

# Town of Vienna Comprehensive Plan 2023

## The Basics of Development

### Applicable Zoning Ordinances

Any land divided for development purposes under the Town's Land Division and Subdivision Ordinance must be zoned in accordance with relevant zoning requirements (i.e. Dane County or DeForest ETZ).

### Zoning for Farm Related Residential

- Tenure may transfer only to immediate family.
- New farm residences will need to comply with DCCO 10.103(11) concerning Farm Residences.
  - Permitted (Rezone): RM-8 & RM-16
  - Conditional (CUP): FP-35 & FP-B
- Not considered a split as long as it is considered "part of the farm".

### Zoning for Non-Farm Residential Uses

- 1 home per 75 contiguous acres
- Minimum Lot size 2 acres
  - SF Residence: RR-2, RR-4, RR-8, RR-16, RM's, and SF-2 (others include permitted accessory dwelling unit)
- Deed restrict 75 acres for each split
- Considered a split.