ATTACHMENT 1 - BULK STANDARDS TABLE

VILLAGE OF BLACK EARTH, DANE COUNTY, WI

Measurement	Zoning Districts								
	R-1 Single & Two-Family Residential	**R-2 Medium-Density Residential**	**B-1 General Commercial**	**B-2 Highway Commercial**	**I Industrial**	**PUD Planned Unit Development**	**Con Conservancy**	**FW Floodway**	**FF Flood Fringe**
Lot width (min. ft.)	40ft for: zero-lot-line; single-family; duplex/two-family; or Substandard lots per §310.37	25ft for Live-Work or Townhouses (max. four units attached). 50ft for: Triplexes; Fourplexes. 70ft for: Cottage (Bungalow) Courts; (Courtyard) Apartment/Condo Buildings; otherwise R-1 standards (at left)	25ft	100ft	100ft	Varies	100ft	-	-
Lot area (min. SF or acreage)	4,800 sq. ft. (duplex/two-family structure allowed on lot of this size)	6,400 sq. ft. for multifamily; otherwise R-1 standards (at left)	No minimum	0.50 acres	0.50 acres		1.0 acre	-	-
Lot coverage MAX % (principal & accessory structures)	50.00%	50.00%	No maximum	50.00%	75.00%		25.00%	-	-
Principal Building									
Maximum Building Height (ft) / # of building stories above-grade	30ft (3 stories)	45ft (4 stories)	45ft (4 stories)	35ft (3 stories)	None	Varies	35ft (3 stories)	*See §280-13 Standards for development*	*See §280-17 Standards for development*
Minimum Front Yard setback (ft)**	25ft	20ft	No minimum	50ft (may include parking)	30ft		50ft		
Minimum Side Yard setback (ft)	8ft each	6ft each	No minimum*	20ft each			20ft each (if structure housing animals, 50ft)		
Minimum Rear Yard setback (ft)	25ft	20ft	No minimum*	30ft			25ft		
Accessory Buildings									
Maximum Building Height/ # of building stories above grade	20 ft (2 stories)		20 ft	35 ft (3 stories)		Varies	Accessory uses to farming, such as barns, silos, and other agricultural buildings may exceed 35ft.	*See §280-13 Standards for development*	*See §280-17 Standards for development*
Minimum Front Yard setback (ft)	No accessory structure may be closer to front yard-adjacent road frontage than primary structure								
Minimum Side Yard setback (ft)	8ft		No minimum*	20ft		Varies	30ft		
Minimum Rear Yard setback (ft)	8ft		No minimum*	30ft			30ft		

*** Surveyor-confirmed lot line; walls must meet fire code**

**** Stoop and/or unconditioned porches may encroach up to 5ft into setback area**