

AMENDING CHAPTER 10 OF THE DANE COUNTY CODE
OF ORDINANCES, TRANSITIONAL AGRICULTURE BUSINESS DISTRICT

The County Board of Supervisors of the County of Dane does ordain as follows:

ARTICLE 1. Unless otherwise expressly stated herein, all references to section and chapter numbers are to those of the Dane County Code of Ordinances.

ARTICLE 2. Section 10.02 is amended to read as follows:

10.02 DISTRICTS. The following districts are established. The number, shape and area are best suited to carry out the purposes of this ordinance:

R-1 Residence District.
R-1A Residence District.
R-2 Residence District.
R-3 Residence District.
R-3A Residence District.
R-4 Residence District.
RH-1 Rural Homes District.
RH-2 Rural Homes District.
RH-3 Rural Homes District.
RH-4 Rural Homes District.
RE-1 Recreational District.
B-1 Local Business District.
A-1 Agriculture District.
A-1(EX) Exclusive Agriculture District.
A-B Agriculture-Business District.
A-Ba Transitional Agriculture-Business District.
A-2 Agriculture District.
A-3 Agriculture District.
A-4 Small Lot Agriculture District.
C-1 Commercial District.
C-2 Commercial District.
LC-1 Limited Commercial District.
EXP-1 Exposition District.
M-1 Industrial District.
CO-1 Conservancy District.
HD Historic Overlay District.
TDR-S Transfer of Development Rights Sending Area Overlay District.
TDR-R Transfer of Development Rights Receiving Area Overlay District.
PUD Planned Unit Development District.

ARTICLE 3. Section 10.122 of the Dane County Code of Ordinances is created to read as follows:

10.122 A-B(a) TRANSITIONAL AGRICULTURE BUSINESS DISTRICT.

(1) Purpose. The A-B(a) Transitional Agriculture Business District is designed to:

(a) Accommodate, for an unspecified period of time, agricultural, agriculture accessory and agriculture-related uses in areas ultimately planned for nonfarm urban or rural development. The district applies to such existing or proposed uses on properties located outside of mapped agricultural preservation areas as shown in the *Dane County Farmland Preservation Plan*.

(b) Provide for a wide range of agriculture, agricultural accessory and agriculture-related uses, at various scales with the minimum lot area necessary to accommodate the use. The A-B(a) district accommodates uses which are commercial or industrial in nature; are associated with agricultural production; require a rural location due to extensive land area needs or proximity of agricultural resources; and do not require urban services. In appearance and operation permitted uses in the A-B(a) district are often indistinguishable from an active farm. Conditional uses are more clearly commercial or industrial in nature, and may involve facilities or processes

that require a remote location distant from incompatible uses, proximity to agricultural products or suppliers and/or access to utility services or major transportation infrastructure. Examples of activities in the A-B(a) district may include, but are not limited to, agricultural support services, value-added, or related businesses such as implement dealers; veterinary clinics; farm machinery repair shops; agricultural supply sales, marketing, storage, and distribution centers; plant and tree nurseries; and facilities for the processing of natural agricultural products or by-products, including fruits, vegetables, silage, or animal proteins. Such activities are characterized by:

1. Wholesale or retail sales, and outdoor storage/display of agriculture-related equipment, inputs, and products;
2. Parking areas, outdoor lighting, and signage appropriate to the scale of use;
3. Small, medium, or large utilitarian structures/facilities/workshops, appropriate to the scale of use;
4. Low to moderate traffic volumes;
5. Noises, odors, dust, or other potential nuisances associated with agriculture-related production or processing.

(2) *Permitted uses.* All uses permitted in the A-B Agriculture Business District.

(3) *Conditional uses.* All conditional uses permitted in the A-B Agriculture Business District.

(4) *Building height limit.* Building height shall be the same as for the A-B Agriculture Business District.

(5) *Area, frontage and population density regulations.* Area, frontage, and population density regulations shall be the same as for the A-B Agriculture Business District.

(6) *Setback requirements.* Setback requirements shall be the same as for the A-B Agriculture Business District.

(7) *Side yard requirements.* Side yard requirements shall be the same as for the A-B Agriculture Business District.

(8) *Rear yard requirements.* The minimum rear yard shall be the same as for the A-B Agriculture Business District.

(9) General provisions applicable to the A-B(a) Transitional Agriculture Business District shall be the same as for the A-B Agriculture Business District.

(10) *Off-street parking.* Off-street parking shall be provided as required in section 10.18.