

A-4 Small Lot Agricultural District

Zoning district for small lot agricultural uses

CH. 10-Zoning, Section 10.129

Permitted uses 10.129(2)

- Agricultural uses including: crop or forage production, keeping livestock, beekeeping, nursery, sod, or tree production, floriculture, aquaculture, fur farming, forest management, or enrollment in federal or state commodity or conservation payment program
- Agricultural accessory uses including: buildings, structures, improvements, activities or business operations of an integral part of, or incidental to, an agricultural use except farm residences, limited family businesses, and limited rural businesses.
- Undeveloped natural resources and open space areas
- Transportation, utility, communication or other uses required by law
- Farm exhibitions, sales or events up to 5 days per year

Conditional uses 10.129(3)

- Livestock in excess of 1 animal unit per acre
- Sale of agricultural and dairy products not produced on the premises
- Incidental sale of non-alcoholic beverages and snacks
- Seasonal storage of recreational equipment and motor vehicles in existing buildings
- Farm related exhibitions, sales or events exceeding 5 days a year
- Agricultural entertainment activities: exceeding 45 days a year or in excess of 200 persons
- Horse boarding stables, riding stables, hay and sleigh rides, and horse training facilities
- Sale of bridles, saddles, and grooming supplies
- Governmental, institutional, religious, or nonprofit community uses
- Transportation, communication, pipeline, electric transmission, utility, or drainage uses not required by law

Setbacks and Height requirements for structures 10.129(4),(6),(7),(8)

Front setback for all structures from Highway centerline / right-of-way line (whichever is greater)

State or Federal Highway: 100/42 feet minimum

County Highway: 75/42 feet minimum

Town Road: 63/30 feet minimum

Subdivision streets platted prior to ordinance: 20 feet minimum

All other streets: 30 feet minimum from right-of-way

Maximum Height:

Non-Agricultural buildings: 35 feet maximum

Agricultural buildings: No height requirements

Setbacks for agricultural buildings not housing livestock: Minimum 10-foot side and rear yards

Setbacks for agricultural buildings with livestock:

On parcels 35 acres or less:

Minimum 50-foot side & rear yards

On parcels more than 35 acres:

Minimum 10-foot side & rear yards

Note: 100-foot side and rear yard requirement when adjacent to R- district parcels

Lot Size 10.129(5)

Minimum 5 acres; maximum 35 acres

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Accessory Buildings Requirements 10.04(1)(b); 10.129(2); 10.16(6); 12.06(1)(k)

- Accessory buildings may be constructed only if it is clearly related to a legitimate farm operation or agricultural accessory use.
- Sanitary fixtures are prohibited in accessory buildings, except as permitted by law.
- No living spaces are allowed in accessory buildings.
- Zoning Permit fees are only exempt for farm buildings on farms of 35 acres or larger.

NOTE: A Zoning Permit is required for every building larger than 120 square feet in size. Zoning Permits are not required for accessory buildings equal to or less than 120 square feet on non-permanent foundations, provided they meet setback, height, and lot coverage requirements.

For more information on the regulation of accessory buildings please see the Dane County Zoning *Guide for Accessory Buildings* Handout.

Livestock 10.129(2)

The keeping of livestock shall be limited to one (1) animal unit per each full acre.

Conditional use permits for livestock in excess of one animal unit per acre may only be considered for lots larger than 5 acres.

An animal unit is defined as the equivalent of 1 cow, 4 hogs, 10 sheep, 10 goats, 100 poultry, 1 horse, 1 pony, 1 mule or 100 rabbits or an equivalent combination thereof.