FP-B (Farmland Preservation - Business) Zoning District
Zoning district for commercial agricultural related uses
CH. 10-Zoning, Section 10.223

Permitted uses 10.223(2)

- Agricultural uses
- Agricultural entertainment less than 10 days/year
- Agricultural accessory uses (except those requiring a CUP below)
- Agriculture-related uses, such as implement dealers, produce processing, etc. (except those requiring a CUP below)
- Farm-related exhibitions, sales or events less than 11 days per year
- Large animal boarding
- Residences existing as of Feb. 20, 2010 (see below)
- Seasonal storage of recreational equipment and motor vehicles (including those not owned by the landowner) in existing buildings
- Sales of agricultural products produced on the premises
- 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 10.223(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
  - 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
  - Transportation, communication, pipeline, electric transmission, utility, or drainage uses not required by law
  - Non-metallic mineral extraction
  - Limited asphalt or ready-mix concrete plants
  - Renewable energy electricity generators

Setbacks and Height requirements for structures 10.223(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

Maximum Height:
- Residences: 2½ stories or 35 feet maximum
- Accessory buildings: 35 feet maximum
- Agricultural buildings: No height requirement

Permitted residences:
- 2½ stories or 35 feet maximum
- 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

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

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Lot Width & Area 10.223(4)

<table>
<thead>
<tr>
<th>Minimum: 20,000 square feet</th>
<th>Minimum lot width: 100 feet</th>
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<td>Maximum: None</td>
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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 FP-35 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 FP-35 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 10.222(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.

Existing Residences in FP-B 10.223(2)(b)1.
- Any residence lawfully existing as of February 20, 2010 shall be considered a permitted use. Such structures may be added to, altered, restored, repaired, replaced or reconstructed, without limitation, provided all of the following criteria are met:
  1. The use remains residential.
  2. The structure complies with all building height, setback, side yard and rear yard standards of this ordinance.
  3. For replacement residences, the structure must be located within 100 feet of the original residence, unless site-specific limitations or town residential siting standards in town plans adopted by the county board require a greater distance. Proposals for a replacement residence that would exceed the 100 foot limitation must be approved by the town board and county zoning committee.

- Residential accessory buildings, home occupations, foster care for less than 5 children, community living arrangements for less than 9 people, and incidental room rental are permitted when associated with:
  - An existing residence as permitted above
  - A farm residence approved by conditional use permit

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