

**Ordinance 2026-1**

**ACCESSORY DWELLING UNITS**

***GENERAL INFORMATION***

- An accessory dwelling unit is a small (floor area of no more than 800 square feet) second residence on the same lot as an existing principal residence.
- Accessory dwelling units cannot have more than two bedrooms.
- The owner of the lot must reside either in the principal residence or in the accessory dwelling unit.
- Accessory dwelling units are permitted as either attached to the principal residence or in a detached structure.
  - o Attached accessory dwelling units must have their own entrance, and cannot share a main entrance with the principal residence.
  - o Detached accessory dwelling units may be constructed within an existing residential accessory building, such as an apartment over a garage, or may be new construction.
- Lots for a proposed accessory dwelling unit must meet all minimum lot dimensions in the applicable zoning district, and accessory dwelling units must meet all required setbacks.
- Accessory dwelling units must meet all residential building codes and sanitary codes.
- The lot must have adequate off-street parking for the residents of both the principal residence and the accessory dwelling unit.
- Accessory dwelling units must be oriented and constructed to protect the privacy of neighboring properties. If necessary, vegetative screening may be required.
- Accessory dwelling units cannot be sold separately from the principal residence on the lot, nor from the lot on which the ADU sits.
- ADU sites will not require a split

***SPECIFIC REGULATIONS BY ZONING DISTRICT***

**SINGLE-FAMILY RESIDENTIAL RURAL RESIDENTIAL, RURAL MIXED-USE DISTRICTS**

***SFR-08, SFR-1, SFR-2, RR-1, RR-2, RR-4, RR-8, RM-8, RM-16***

- Attached accessory dwelling units may be approved with a conditional use permit.
- Detached accessory dwelling units may be approved with zoning permit and conditional use permit.
- No more than one accessory dwelling unit permitted per lot.

**TWO-FAMILY RESIDENTIAL DISTRICT**

***TFR-08***

- No accessory dwelling units will be permitted.

**MULTI-FAMILY, HAMLET DISTRICTS**

***MFR-08, HAM-R, HAM-M***

- No accessory dwelling units will be permitted

**COMMERCIAL DISTRICTS**

***GC***

- No accessory dwelling units will be permitted.

This ordinance shall take effect after passage and publication as required by law.

Dated this 4<sup>th</sup> day of May 2026.

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Dave Koenig, Town of Dane, Chair

ATTEST:

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Angie Volkman, Town of Dane, Clerk

This ordinance was posted on 5/20/2026. This Ordinance was published 5/28/2026