

AT-B (Agriculture Transitional - Business) Zoning District

Zoning district for commercial agricultural related uses

CH. 10-Zoning, [Section 10.232](#)

Permitted uses 10.232(2)

- Agricultural uses
- Agriculture-related uses (except those listed as conditional uses below)
- Agricultural accessory uses (except those listed as conditional uses below)
- Agricultural entertainment less than 10 days per year
- Farm-related exhibitions, sales or events less than 11 days per year
- Large animal boarding
- Seasonal storage of recreational equipment and motor vehicles (including those not owned by the landowner) in existing building
- Sales of agricultural products produced on the premises
- Residences existing as of Feb. 20, 2010 (see below)
- Undeveloped natural resource and open space uses
- Utility services associated with a permitted use
- Transportation, utility, communication or other use required by law

Conditional uses 10.232(3)

- Agricultural accessory uses:
 - Agricultural entertainment, 10 days/year or more
 - Airports, landing strips, heliports for owner of farm
 - Farm related exhibitions, sales or events, over 10 days/year
 - Farm Residence, subject to 10.103(11)
 - Secondary farm residences subject to 10.103(11)
 - Attached accessory dwelling units associated with a farm residence
 - Limited Farm Business, subject to 10.103(13)
 - Sale of agricultural and dairy products not produced on the premise & incidental sale of non-alcoholic beverages and snacks
- Transportation, communication, pipeline, electric transmission, utility, or drainage uses not required by law
- Agricultural related uses:
 - Bio-diesel and ethanol manufacturing
 - Biopower facilities for distribution, retail, or wholesale sales
 - Colony House
 - Commercial animal boarding for farm animals, and not including domestic pets
 - Composting facilities
 - Dead stock hauling services
 - Manure processing facilities
 - Stock yards, livestock auction facilities
- Non-metallic mineral extraction
- Limited asphalt or ready-mix concrete plants
- Renewable energy electricity generators

Setbacks and Height requirements for structures 10.232(5),(6),(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:

Residences: 2½ stories or 35 feet maximum

Accessory buildings: 35 feet maximum

Agricultural buildings: No height requirement

Permitted residences:

Side yard: 25 feet total, with no single side less than 10 feet minimum

Rear yard: 50 feet minimum

Uncovered decks/porches: 38 feet minimum

Rear and side yards:

Not housing livestock: 10-feet

Housing livestock:

100 feet from Residential or Hamlet zoning districts

50 feet from Rural Residential zoning districts

10 feet from all other zoning districts

Lot Width & Area 10.232(4)

Minimum: 20,000 square feet

Maximum: None

Minimum lot width: 100 feet

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Limited Farm Businesses 10.004(85) & 10.103(13)

Limited farm businesses are an agricultural accessory use and must meet the following criteria:

- ✓ Consists of a business, activity, or enterprise, whether or not associated with an agricultural use, that is conducted by the owner or operator of a farm
- ✓ Requires no buildings, structures, or improvements other than existing agricultural buildings or a farm residence
- ✓ Employs no more than 4 full-time equivalent employees annually, who are not members of the family residing on the farm
- ✓ Does not impair or limit the current or future agricultural use of the farm or other protected farmland

In addition, a **limited farm business** as a conditional use in the AT-B district is further restricted:

- The uses are limited to those listed as permitted uses in the LC or GC zoning districts, provided the use does not conflict with the overall purposes of the AT-B district
- The area dedicated to the limited farm business use must not exceed 10,000 square feet in indoor floor area
- The use must be contained entirely within building(s) in existence prior to April 30, 2005
- The landowner must maintain, restore, or enhance the existing exterior character of the building(s)
- No more than 4 non-family employees may be employed.

Accessory Buildings Requirements 10.232(8)

- Accessory buildings may be constructed on property without a principal residence only if it is clearly related to a legitimate farm operation or agricultural accessory use.
- Sanitary fixtures are permitted in agricultural accessory buildings
- No living spaces are allowed in accessory buildings.
- Zoning Permit fees are 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.