

# FP-1 (Small Lot Farmland Preservation) Zoning District

Zoning district for to provide modest range of agricultural uses on lots less than 35 acres  
CH. 10-Zoning, [Section 10.221](#)

## Permitted uses 10.221(2)

- Agricultural uses (see below for livestock)
- Agricultural accessory uses (except farm residences and those listed as conditional uses below)
- Large animal boarding
- Farm-related exhibitions, sales or events less than 11 days/year
- Seasonal storage of recreational equipment and motor vehicles (including those not owned by the landowner) inside existing accessory buildings
- Sales of agricultural products produced on the farm
- 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 10.221(3)

- Agricultural accessory uses:
  - Agricultural entertainment
  - Limited farm business
  - Farm related exhibitions, sales, or events exceeding 10 days/year
  - Sale of agricultural and dairy products not produced on the premises
  - Incidental sale of non-alcoholic beverages and snacks
  - Sanitary facilities in an agricultural accessory building
  - Livestock on parcels 5 acres or less
  - Livestock in excess of 1 animal unit/acre on parcels between 5 and 35 acres
- Transportation, communication, pipeline, electric transmission, utility, or drainage uses not required by law
- Electric generating facilities derived from renewable energy resources

## Setbacks and Height requirements for structures 10.221(5-6)

### **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

*Lots without road frontage:* Structures must be at least 50 feet from the lot line where primary access is provided.

### **Maximum Height:**

Agricultural buildings: No height requirements

### **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 Size 10.221(4)

**Minimum:** 1 acre

**Maximum:** 35 acres

**Minimum lot width:** None

## Lot Coverage 10.221(7)

### **Lots 2 acres or less:**

Interior lots: 30%      Corner lots: 35%

**Lots over 2 acres:** None

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### **Accessory Buildings Requirements 10221(8)**

- 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, unless authorized by a conditional use permit.
- 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 10.222(2)**

- Unless authorized under a conditional use permit, livestock are prohibited on parcels of five acres or less.
- Unless authorized under a conditional use permit, livestock are limited to one animal unit per acre on parcels between five and thirty-five acres.
- Livestock and large animal boarding must comply with state soil and water conservation rules (ATCP 50, Wis. Administrative Code).