist/transient lodging, day cares, schools, and churches.
 - Note: limited family businesses are not permitted.
- Accessory buildings
 - Limited to 12 feet in height; 16 feet through CUP.
 - Size of Accessory building – currently not listed in ordinance; staff will suggest 100% of footprint of residence
- Rear setback – 25 feet (current districts range from 50 to 25)
- Minimum lot width: 60 feet sewered, 100 feet unsewered



SFR-1 – Single family Residential – 1 to 2 acres in size

(s. 10.252, p. 148)

- Typical sub-division with unsewered lots
- Same permitted and conditional uses as SFR-08
- Minimum lot width: 100 feet
- Difference between SFR-1 and RR-1
 - SFR-1 does not permit small scale farming or limited family businesses
 - Accessory building height limited to 12 feet vs. 16 feet in the RR-1 district.



SFR -2 – Single family Residential – 2 to 4 acres in size (s. 10.253, p. 150)

- Sub-division with estate lots
- Same permitted and conditional use as SFR-08, SFR-1
- Minimum lot width: 100 feet
- Small scale farming or limited family businesses are not permitted.

TFR-08 – Two Family Residential

(s. 10.254, p. 152)

- Same as R-3a
- Permitted by right
 - Single-family and duplex dwellings and domestic fowl and beekeeping.
 - New land use – incidental room rental (AirBnb)
- Conditional uses:
 - Detached dwelling units, tourist/transient lodging



MFR-08 – Multi-Family Residential

(s. 10.255, p. 155)

- Same as R-4
- Permitted by right –
 - Single-family, duplexes, multi-family, detached dwellings, incidental room rental, transient/tourist lodging
- Having 10 dwelling units per acre unsewered and 20 dwelling units per acre sewer



Hamlet Zoning Districts (new districts)



HAM-R Hamlet - Residential

- Single-family / two-family residential
- Home occupations
- Government, religious and nonprofit uses
- Other uses, including multifamily, bed and breakfast, day care, limited family business by CUP



HAM-M Hamlet – Mixed Use

- Single & two- family residential (multifamily by CUP)
- Office, Indoor sales, Personal and Professional Service (limited by bldg size)
- Gov't, institutional, religious, community and nonprofit
- Indoor Entertainment, Transient Lodging
- Other uses by CUP

- Designed to better accommodate existing development
- Minimum lot size down to 5,000 square feet
- Road setbacks can be as low as 5 feet

HAM-R – Hamlet Residential

(s. 10.261, p. 159)

- For use in the small hamlet areas around the county
- Permitted by right:
 - Single family and duplexes
 - Government, institutional, nonprofit uses
 - Active & passive recreation
- Conditional Uses:
 - Multi-family
 - Limited family businesses
- Reduction of sideyard setbacks through conditional use permit
- Front yard setback of 20 feet or established setback line
- 35% building coverage to allow for parking



HAM-M – Hamlet Mixed use

(s. 10.262, p. 162)

- For use in small hamlets where there is a diverse mixture of commercial and residential uses
- Permitted by right:
 - single-family and duplex dwellings;
 - indoor retail, offices, professional services;
 - tourist lodging;
 - Churches, schools, government
- Conditional Use:
 - Multi-family;
 - auto service;
 - taverns (indoor entertainment);
 - outdoor entertainment;
 - hotels/motels;
 - outdoor sales
- Reduction of sideyards through conditional use permit
- Front yard setback of 20 feet or established setback line
- 35% building coverage to allow for parking



Commercial Districts



LC – Limited Commercial

- Office (limited to 6 FTE)
- Indoor storage
- Outdoor storage of up to 12 vehicles
- Other uses by CUP



GC – General Commercial

- Office, Indoor sales, Personal and Professional Service (limited by #of stories)
- Gov't, institutional, religious, community and nonprofit
- Indoor storage, indoor maintenance, off-site parking
- Other uses by CUP



HC- Heavy Commercial

- Office, Indoor sales, Personal and Professional Service (not limited by #of stories)
- Gov't, institutional, religious, community and nonprofit
- Indoor storage, indoor maintenance, off-site parking
- Light industrial, outdoor sales, adult bookstores (subject to limitations)
- Other uses by CUP

<i>Proposed Zoning District Category</i>	<i>Proposed Zoning District</i>	<i>Equivalent Current Zoning District</i>
Commercial	LC (Limited Commercial)	LC-1 (Limited Commercial)
	GC (General Commercial)	C-1 (Commercial)
	HC (Heavy Commercial)	C-2 (Commercial)

LC-1 – Limited Commercial

(s. 10.271, p. 165)

- Same as current zoning district
- Allows for large contractor businesses and home for owner
- Up to 6 on-site employees
- Limits on equipment stored outside or more under a conditional use permit
- Vehicles need to be parked at least 30 feet from front lot line
- Conditional use: caretaker residence and light industrial activities
- Five-acre limit on the size of the lot



GC – General Commercial

(s. 10.272, p. 167)

- Basically it allows for all commercial activities indoors
- Permitted by right:
 - offices,
 - retail,
 - professional services,
 - taverns (indoor entertainment)
- Conditional uses:
 - animal boarding,
 - hotels,
 - drive-in establishments,
 - outdoor entertainment,
 - vehicle repair,
 - outdoor storage
 - mixed use development with multi-family and commercial uses
- The nuisance type uses were moved to the RI & MI Districts
- 60% building coverage



HC – Heavy Commercial

(s. 10.273, p. 170)

- Basically it allow for commercial activities both indoors and outdoors
- Permitted by right:
 - Offices,
 - retail,
 - professional services,
 - taverns (indoor entertainment),
 - outdoor sales, outdoor storage,
 - vehicle repair,
 - vet clinics.
- Conditional Uses:
 - caretaker residence,
 - colony houses,
 - hotels,
 - drive-in establishments,
 - outdoor entertainment,
 - mini-warehouses (personal storage facilities)
- Nuisance producing commercial activities will need conditional use permit
- Intense land uses moved to the M1 Manufacturing and RI Industrial Zoning Districts



Processing, Manufacturing and Industrial

RI – Rural Industrial (new district)



- Office (limited to 6 FTE)
- Indoor storage
- Other uses by CUP, including:
 - Salvage yards
 - Solid waste disposal or recycling
 - Composting operations
 - Mineral extraction
 - Wastewater treatment

MI – Manufacturing and Industrial



- Adult Entertainment / Adult bookstores
- Offices
- Heavy / light industrial
- Mini-warehouses
- Maintenance and repair (including auto)
- Off-site parking
- Other uses by CUP

<i>Proposed Zoning District Category</i>	<i>Proposed Zoning District</i>	<i>Equivalent Current Zoning District</i>
Processing, Manufacturing and Industrial	RI (Rural Industrial)	<i>No equivalent</i>
	MI (Manufacturing and Industrial)	M-1

RI – Rural Industry – New Zoning District

(s. 10.281, p. 173)

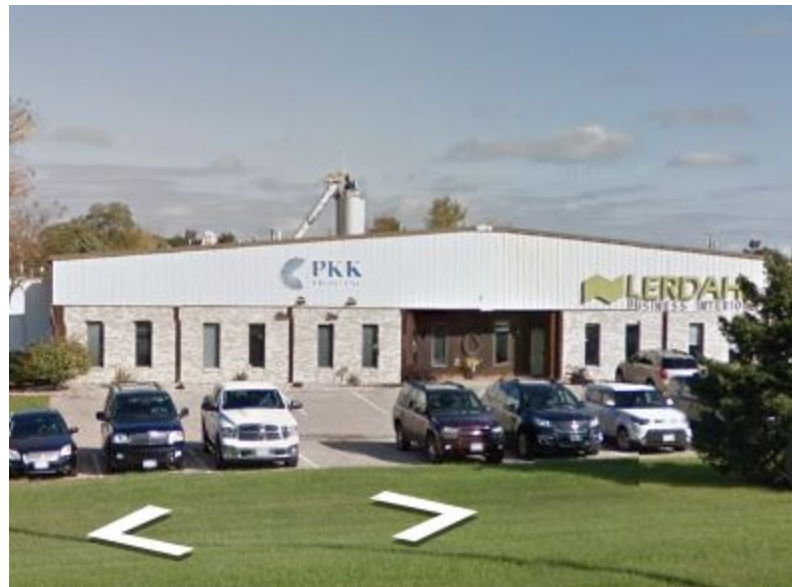
- Designed to house the intense commercial activities found in the current A-2 district
- Permitted by right (similar to LC):
 - agriculture use
 - offices
 - indoor storage
 - outdoor storage
 - light industrial.
- Conditional Uses:
 - Asphalt and concrete production,
 - composting,
 - material disposal,
 - dumping grounds,
 - incinerators,
 - mineral extraction,
 - outdoor sales,
 - salvage yards,
 - recycling centers,
 - sewer plants.
- 16-acre minimum lot size for any new lots



MI – Manufacturing and Industrial

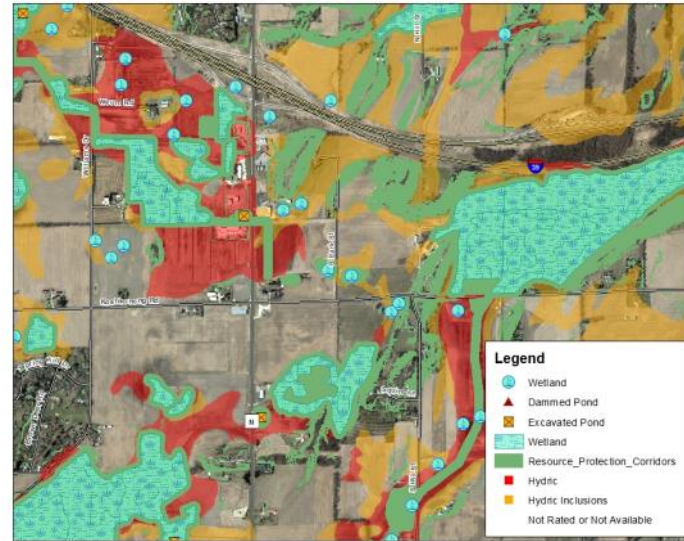
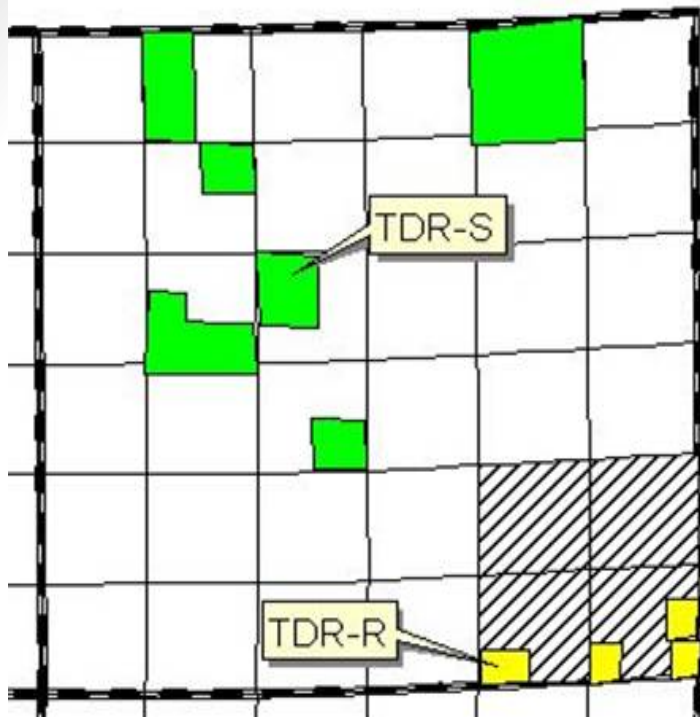
(s. 10.282, p. 175)

- Similar to the current M-1 Zoning District
- Permitted by right:
 - Adult book stores
 - Adult entertainment
 - offices, retail, outdoor sales
 - heavy industrial uses
 - mini-warehouses
- Conditional Uses:
 - Asphalt and concrete production,
 - composting,
 - material disposal,
 - dumping grounds,
 - incinerators,
 - mineral extraction,
 - salvage yards,
 - recycling centers,
 - sewer plants.
- No minimum or maximum lot size



Special Use Districts

- PUD – Planned Unit Development District ([S. 10.291, p. 177](#))
 - This zoning district is used for unique development that does not fit into a standard zoning district
 - The process involves approval of a concept plan, general development plan, and specific plan
- UTR – Utility Transportation & Right-of-Way District ([S. 10.292, p. 184](#))
 - Remnant parcels that do not fit into other zoning districts
 - Permitted by right:
 - Agriculture, roadways and drives, trails, storm water facilities
 - Conditional uses:
 - Small storage structures, landing strips



Areas of the town that need additional rules above the assigned zoning district

OVERLAY DISTRICTS

Overlay Districts

- AED – Adult Entertainment – same as current ordinance ([S. 10.301, p. 186](#))
 - Sets limitations on where an adult entertainment establishment may be located
 - MI zoning district
 - Distance away from other land uses
 - Revised to current case law
- HD – Historic- same as current ordinance ([S. 10.302, p. 189](#))
 - Protects areas of historic significance
 - Provides a 25-foot buffer
- NR-I – Natural Resource Identification ([S. 10.303, p. 191](#))
 - Optional town use
 - Identify areas that need a detailed review to town policies
 - Development of the property may be limited
 - Requires a site plan to be included with any zoning change or conditional use permit for a property
- TDR-S ([S. 10.304, p. 192](#)) and TDR-R ([S. 10.305, p. 194](#)) Transfer of development right
 - Same as current ordinance
 - Tracks the transfer of splits
 - May be used to designate areas for development and areas for preservation
 - Optional town use



The screenshot shows the Dane County Planning & Development website. The header features a banner with various images of Dane County and the text "DANE COUNTY PLANNING & DEVELOPMENT". Below the banner is a navigation bar with links to "Plan & Dev Home", "Zoning", "Records", and "Planning". The "Zoning" link is highlighted. On the left side, there is a vertical menu with links to "News & Updates", "Zoning and Land Regulation Committee", "Property Research", "Development Research & Review", "Special Projects", "Dane County Comprehensive Plan", "Permits and Applications", "Links", "About DPD (Contact Us)", "Property Owner", "Town Information", and "Dane County Home". The main content area is titled "Comprehensive Revision of Dane County Zoning Ordinance". It contains a paragraph about the ZLR Comprehensive Revision of Chapter 10 Subcommittee recommended a draft ordinance to the Zoning and Land Regulations committee. It also mentions that the committee will hold public hearings on the ordinance before it is adopted by the county board. Below this, there is a section titled "Subcommittee Draft Recommended to ZLR Committee" with two links: "Recommended Draft Ordinance (Complete text, pdf)" and "Summary of New Zoning Ordinance (pdf)". Another section titled "What's Changing in the New Ordinance?" lists four links: "What are the new and revised zoning districts?", "What land uses are permitted in which zoning district?", "How have the descriptions of land uses changed?", and "Special requirements for particular land uses." A section titled "How Will My Zoning Change?" lists two links: "I know my current zoning. What will my new zoning be?" and "Draft zoning maps by town". Below this is a section titled "Project Development" with two links: "ZLR Comprehensive Revision of Chapter 10 Subcommittee (Legistar)" and "Archived project development website". Finally, a section titled "For More Information, Contact:" provides contact information for Brian Standing, Senior Planner, including his address, phone number, and email.

DANE COUNTY PLANNING & DEVELOPMENT

Plan & Dev Home **Zoning** **Records** **Planning**

Comprehensive Revision of Dane County Zoning Ordinance

On September 21, 2017 the ZLR Comprehensive Revision of Chapter 10 Subcommittee recommended a draft ordinance to the Zoning and Land Regulations committee. The subcommittee completed its work on October 16, 2017 and has prepared a draft zoning ordinance for Dane County. Prior to county board introduction of the new ordinance, the Department of Planning and Development is soliciting input and answering questions from the general public, town plan commissions and town boards.

The Zoning and Land Regulations committee will hold public hearings on the ordinance before it is adopted by the county board. Once adopted by the county board, each town board will have one year to determine whether or not to adopt the new county zoning ordinance. During this time, the old ordinance will remain in effect. Over the course of 2018, Dane County Department of Planning and Development staff will be working with town plan commissions, town boards and landowners to revise proposed zoning maps to meet individual needs and adopted town comprehensive plans.

Subcommittee Draft Recommended to ZLR Committee

- [Recommended Draft Ordinance](#) (Complete text, pdf)
- [Summary of New Zoning Ordinance](#) (pdf)

What's Changing in the New Ordinance?

- [What are the new and revised zoning districts?](#)
- [What land uses are permitted in which zoning district?](#)
- [How have the descriptions of land uses changed?](#)
- [Special requirements for particular land uses.](#)

How Will My Zoning Change?

- [I know my current zoning. What will my new zoning be?](#)
- [Draft zoning maps by town](#)

Project Development

- [ZLR Comprehensive Revision of Chapter 10 Subcommittee](#) (Legistar)
- [Archived project development website](#)

For More Information, Contact:

Brian Standing, Senior Planner
Dane County Department of Planning and Development
Room 116, City County Building
Madison, WI 53703
standing@countyofdane.com
608-267-4115