



# ZONING DISTRICT INFORMATION FOR DANE COUNTY, WISCONSIN

Please Contact the Zoning Office at (608) 266-4266 with Questions

	ZONING DISTRICTS	Minimum Lot Width & Area				Maximum Lot Coverage	Minimum Setback		Maximum Building Height						
		Private Sewer		Public Sewer		Lot Coverage	Side yard setback	Rear yard setback	Height						
		Width	Area	Width	Area										
<b>AGRICULTURAL</b> <i>Single family residential uses only</i>	<b>A1-EX</b>	None		35 Acres (w/subst. farm income)		same as private sewer		None	10 Ft min. 25 Ft total	50 Ft	Residence	35 Ft or 2½ Stories			
	<b>A-1</b>	100 Ft		20,000 Sq Ft		100 Ft 15,000 Sq Ft					Res. Accy Bldg.	16 Ft			
	<b>A-2(1) A-2 (2) A-2 (4) A-2 (8) A-2</b>	100 Ft		1 Acres 2 Acres 4 Acres 8 Acres 16 Acres		same as private sewer					Ag. Accy Bldg.	None			
<b>RESIDENTIAL Single Family</b> <i>Single family residential uses only</i>	<b>R-1</b>	100 Ft		20,000 Sq Ft		100 Ft 15,000 Sq Ft		30% (35% corner)		10 Ft min. 25 Ft total		Residence	35 Ft or 2½ Stories		
	<b>R-1A</b>			1 Acre		100 Ft 1 Acre		20% (25% corner)		10 Ft min. 25 Ft total		Res. Accy Bldg.	12 Ft		
	<b>R-2</b>			20,000 Sq Ft		75 Ft 10,000 Sq Ft		35% (40% corner)		10 Ft 35 Ft					
	<b>R-3</b>			20,000 Sq Ft		60 Ft 8,000 Sq Ft		35% (40% corner)		10 Ft 25 Ft					
<b>RESIDENTIAL Multifamily</b>	<b>R-3A</b>	Single Family	100 Ft	20,000 Sq Ft		60 Ft 8,000 Sq Ft		30% (35% corner)		10 Ft 25 Ft		Residence	35 Ft or 2½ Stories		
		Duplex				75 Ft 10,000 Sq Ft				10 Ft 35 Ft		Res. Accy Bldg.	12 Ft		
	<b>R-4</b>	Single Family	100 Ft	20,000 Sq Ft		60 Ft 8,000 Sq Ft		30% (35% corner)		10 Ft 25 Ft		Residence	35 Ft or 2½ Stories		
		Duplex				75 Ft 10,000 Sq Ft				10 Ft 12 Ft		Res. Accy Bldg.	12 Ft		
		Multifamily				100 Ft 20,000 Sq Ft*				60 Ft 8,000 Sq Ft*		None		10 Ft** <2 floors 25 Ft**	
	<b>RESIDENTIAL Rural Homes</b> <i>"farmette"</i>	<b>RH-1 RH-2 RH-3 RH-4</b>	150 Ft		2 Acres 4 Acres 8 Acres 16 Acres		same as private sewer		10%		10 Ft min. 25 Ft total		50 Ft		Residence
Res. Accy Bldg.															None
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\*R-4 Multifamily: In addition to the min. lot area, a min. lot area is required per dwelling unit  
 \*\*R-4 Multifamily: Side and rear yard setbacks for buildings taller than two stories are greater