

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