

Ordinance Amendment Related to Rural Based Businesses and Rural Residences

Article One. Section 1.0321 of the Town of Blue Mounds Zoning Ordinance is hereby amended as follows:

1.0321 Rural-Based Business District (RBB). The rural based business zoning district provides for small-scale business operations which are associated with rural areas, such as small contractors, small school bus operations, and home-based occupations. ~~It is intended that rural-based business operations will relocate to commercial zones within a reasonable time after the businesses exceed the defined scale of this district.~~ The District shall be an Overlay District as that term is used in sec. 1.058 of this Ordinance. All Overlay Zoning amendments shall require the Overlay uses to conform to the weight limits of the road on which the uses are located. Rural-Based Business zoning is prohibited on lots within platted residential subdivisions.

Article Two. Section 1.058 of the Town of Blue Mounds zoning ordinance is created to read: 19

1.058 Overlay Zoning Districts. (1) An "Overlay District" is any of several additional districts established by the zoning regulations that may be more or less restrictive than the primary zoning district.

(2) Where a property is located within an Overlay District, it is subject to the provisions of the primary zoning district and the Overlay District. Where the provisions are in conflict, the Overlay District governs.

(3) Overlay Districts are established to preserve and protect the natural environment, to encourage high quality design, to address the development of uses with unique impacts, and to protect the public health, safety and welfare by preserving areas for future use and development.

(4) An Overlay District is permitted in any area of the Town where the Town Board finds the proposed use in the Overlay District is consistent with the policies of the Comprehensive Plan.

(5) An Overlay District shall apply to an entire parcel except:

(a) where the District zones a zoning parcel described in sec. 1.0101(8), or,

(b) where the particular overlay use should be confined to an area defined in a plat of survey.

(6) Creation of an overlay district does not create a separate parcel.

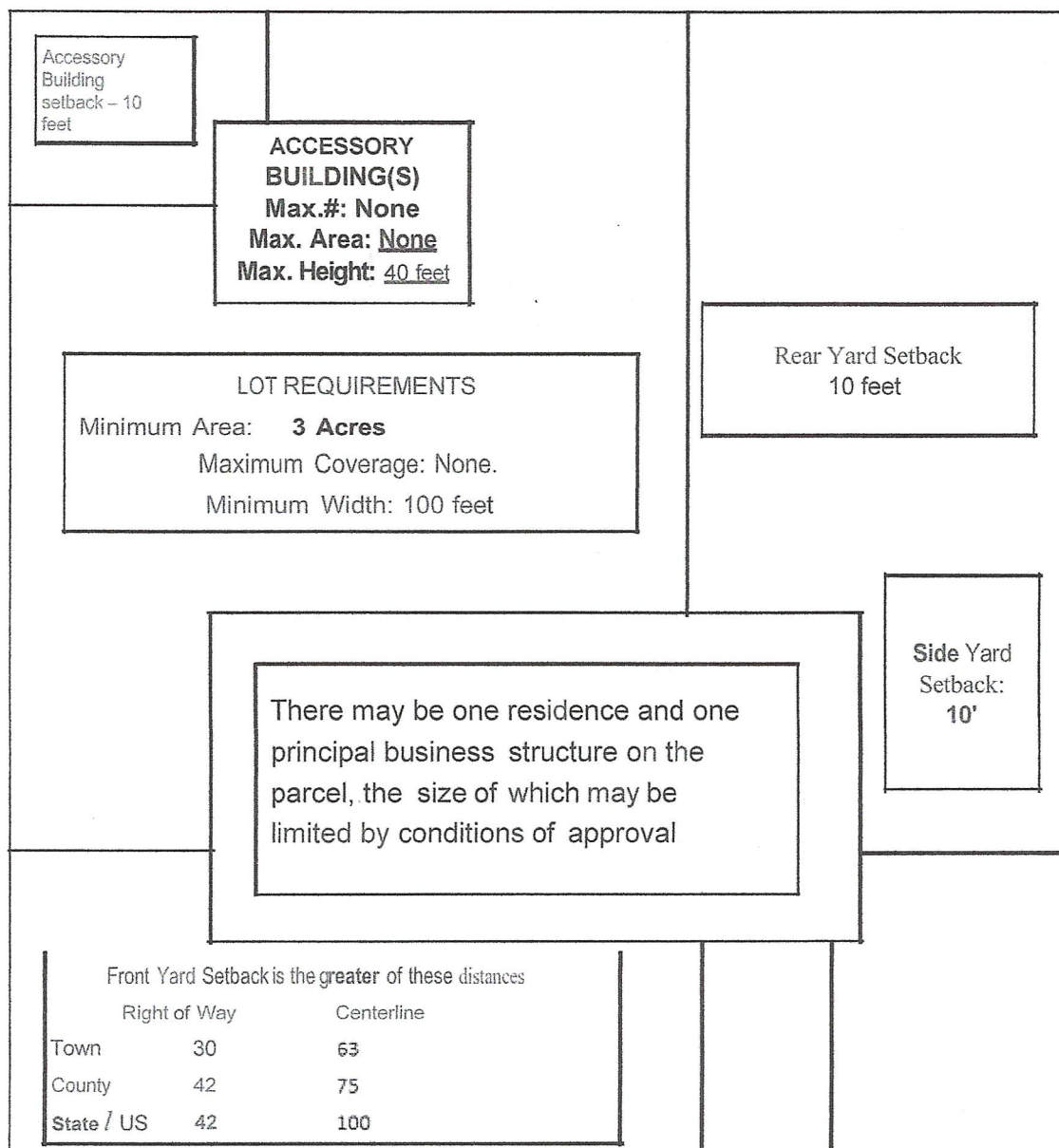
(7) An overlay zone shall lapse if the overlay zone use is discontinued for 12 months.

(8) The zoning amendment applying an overlay zone to a parcel may include conditions which include, but are not limited to the maximum area of buildings; number and types of vehicles or equipment; number of people working in a business; road access for the overlay; screening of the overlay from adjoining properties; criteria defining when the business needs to be relocated to a commercial or industrial parcel.

Article Three. Section 1.071 (18) [Graphic] is amended as follows:

AMENDED 8/12/25

Zoning District; Rural-Based Business	Sec. 1.0321,	NOT TO SCALE!!	
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37 **Article Four.** Section 1.0101 (8) of the Town of Blue Mounds_Zoning Ordinance is
38 created

to read:

39 (8) Zoning Parcels Mapped Under Legacy Zoning. (a) The Town finds that, prior to the
40 effective date of this Ordinance, Dane County adopted zoning amendments to various parcels in
41 the unincorporated portions of Dane County which created “zoning parcels.” A “zoning parcel”
42 is an area, defined or undefined, allowing a zoning use on a parcel which has another zoning
43 district mapped to that parcel. The effect of the zoning parcel has been that a single parcel has
44 two zoning districts. The Town finds that the zoning parcels are a source of confusion and
45 uncertainty which should be addressed in the process of updating the Town’s zoning regulations.

46 (b) The Town may, in transitioning the Town zoning map from the Legacy Zoning to this
47 Ordinance, address an existing zoning parcel by adopting an Overlay Zoning classification which
48 defines the uses and location of the zoning parcel which shall be permitted on the parcel. The
49 Overlay Zoning may vary from the permitted or conditional uses allowed under the zoning
50 parcel.

51 (c) On or after December 31, 2029, all zoning parcels which have not been converted to
52 Overlay Districts shall be rescinded.

53 (d) After the effective date of this subsection [8/12/25], no land use permits or other
54 development approvals may be granted for uses which are authorized by a zoning parcel. The
55 owner of land with a zoning parcel may apply for an Overlay Zoning for their parcel, which
56 request shall be granted to the extent necessary to permit establishment of a use previously
57 authorized by the Legacy Zoning.

58 (e) Any use which was established pursuant to a valid zoning or land use permit issued
59 prior to the effective date of this subsection [8/12/25] shall be a valid non-conforming use.

AMENDED 8/12/25