

# SFR-2 Single-Family Residential (small lots) Zoning District

Zoning primarily for compact residential neighborhoods and incidental uses. [Section 10.253](#)

## Permitted Uses 10.253(2)

- o Single family homes – one per parcel
- o Residential accessory structures
- o Keeping of bees and domestic fowl
- o Incidental room rental
- o Undeveloped open space
- o Home occupations
- o Community living arrangements for less than 9 people
- o Foster homes for less than five children
- o Agricultural uses (except livestock) existing as of 12/31/2015.
- o Undeveloped natural resource and open space areas
- o Utility services associated with a permitted use
- o Transportation, utility, communication or other use required by law

## Conditional Uses: 10.253(3)

- o Attached accessory dwelling units
- o Day care centers
- o Community living arrangements for 9 or more people
- o Governmental uses
- o Institutional uses
- o Religious uses
- o Nonprofit community uses
- o Transient or tourist lodging
- o Cemeteries
- o Transportation, utility, communications, pipeline, electric transmission, utility, or drainage uses

## Setbacks and Height Requirements for Principal Structures 10.253(5)-(6); 10.102(9)

### Front setbacks 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

**Side yard:** 10 feet minimum each side

**Rear yard:** 50 feet minimum

uncovered decks/porches: 38 feet minimum

### Accessory structures in rear yard:

**Side and rear minimum setbacks:**

**Lots 60 feet or wider:** 4 feet

**Lots less than 60 feet wide:** 2.5 feet

### Maximum Height:

Two and one-half stories or 35 feet (mean of roof)  
 Accessory structures: 16 feet

## Lot Width & Area: 10.253(4)

**Minimum:** 2 acre

**Maximum:** None

**Minimum width:** 100 feet

## Maximum Lot Coverage: 10.253(7)

**Non-corner lot:** 35% maximum

**Corner lot:** 40% maximum

Accessory buildings cannot exceed 100% of the area of the footprint of the principal residence.

## Livestock

Not Permitted (e.g. horses, pigs, cows, llamas)

## Incidental Room Rental 10.004(73)

Rental or leasing of rooms within a single-family residence is permitted provided all of the following are met:

- ✓ All rooms offered for rent are within the landowner's primary residence
- ✓ No more than two bedrooms are offered for rent
- ✓ One off-street parking space is provided for each rental room.

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## Accessory Buildings Requirements 10.004(2); 10.102(2)(a)

Any number of detached accessory buildings associated with a permitted or conditional residential use is permitted, provided that the following conditions are met:

- A principal residential use (home) exists or is under construction before a zoning permit for an accessory building may be issued.
- Accessory buildings shall not exceed 16 feet average height (mean of roof) unless permitted under an approved conditional use permit.
- Sanitary fixtures are prohibited in accessory buildings.
- No living spaces are allowed in accessory buildings.
- Reduced setbacks may be used for accessory buildings. The building must be located in the rear yard and must be at least 10 feet away from the principal building.
  - Minimum 4-foot side yard and rear yard setbacks on lots 60 feet or more in width
  - Minimum 2.5-foot side yard and rear yard setbacks on lots less than 60 feet in width

**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, provided they meet setback, height, and lot coverage requirements.

## **Beekeeping:** 10.103(10) These standards are designed to ensure that the keeping of insects in residential districts is done in a responsible manner that protects the public health, safety, and welfare and avoids conflicts with neighboring uses.

The keeping of honeybees in the yards of single family residences or duplexes shall be a permitted use if the use complies with the following:

- ✓ Each residential lot shall be allowed to have 6 hives per lot. For residential lots over 10,000 square feet, no more than one hive per 1,600 square feet of lot area is permitted.
- ✓ A supply of water shall be provided for all hives.
- ✓ A flyway barrier at least 6 feet in height shall shield any part of a property line that is within 25 feet of a hive. The flyway barrier shall consist of a wall, fence, dense vegetation or a combination thereof and it shall be positioned to transect both legs of a triangle extending from an apex at the hive to each end point of the part of the property line to be shielded.

## **Domestic Fowl:** 10.103(10) These standards are designed to ensure that the keeping of fowl in residential districts is done in a responsible manner that protects the public health, safety, and welfare and avoids conflicts with neighboring uses.

### Standards for Domestic Fowl Covered Enclosure Permit

<b>Permit required</b>	Yes
<b>Zoning district</b>	All
<b>Residence required</b>	Yes
<b>Location</b>	Within Rear and/or Side Yards
<b>Maximum size</b>	120 square feet*
<b>Maximum height</b>	12 feet
<b>Setback to any adjoining lot's residential structure</b>	25 feet
<b>Setback to water of any lake, river, or stream</b>	75 feet
<b>Permit fee</b>	\$15.00

**Domestic fowl** include female chickens, ducks, and quail. Geese, turkeys, and pea fowl are not considered domestic fowl.

**No roosters.**

The keeping of up to **8 domestic fowl** in the yards of single family residences or duplexes located in any zoning district shall be a permitted use if such use complies with the following:

- ✓ No slaughtering of domestic fowl shall occur on a residential property.
- ✓ Fowl must have access to a covered enclosure.
- ✓ Fowl may not roam in an unfenced area.
- ✓ Fowl must be kept within a covered and fenced enclosure or fenced enclosure at all time.
- ✓ Such enclosures mentioned must be clean, dry, and odor-free.
- ✓ Fowl, and their enclosures, are to be kept in a manner that will not disturb the use or enjoyment of adjacent properties.

Dane County Zoning permits are required prior to placing covered residential chicken enclosures on properties. The table below provides the requirements for such structures:

\*Larger enclosures may be permitted, but will be considered residential accessory buildings and permitted as such.