

8.0 ZONING ORDINANCE

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF DOUGLAS DOES ORDAIN AS FOLLOWS:

SECTION I. INTRODUCTION

1.1. Authority and Purpose

For the purposes listed in Sections 59.69 and 59.692 Wis. Stats., the Board of Supervisors of Douglas County in regular session this 10th day of December, 1970 do ordain and enact as follows:

An ordinance regulating and restricting the location, construction and use of buildings, structures, and the use of land in the unincorporated portions of Douglas County and or said purposes dividing the County into districts.

1.2 Interpretation

The provisions of this ordinance shall be held to be minimum requirements, adopted for the promotion and protection for the public health, morals, safety, or the general welfare. Whenever the requirements of this ordinance are at variance with the requirements of any other lawfully adopted regulations, ordinances, or private covenants, the most restrictive, or that imposing the higher standards, shall govern. The shoreland provisions of this ordinance shall not require approval or be subject to disapproval by any town board.

SECTION II. DEFINITIONS

2.1 For the purpose of this ordinance, certain terms or words herein shall be interpreted or defined as follows:

Words used in the present tense include the future tense.

The singular includes the plural.

The word "person" includes an individual, all partnerships, associations, and bodies politic and corporate.

The word "lot" includes the word "plot" or "parcel".

The term "shall" is always mandatory.

The word "used" or "occupied" as applied to any land or building shall be construed to include the words "intended, arranged or designed to be used or occupied."

(1) **ACCESSORY USE:** A use customarily incidental and subordinate to the principal use or building and located on the same lot with such principal use or building.

(2) **BACKLOT:** A parcel or tract of land located within a shoreland that does not

front a navigable body of water, capable of being occupied by one residence and the accessory buildings or uses customarily incidental to it.

- (3) **BOATHOUSE:** Any structure located on the same lot as the principal building and used for with a residence.
- (4) **BUILDING:** Any structure used, designed or intended for the protection, shelter, or roofed enclosure of persons, animals, or property.
- (5) **BUILDING, HEIGHT OF:** The vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and to the mean height between eaves and ridge for gable, hip and gambrel roofs.
- (6) **CAMPING GROUND:** A parcel of land used or intended to be used, let or rented for occupancy by campers or for occupancy by or of trailers, tents or movable or temporary dwellings, rooms or sleeping quarters of any kind.
- (7) **DWELLING:** A building designed or used exclusively as the living quarters for one or more families. To include site built homes, manufactured homes, and modular homes. To include a residence@ found herein.
- (8) **DWELLING, MULTI-FAMILY:** A dwelling or group of dwellings on one plot containing separate living units for two or more families, but which may have joint services or facilities or both.
- (9) **ESSENTIAL SERVICES:** Services provided by public and private utilities, necessary for the exercise of the principal use or service of the principal structure. These services include underground, surface, or overhead gas, electrical, steam, water, sanitary sewerage, storm water drainage, and communication systems and accessories thereto, such as poles, towers, wires, mains, drains, vaults, culverts, laterals, sewers, pipes, catch basins, water storage tanks, conduits, cables, fire alarm boxes, police call boxes, traffic signals, pumps, lift stations, and hydrants, but not including buildings. Solid waste compactor roll offs multi-compartment recycling units, and similar equipment used for solid waste collection and recycling, excluding buildings. All zoning district setback requirements shall apply, except that they must be at least 100 feet from any navigable body of water or well. Screening may be required where it is deemed necessary by the Zoning Administrator or Zoning Committee. All units or receptacles shall be leak proof and maintained in good working condition. They shall also be secured with covers and be lockable if kept outside of buildings to prevent use when attendants are not on duty. Leased parcels, without buildings, shall not be subject to minimum lot size requirements, but must be at least one (1) acre in size and allow compliance with all setback requirements.

- (10) FAMILY: One or more persons living, sleeping, cooking and eating on the same premises as a single housekeeping unit.
- (11) FARMING, GENERAL: The production of field or truck crops, or the raising of livestock and livestock products for commercial gain.
- (12) HOME OCCUPATION: A gainful occupation conducted by a member of the family, within his or her place of residence, where the space used is incidental to residential use and no article is sold or offered for sale except such as is produced by such home occupation.
- (13) HOSPITAL: Unless otherwise specified, the term "hospital" shall be deemed to include sanitarium, sanatorium, reventorium, clinic, rest home, nursing home, convalescent home and any other place for the diagnosis, treatment or other care of ailments, and shall be deemed to be limited to places for the diagnosis, treatment or other care of human ailments.
- (14) LOT: A parcel of land occupied or capable of being occupied by one building and the accessory buildings or uses customarily incident to it; including such open spaces as are required by this ordinance (see Section 14, H, Douglas County Subdivision Control Ordinance).
- (15) LOT, DEPTH OF: A mean horizontal distance between the front and rear lot lines, measured in the general direction of its side lot lines.
- (16) LOT, WIDTH OF: The mean width measured perpendicular to the mean bearings of the side lot lines, except lake shore lot must be 150 feet wide on the lake measured perpendicular to the mean bearing of the side lot lines.
- (17) LOT LINES: Any line dividing one lot from another.
- (18) MAJOR RECREATIONAL EQUIPMENT: Includes travel trailer, pickup campers, or coaches, motorized dwellings, tent trailers, boat and boat trailers, snowmobiles and snowmobile trailers and the like.
- (19) MANUFACTURED HOME: Any structure transportable in one or more sections, which in the traveling mode is 8 body feet or more in width or 40 body feet or more in length and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities. Each section must be built to the Manufactured Home Construction and Safety Standards (HUD Code) and display a red certification label on the exterior.
- (20) MOBILE HOME: Any structure built prior to July 1, 1976, originally designed to be capable of transportation by any motor vehicle upon public highway which does not require substantial on-site fabrication.

- (21) **MODULAR HOME:** Any structure built in two or more sections and transported to the home site on a reusable carrier which has its own wheels and axles and built to the Wisconsin Uniform Dwelling Code.
- (22) **NAVIGABLE WATERS:** Means Lake Superior, all natural inland lakes and all streams, ponds, sloughs, flowages and other waters within the territorial limits of this state, including the Wisconsin portion of boundary waters, which are navigable under the laws of this state and pursuant to Section 281.31(2)(d), Wis. Stats. Shoreland ordinances required under Sections 59.692 and 281.31(2)(d) Wis. Stats. and Ch. NR 115, Wis. Adm. Code, do not apply to lands adjacent to farm drainage ditches if:
- (a) Such lands are not adjacent to a natural navigable stream or river;
 - (b) Those parts of such drainage ditches adjacent to such lands were not navigable streams before ditching; and
 - (c) Such lands are maintained in nonstructural agricultural use.
- (23) **NONCONFORMING USE:** A building, structure or use of land existing at the time of enactment of this ordinance, and which does not conform to the regulations of the district or zone in which it is situated or current dimensional standards such as setbacks, area or height.
- (24) **ORDINARY MAINTENANCE AND REPAIR:** Ordinary and routine actions necessary to continue or restore the safe and healthy use of a structure which has been damaged or has deteriorated through natural aging and wear and which does not result in a substantial structural improvement or a significant increase in value. Such actions may include, but are not limited to, painting and staining, and the repair of the following; exterior windows, skylights, doors, vents, siding, insulation, shutters, gutters, flooring, shingles, roofing materials, walls or the foundation, and internal improvements within the structural envelope without doing a structural alteration.
- (25) **SALVAGE YARD:** A lot, parcel, structure, or part thereof, used primarily for the collection, storage and sale of wastepaper, rags, scrap metal or discarded material; or for the collection, dismantling, storage and salvaging of machinery or four or more motor vehicles not in running condition and for the sale of parts thereof.
- (26) **SIGN:** A sign is any structure or natural object or part thereof or device attached thereto or printed or represented thereon which is intended to attract attention to any object, product, place, activity, persons, institution, organization, or business, or which shall display or include any letter, word, model, banner, flag, pennant, insignia, device, or representation used as or which is in the nature of an announcement, direction, or advertisement.

- (27) STRUCTURAL ALTERATION: Any activity not considered ordinary maintenance and repair that results in a change to the integral framework, or the exterior silhouette or footprint of a structure.
- (28) STRUCTURE: Anything constructed or erected.
- (29) TRAILER: A portable vehicle designed and used for temporary sleeping purposes while its occupants are engaged in the pastime of camping.
- (30) USE: The specific purpose for which land or a building is designed, arranged, intended, or for which it is or may be occupied or maintained. The term "permitted use" or its equivalent shall not be deemed to include any nonconforming use.
- (31) YARD, FRONT: An open unoccupied space on the same lot with the building between the front line of the building and the front line of the lot and extending the full width of the lot.
- (32) YARD, REAR: An open unoccupied space on the same lot with the building between the rear line of the building and the rear line of the lot and extending the full width of the lot.
- (33) YARD, SIDE: An open unoccupied space on the same lot with the building situated between the building and the side line of the lot and extending from the front yard to the rear yard. Any lot line not a rear line or a front line shall be deemed a side line.

SECTION III. ZONING DISTRICTS

3.1 Establishment of Districts

For the purposes of this ordinance, the unincorporated areas of Douglas County are hereby divided into the following types of districts:

- (1) R-1: Residential District
- (2) R-2: Residential District
- (3) RR-1: Residential-Recreation District
- (4) A-1: Agricultural District
- (5) C-1: Commercial District
- (6) I-1: Industrial District
- (7) F-1: Forestry District
- (8) W-1: Resource Conservation District
- (9) SP-1: Shoreland Protection District (overlay)
- (10) PUD: Planned Unit Development District
- (11) UVD: Unincorporated Village District (Overlay District)

3.2 Zoning Map and District Boundaries

The locations and boundaries of these districts are shown in a single map officially designated "Official Zoning Map, Douglas County, Wisconsin" and on separate maps number 1 to 16, officially designated "Detailed Zoning Maps, Douglas County, Wisconsin."

These maps, together with all explanatory matter and regulations thereon, are an integral part of this ordinance. In the event of a conflict between zoning district boundaries shown on the "Official Zoning Map, Douglas County, Wisconsin" and the "Detailed Zoning Maps, Douglas County, Wisconsin" the latter shall govern and prevail. District boundaries are normally lot lines; section and quarter section lines, center lines of streets, highways, railroads, or alleys. Questions regarding exact location of district boundaries shall be decided by the County Zoning Administrator. Decisions may be reviewed on appeal to the Board of Adjustment as provided in Section 9.0 of this ordinance.

The single official copies of the "Official Zoning Map, Douglas County, Wisconsin" and "Detailed Zoning Maps, Douglas County, Wisconsin," together with a copy of this ordinance shall be kept at the County Zoning Administrator's Office and shall be available for public inspection during office hours. These maps shall be certified by the chairman of the county board and attested by the county clerk. Any changes affecting zoning district boundaries or explanatory matter and regulations shall be made in accordance with provisions of Section 59.69 Wis. Stats.

3.3 R-1 RESIDENTIAL DISTRICT

This district provides for one-family and two-family year-round residential development protected from traffic hazards and the intrusion of incompatible land uses. It is intended to encourage such development around existing residential areas where soil conditions are suitable for such development and in those areas which can be economically and readily served by utilities and municipal facilities.

1. Permitted Uses

- (a) One-family and two-family year-round dwellings.
- (b) Private garages and carports.
- (c) Essential services and utilities intended to serve the principal permitted use.
- (d) Signs subject to the provisions of Section 5.0.
- (e) Horticulture and gardening.
- (f) Customary accessory uses provided such uses are clearly incidental to the principal use and that no such use generates traffic or noise that would create a public or private nuisance.

2. Uses Authorized by Conditional Permit

- (a) Multi-family (three or more) dwelling units.
- (b) Rooming or boarding houses.
- (c) A single mobile home provided the lot area and setback requirements of this district are met and the owner provides an accessory building or garage for storage purposes.
- (d) Mobile home parks subject to the provisions of Section 6.0.
- (e) Public and semipublic uses including, but not limited to, the following: public and private schools, churches, public parks and recreation areas, hospitals, rest homes and homes for the aged, fire and police stations, historic sites. Sewage disposal plants, garbage incinerators and maintenance, repair or storage buildings shall not be permitted.
- (f) Telephone, telegraph and power transmission towers, poles and lines, including transformers, substations, relay and repeater stations, equipment housing and other necessary appurtenant equipment and structures.
- (g) Home occupations or professional offices provided no such use occupies more than 25 percent of the total floor area of the dwelling, not more than one nonresident person is employed on the premises, and such use will not include an operational activity that would create a nuisance to be otherwise incompatible with the surrounding residential area.
- (h) Snowmobile trails.

3.4 R-2: RESIDENTIAL DISTRICT

This district provides for one-family and two-family year-round residential development and for the continuation of forest programs. It is intended to encourage forest management programs and at the same time, allow large lot residential development.

1. Permitted Uses

- (a) One and two-family year-round dwellings.
- (b) Private garages and carports.
- (c) Essential services and utilities intended to serve the principal permitted use.
- (d) Signs subject to the provisions of Section 5.0.
- (e) Horticulture and gardening.
- (f) Customary accessory uses provided such uses are clearly incidental to the principal use.
- (g) Production of forest crops, including tree plantations.
- (h) Harvesting of wild crops such as marsh hay, ferns, moss, berries, tree fruits and tree seeds.

2. Uses authorized by conditional permit.

- (a) Seasonal dwellings and customary accessory buildings such as private garages and carports on the same lot as the seasonal dwelling unit.
- (b) Telephone, telegraph and power transmission towers, poles and lines, including transformers, substations, relay and repeater stations, equipment housing and other necessary appurtenant equipment and structures.
- (c) A single mobile home provided lot area and setback requirements of this district are met and the owner provides an accessory building for storage purposes.
- (d) Hobby farms including horses, dogs, chickens, etc., providing all structures housing such animals are 75 feet from all human habitation, 50 feet from lot lines and 100 feet from any highway.
- (e) Home occupations or professional offices provided no such use occupies more than 25 percent of the total floor area of the dwelling, not more than one nonresident person is employed on the premises, and such use will not include an operational activity that would create a nuisance to be otherwise incompatible with the surrounding residential area.

3.5 RR-1: RESIDENTIAL-RECREATION DISTRICT

This district is intended to provide for seasonal residential development and essential recreation-oriented services in areas of high recreational value where soil conditions and other physical features will support such development without depleting or destroying natural resources.

1. Permitted Uses

- (a) One-family and two-family seasonal dwellings.
- (b) Private garages and carports.
- (c) Horticulture and gardening.
- (d) Essential services and utilities to serve the principal permitted use.
- (e) Signs subject to the provisions of Section 5.0.
- (f) Customary accessory uses provided such uses are clearly incidental to the principal permitted use.

2. Uses Authorized by Conditional Permit

- (a) One-family and two-family year-round dwellings.
- (b) A single mobile home provided the lot area and setback requirements of this district are met and the owner provides an accessory building or garage for storage purposes.
- (c) Mobile home parks and trailer parks subject to the provisions of Section 6.0.
- (d) Telephone, telegraph, and power transmission towers, poles and

lines, including transformers, substations, relays and repeater stations, equipment housing and other necessary appurtenant equipment and structures.

- (e) Recreational service-oriented uses such as resorts and motels, restaurants and cocktail lounges, marinas, sport shops and bait sales, and other recreational services which in the opinion of the County Zoning Committee are of the same general character or clearly incidental to a permitted use or use authorized by conditional permit.

3.6 A-1: AGRICULTURAL DISTRICT

This district is intended to provide for the continuation of general farming and related activities in those areas best suited for such development; and to prevent the untimely and uneconomical scattering of residential, commercial, or industrial development into such areas.

1. Permitted Uses:

- (a) One-family and two-family year-round and seasonal dwellings.
- (b) One-family and two-family farm residences and a single mobile home, but only when occupied by owners and/or persons engaged in farming activities on the premises.
- (c) All agricultural land uses, buildings, and activities, except farms for disposal of garbage or offal.
- (d) Roadside stands for the sale of products grown on the premises, if sufficient off-street parking space for customers is provided.
- (e) Agricultural processing industries and warehouses, except slaughterhouses and rendering and fertilizer plants.
- (f) Vacation farms and other farm-oriented recreational uses such as riding stables, winter sports activities, and game farms.
- (g) Cemeteries and mausoleums.
- (h) Essential services and utilities intended to serve a permitted principal use on the premises.
- (i) Woodlots and tree farms.
- (j) Customary accessory uses provided such uses are clearly incidental to a principal permitted use.
- (k) Signs subject to the provisions of Section V.

2. Uses Authorized by Conditional Permit:

- (a) Mobile home parks and trailer parks subject to the provisions of Section 6.0.
- (b) A single mobile home provided the lot area and setback requirements of this district are met and the owner provides an accessory building or garage for storage purposes.
- (c) Dumps for the disposal of garbage, sewage, rubbish, or offal, subject to the applicable provisions of Wisconsin Administrative Code and

- the provisions of Section 6.0.
- (d) Slaughterhouses, rendering and fertilizer plants.
- (e) Public and semipublic uses including but not limited to the following: public and private schools, churches, public parks and recreation areas, hospitals, rest homes and homes for the aged, fire and police stations, historic sites, sewage disposal plants, garbage incinerators and maintenance, repair or storage buildings.
- (f) Telephone, telegraph and power transmission towers, poles and lines, including transformers, substations, relay and repeater stations, equipment housing and other necessary appurtenant equipment and structures.
- (g) Quarrying and mining and processing of products from these activities, subject to the provisions of Section 6.0.
- (h) Airports, subject to the provisions of Section 4.3.
- (i) Gas lines.
- (j) Home occupations or professional offices provided no such use occupies more than 25 percent of the total floor area of the dwelling, not more than one nonresident person is employed on the premises, and such use will not include an operational activity that would create a nuisance to be otherwise incompatible with the surrounding residential area.

3.7 C-1: COMMERCIAL DISTRICT

This district is intended to provide for the orderly and attractive grouping, at appropriate locations, of retail stores, shops, offices and similar commercial establishments.

1. Permitted Uses

Facilities such as, but not limited to the following:

- (a) Retail stores and shops offering convenience goods and services.
- (b) Business and professional offices and studios.
- (c) Banks and savings and loan offices.
- (d) Public and semipublic buildings and institutions.
- (e) Commercial entertainment facilities.
- (f) Laundromats.
- (g) Restaurants.
- (h) Taverns.
- (i) Medical and dental clinics.
- (j) Auto service stations and maintenance facilities.
- (k) Public and private marinas.
- (l) Recreation service-oriented facilities as stated in the RR-1 District.
- (m) Motels and tourist homes.
- (n) Rooming and boarding houses.
- (o) Essential services and utilities intended to serve the principal

permitted use.

2. Uses Authorized by Conditional Permit

- (a) Public and semipublic conditional uses as stated in the R-1 District.
- (b) New and used car sales establishments.
- (c) Wholesaling establishments.
- (d) Transportation terminals.
- (e) Farm implements sales firms.
- (f) Outdoor theaters.
- (g) Miniature golf, go-karts and amusement parks.
- (h) Drive-in establishments offering in-car service to customers.
- (i) Single family dwellings and mobile homes, but only when occupied by owners and/or persons engaged in commercial activities on the premises.

3.8 I-1: INDUSTRIAL DISTRICT

This district is intended to provide for manufacturing and industrial operations which, on the basis of actual physical and operational characteristics, would not be detrimental to surrounding areas by reason of smoke, noise, dust, odor, traffic, physical appearance or similar factors relating to public health, welfare and safety. Those industries requiring outdoor storage for raw materials and/or finished products may be required to provide a fence or screen in accordance with the provisions of Section 6.0.

1. Permitted Uses

- (a) Manufacturing, assembly, fabricating, and processing plants and similar type industrial operations consistent with the purposes of this district.
- (b) General warehousing.
- (c) Accessory uses clearly incidental to a permitted use.
- (d) Railroad yards.
- (e) Essential services and utilities intended to serve the principal permitted use.

2. Uses Authorized by Conditional Permit

- (a) Salvage yards, subject to the provisions of Section 6.0.
- (b) Quarrying, mining and processing of products from these activities, subject to the provisions of Section 6.0.

*Any use determined to be objectionable by the County Zoning Committee on the basis of pollution, noise, dust, smoke, vibration, odor, flashing lights, or danger of explosion may be permitted only upon the issuance of a conditional use permit setting forth dimensional and site requirements, performance standards, aesthetic controls and pollution standards for that

particular use.

3.9 F-1: FORESTRY DISTRICT

This district provides for the continuation of forest programs and related uses in those areas best suited for such activities. It is intended to encourage forest management programs and also to recognize the value of the forest as a recreational resource by permitting as a conditional use certain recreational activities which when adequately developed, are not incompatible to the forest.

1. Permitted Uses

- (a) Production of forest crops, including tree plantations.
- (b) Harvesting of wild crops such as marsh hay, ferns, moss, berries, tree fruits and tree seeds.
- (c) Hiking trails wildlife refuges, and snowmobile trails and game management habitat areas.
- (d) Signs, subject to the provisions of Section 5.0.
- (e) Essential services and utilities intended to serve the principal permitted use.

2. Uses Authorized by Conditional Permit

- (a) One and two-family year-round dwellings.
- (b) Seasonal dwellings and customary accessory buildings such as private garages and carports on the same lot as the seasonal dwelling unit.
- (c) Public and private parks, playgrounds and winter sports areas.
- (d) Dams, plants for production of electric power and flowage areas.
- (e) Trailer camps subject to the provisions of Section 6.0.
- (f) Forest-connected industries such as pulp and paper production plants, sawmills, debarking operations, chipping facilities and similar operations including temporary dwellings and mobile homes for persons engaged in these operations.
- (g) Recreation and youth camps.
- (h) Riding stables.
- (i) Shooting ranges.
- (j) Quarrying and mining operations subject to the provisions of Section 6.0.
- (k) Year-round residences for caretakers of recreational areas.
- (l) Telephone, telegraph and power transmission towers, poles and lines including transformers, substations, relay and repeater stations, equipment housings and other necessary appurtenant equipment and structures, radio and television stations and transmission towers, fire towers and microwave radio relay towers.
- (m) Garbage and refuse disposal sites subject to the provisions of Section 6.4.

- (n) Airports subject to the provisions of Section 4.3.
- (o) Gas lines.

3.10 W-1: RESOURCE CONSERVATION DISTRICT

This district is intended to be used to prevent destruction of natural or man-made resources and to protect water courses including the shorelands of navigable waters, and areas which are not adequately drained, or which are subject to periodic flooding, where developments would result in hazards to health or safety, would deplete or destroy resources; or be otherwise incompatible with the public welfare.

1. Permitted Uses

- (a) Public fish hatcheries.
- (b) Soil and water conservation programs.
- (c) Forest management programs.
- (d) Wildlife preserves.

2. Uses Authorized by Conditional Permit

- (a) Drainage where such activity will not be in conflict with the stated purposes of this district.
- (b) Public and private parks.
- (c) Dams, plants for the production of electric power and flowage areas.
- (d) Grazing where such activities will not be in conflict with the stated purpose of this district.
- (e) Orchards and wild crop harvestings.
- (f) Telephone, telegraph and power transmission towers, poles and lines including transformers, substations, relay and repeater stations, equipment housings and other necessary appurtenant equipment and structures, radio and television station and transmission towers, fire towers, and microwave radio relay towers.
- (g) Trailer camps, subject to the provision of Section 6.0.
- (h) Signs, subject to the provisions of Section 5.0. No use shall involve dumping or filling, of mineral soil or peat removal that would disturb the natural fauna, flora, water courses, water regimen, or topography.

3.11 SP: SHORELAND PROTECTION DISTRICT (OVERLAY DISTRICT)

This district provides for the protection waters and shorelands, and for safe and orderly shoreland development in Douglas County. The intent is to further the maintenance of safe and healthful conditions; prevent and control water pollution; protect spawning grounds, fish and aquatic life; control building sites, placement of structures and uses, and to preserve shore cover and natural beauty. The district

includes all lands in the unincorporated areas of the county within the following distance from the normal highwater elevation of navigable water; 1,000 feet from a lake, pond, or flowage, and 300 feet from a river or stream or to the landward side of a floodplain whichever distance is greater.

1. Permitted Uses

- (a) Any use permitted in the underlying districts, subject to the shoreland provisions of this ordinance.
- (b) Any accessory use permitted in the underlying districts, subject to the shoreland provisions of this ordinance.

2. Uses Authorized by Conditional Permit

- (a) Any conditional use authorized in the underlying districts, subject to the shoreland provisions of this ordinance.

3.12 PUD: PLANNED UNIT DEVELOPMENT DISTRICT

The PUD District is intended to provide for large-scale residential or residential-recreational development. This district shall have no definite boundaries until such are approved by the County Board on the recommendation of the Zoning Committee in accordance with procedures prescribed for zoning amendments by Wisconsin Statutes, Section 59.97. Plans for the proposed development shall be submitted in duplicate, and shall show the location, size, and proposed use of all structures and land included in the areas involved. The plans may provide for a combination of single-and multi-family development as well as related commercial uses, provided that the plans indicate that:

- (a) A single area of at least five acres is involved.
- (b) Each residential building and lot in the district will conform to the R-1 District requirements and each commercial building and lot will conform to the C-1 District requirements.
- (c) Adequate streets and sidewalks as determined to serve the needs of the area involved will be provided.
- (d) Adequate access to public streets and proper internal circulation will be provided.
- (e) Adequate sewer and water facilities will be provided.
- (f) The development will constitute a reasonable extension of the living areas in the county and will be compatible with surrounding land uses.

3.13 UNINCORPORATED VILLAGE DISTRICTS (OVERLAY DISTRICT)

The Unincorporated Village District is created to accommodate the land use patterns of those established unincorporated villages where, in order to insure development consistent with the intent of this Chapter, special provisions shall be applied:

The Unincorporated Village District shall encompass:

1. Those lands within the Towns of Brule, Gordon, Parkland, Solon Springs and Superior whose boundaries are delineated on the orders creating their respective sanitary districts under the provisions of Ch. 60.3, Wis. Stats., and on file with the Register of Deeds Office; and
2. Those lands with a public Inland Lake Protection and Rehabilitation District whose boundaries are delineated on the orders creating their respective district under the provision of Ch. 33, Wis. Stats. and on file with the Register of Deeds Office.

SECTION IV. REGULATIONS

4.1 Application of Regulations

The use of any land or water, the size, shape and placement of lots; the use, size, height, type, and location of structures thereon; and the provisions for open spaces shall be in compliance with the regulations set forth on the "Official Zoning Map, Douglas County, Wisconsin," and in the text of this ordinance.

4.2 Standard District Regulations

1. **Setback Requirements on Highways and Roads**
 - (a) All state and U.S. numbered highways are hereby designated Class A highways. The setback line for Class A highways and for any other roads designated as major roads on official maps in effect in the county shall be 130 feet from the centerline of the highway (State or U.S.) or 66 feet from the right-of-way line, whichever is greater.
 - (b) All county trunk highways not otherwise designated as Class A highways are hereby designated Class B highways. The setback for Class B highways and for roads designated as arterial roads on official maps in effect in the county shall be 75 feet from the centerline of such highway (County Trunk Highway) or 42 feet from the right-of-way line whichever is greater.
 - (c) All town roads not otherwise designated Class A or Class B highways are hereby designated Class C highways. The setback for Class C highways and for streets other than major and arterial roads designated as such on official maps in effect in the county shall be 63 feet from the centerline of the highway (Town Road) or 30 feet from the right-of-way line, whichever is greater.
 - (d) A setback equal to the average setback of existing principal buildings located within 500 feet of a proposed building site and on the same side of the street shall be permitted where these buildings do not

- conform with the appropriate setback line.
- (e) Minor, readily removable structures such as open fences or signs permitted by this ordinance may be placed within setback lines. Public utility equipment without permanent foundations is also permitted. When deemed necessary by the County Zoning Committee in connection with development such as highway improvement programs, property owners and public utilities may be required to remove, at their own expense and without right of compensation, any such structures erected within setback lines.

2. Visual Clearance at Intersections

In each quadrant of every street intersection there shall be designated a visual clearance triangle bounded by the street center lines and a line connecting them 200 feet from a Class A highway intersection, and 150 feet from a Class B highway. If two highways of a different class intersect, the largest distance shall apply to both center lines. Within this triangle, no object over two and one-half feet in height above these streets shall be allowed if it obstructs the view across the triangle. Posts or open fences are excluded from this provision.

Unincorporated Village District (Overlay District) Setbacks: Within the unincorporated village district, the minimum setback distance from the center line or right-of-way line, whichever is greater, of any street, road or alley shall be maintained.

3. Access Driveways

Access driveways to highways from abutting properties shall comply with the following requirements:

<u>Class of Highway</u>	<u>Minimum Distance of Highway Frontage Between Access Driveways for Separate Land Uses</u>	<u>Minimum Distance Access Driveways May be Located to the Right-of-Way of An Intersection Highway</u>
Class A Highways		
Federal Aid Primary Highways	600 feet	300 feet
Federal Aid Secondary Highways	500	250
Class B Highways	300	150
Class C Highways	75	75

Where there is more than one lot abutting on Class A and Class B highways between access driveways, a service road of not less than 50 feet right-of-way shall be provided across the entire frontage of each lot unless a

temporary access permit has been granted with the approval of the agency having jurisdiction over the highway. Use of access is limited to the use authorized in the temporary access permit. This permit would be revocable when a frontage road is provided.

The maximum number and width of access driveways to highways and service roads shall be as follows:

<u>Type of Access Driveway</u>	<u>Maximum Number of Access Driveways</u>	<u>Maximum Width of Access Driveways</u>
Commercial and Industrial Land Uses	2	35 feet
Other Land Uses	1	24

Where crossovers in median strips have been provided, access driveways shall be directly opposite these crossovers.

4. Excessive Height Permitted

Heights of the following structures may exceed ordinance limits for the district in which it is to be located with the approval of the County Zoning Committee; cooling towers, penthouses, stacks, lookout towers, silos, windmills, water towers, spires, radio and television aerials, masts, antennae and necessary mechanical appurtenances.

5. Lot Sizes

- (a) After adoption of this ordinance, no lot area shall be so reduced that the dimensional and yard requirements required by this ordinance cannot be met. Lots existing and of record prior to adoption of this ordinance, but of substandard size, may be devoted to uses permitted in the district in which located.
- (b) If two or more substandard lots with continuous frontage have the same ownership as of the effective date of this ordinance, the lots involved shall be considered to be an individual parcel for the purposes of this ordinance.
- (c) Any shoreland lot adjacent to water resources which remain unclassified must have a minimum area of 30,000 square feet and a minimum width of 150 feet at the lake measured perpendicular to the mean bearing of the side lot lines. Lots adjacent to water resources which have been classified in accordance with the town carrying-capacity plan option specified in Section 4.4 shall meet the following minimum dimensional requirements:

Area (Square Feet) Width (Feet)

Minimum Protection Water Resources	30,000	150
Moderate Protection Water Resources	40,000	175
Maximum Protection Water Resources	80,000	200

6. Accessory Uses and Structures.

- (a) Any permanent, roofed structures serving as an accessory use, if attached to the principal building, shall be considered a part of the principal building. If such structure is a building and is not attached to the principal building, it shall conform to the setback, and other dimensional requirements of the district within it is located.

7. Drainage, Sanitation and Water Supply

- (a) No principal building shall be erected, structurally altered, or relocated on land which is not adequately drained at all times by reason of adverse soil conditions, steep slopes, shallow impermeable bedrock, periodic flooding, or where the lowest floor level is less than four feet above the highest groundwater level.
- (b) No principal building intended for human use or occupancy shall be erected, structurally altered, or relocated on a lot, unless provision is made for safe and adequate facilities for water and disposal of sewage in accordance with the regulations of the Douglas County Sanitary Code and the appropriate requirements of the Wisconsin Administrative Code.
- (c) The County Zoning Administrator shall not hereafter authorize a building to be erected, structurally altered, or relocated which has a private waste disposal system unless the plans for the system have been reviewed in accordance with the provisions of the Douglas County Sanitary Code, and a sanitary permit has been issued.
- (d) Private sewage disposal systems for dwelling units shall meet the located requirements of the Douglas County Sanitary Code and applicable minimum standards of the Wisconsin Administrative Code.
- (e) Where connection is not to be made to a public water system, no residential use shall be permitted unless provision is made for a safe and adequate supply of drinking water located on the premises, a permit for which has been obtained in accordance with the provisions of the Douglas County Sanitary Code.
- (f) Planned unit developments shall be served by sewerage facilities which meet the requirements of the Douglas County Sanitary Code and the applicable minimum standards of the Wisconsin Administrative Code.

4.3 Supplementary Regulations

1. Airport Safety Zones

Except for field crops and fences under five feet high, the maximum height of any object located within 500 feet of either side of the centerline of a landing strip, and extended to a distance of two miles from the end of the runway shall be no higher than one-fortieth of the distance of the object to the land strip.

2. Off-Street Parking

Any building hereafter erected or placed on a lot shall be provided with off-street parking spaces for those using such building.

- (a) Each parking space required shall be at least 200 square feet in area.
- (b) Residential uses shall be provided with at least one (1) parking space for each dwelling unit.
- (c) Commercial and industrial uses, as listed and permitted in the zoning districts, shall be provided, except as noted below with one parking space for each 200 square feet of floor area. However, restaurants, taverns, and similar establishments shall be provided with at least one space for each three seats devoted to patron use; motels, tourist cabins and similar establishments shall be provided with at least one space for each unit; drive-in eating stands offering in-car service shall be provided with at least five spaces for each person employed to serve customers.
- (d) Public gathering uses shall be provided with at least one space for each five patrons to be accommodated on the premises.

3. Off-Street Loading and Unloading

Any commercial or industrial building hereafter erected or placed on a lot shall be provided with sufficient off-street loading and unloading space so that no public streets or alleys need be blocked by such activities. In the industrial district, such building shall be provided with a minimum of 400 square feet of off-street loading and unloading space.

4.4 Shoreland Regulations

It is the policy of the Douglas County Board of Supervisors to regulate structures adjacent to shorelands according to county-wide minimum standards except where townships have cooperated in county planning under the authority cited in Section 60.23, Wis. Stats., by adopting a carrying-capacity plan which surveys and classifies the water resources of the town. Such a carrying-capacity plan shall incorporate both qualitative and quantitative criteria in its water resources classification system and shall recommend, by name or description, which water resources should receive minimum protection, which should receive moderate protection and which should receive maximum protection.

Following its review and approval of a township's carrying-capacity plan, the Douglas County Board of Supervisors may direct the County Zoning Administrator, through the Zoning Committee, to regulate structures adjacent to such water resources in accordance with the special dimensional levels provided for classified townships below.

1. Lake Class Development Standards for Waterfront Property on Navigable Waters

(a) After adoption of this section, or an amendment thereto, no lot area shall be so reduced that the dimensional and yard requirements required by this ordinance cannot be met. Parcels of land existing and of record shall meet the minimum requirements of (Section 4.4) and lots existing and of record, i.e., documented by recording of a metes and bounds description; or a Certified Survey Map; or a recorded platted subdivision, but of substandard size to the Lake Class Development Standards are hereby not nonconforming to the parcel size. The construction of new dwellings or replacement dwellings; additions to existing structures and the construction of accessory buildings when a principal structure exists on the premises may be allowed by permit provided all other requirements, regulations and setbacks can be met.

(b) The following classification lists identify lakes named in a Surface Water Resources of Douglas County, published by Wisconsin Department of Natural Resources and appearing by name on the 1:24000 scale topographic maps published by the U.S. Geological Survey, commonly referred to as the U.S.G.S. Quadrangle Maps.

All unnamed lakes listed in the a Surface Water Resources of Douglas County, Wisconsin Department of Natural Resources and all named lakes 40 acres in size or less are considered Class 3 protection lakes.

In addition, any lake inadvertently omitted from the a Surface Water Resources of Douglas County over 40 acres in size will be classified according to available information and non-listed lakes 40 acres or less in size will be considered Class 3 protection lakes.

It should be noted that Douglas County's shoreline regulation jurisdiction extends only to those portions of shoreline outside the boundaries of any incorporated municipality.

Development standards for rivers and streams refer to all rivers and streams in Douglas County deemed by the Wisconsin Department of Natural Resources to be navigable.

There are un-named lakes that have a local names and for the purpose of this classification are considered Class 3 lakes.

The R-2 (Residential District), A-1 (Agricultural District), and F-1 (Forestry

District) zone districts supersede the lake classification development standards. The town of Wascott Lake Development Standards, when more restrictive, supersede the Douglas County Shoreland development standards.

DIMENSIONAL REQUIREMENTS
DOUGLAS COUNTY
SHORELANDS CLASS DEVELOPMENT STANDARDS
to apply to Lake and River Properties

Lakes Classification	Lot Size	For Each Single Family Dwelling Unit Lot Width	Shoreline Setback	Lot Depth	Vegetation Removal	Side Yard Setback for all Structures
Class 1	30,000 s.f.	150 ft. *300 ft.	75 ft.	200 ft.	30' corridor within 35' of shore	10' min. 40' min total
Class 2	40,000 s.f.	175 ft. *350 ft.	100 ft.	230 ft.	30' corridor within 35' of shore	10' min. 40' min. total
Class 3	80,000 s.f.	200 ft. *400 ft.	125 ft.	400 ft.	30' corridor within 50' of shore	20' min. 50' min. total
Rivers & Streams	80,000 s.f.	200 ft.	**125 ft.	400 ft.	30' corridor within 50' of shore	20' min. 50' min. total

- *NOTE:
- *1. Two or Three Family Dwelling/Unit
 - **2. Brule, St. Croix, and Eau Claire Rivers have a 200' setback, Douglas County Shoreland Development Standards apply when more restrictive.
 - 3. The Town of Wascott Lake Development Standards, when more restrictive, supersede the Douglas County Shoreland Development Standards.

2. Lake Access

All private lake accesses; lake access easements; or outlots; deeded or contractual accesses for the purpose of lake access shall meet the following requirements:

- (a) The access to a navigable waterway for backlot or off-lake development shall meet the minimum lot and parcel size requirements of the Lake Class Development Standards. The lot width shall be measured at right angles at all points along its side lot lines and the minimum required lot area shall exclude any wetlands. A contiguous buffer area of 25 feet along each side lot line

running the full depth of the lot shall remain in its natural state. The cutting of vegetation or trees or the construction/placement of buildings within the buffer zone is prohibited.

- (b) The number of single family lots, building sites, single family units or single family condominium units utilizing said access shall be limited to four (4).
- (c) No structures will be allowed on the lake access parcel.
- (d) The creation or use of land for a lake access shall be by conditional use only. The Zoning Committee shall consider the size, shape, depth, present and potential use of the lake, and the effect of the private access on public rights in navigable waters.

3. Resorts and Condominiums

The construction of additional rental cabins/dwellings within an existing resort or the construction of additional dwelling units within a recorded condominium shall meet the minimum lot width and parcel size requirements of the Lake Class Development Standards.

To determine the number of total cabins/dwelling units allowed, take the total lot or parcel size and divide by the lake class size requirement. No principal structure shall be located less than 20 feet from an existing principal structure and shall meet all water line, road, lot line, and septic setbacks.

CLASSIFICATION LIST

Class 1	Class 2	Class 3				
Lower Eau Claire	Bond	Anderson	Cream	2-(12)	34-(5)	25-(12)
Nebagamon	Park Creek Pond	Bass	Crooked	2-(13)	35-(13)	25-(2)
Minnesuing	Simms	Beaupre Springs	Flat	2-(16)	35-(14)	26-(4)
Upper St. Croix	St. Croix Flowage	Bennett	Grover	20-(13)	35-(15)	26-(8a)
Amnicon	Whitefish	Bluegill	Harriet	21-(4a)	36-(10)	27-(11)
Dowling	Bass	Breitzman	High Life	21-(8)	36-(12)	29-(2)
Minong Flowage	Big	Catherine	Hoodoo	22-(11)	36-(13)	29-(8)
	Cranberry	Crotty	Hopkins	22-(13)	36-(16)	3-(15)
	Cranberry Creek Flowage	Halfway	Jack Pine	22-(2)	36-(2)	3-(6)
	Crystal	Haugen	Little Simms	22-(2)	4-(12)	32-(10a)
	Eau Claire River Flowage	Interfalls	Long	22-(3)	4-(13)	32-(12d)
	Lyman	Island	Lynch Spring	22-(8)	4-(16)	32-(13)
	Red	Lake of the Woods	Minnow	23-(1)	4-(3)	34-(14)
	Bear	Loon	Muck	23-(1)	4-(8)	35-(8)
	Beglinger	Metzger	Mud	23-(1)	4-(9)	5-(10)
	Black	Plate	Paradise	23-(11)	4-(9)	5-(11)
	Leader	Saunders Pond	Rock	23-(15)	5-(1)	5-(12)
	Long	Snipe	Round	23-(16)	5-(12)	5-(3)
	Lund	Spring	Rush	24-(1)	5-(13a)	5-(4)
	Mulligan	Sunfish	Scout	24-(10)	5-(13b)	7-(12)
	Person	Thorne	Seventeen	24-(11)	5-(13c)	7-(1a)
	Poplar River Pond	Twin (East)	Smith	24-(16)	5-(15)	7-(2)

Class 1	Class 2	Class 3				
	Sauntrys Pocket	Twin (South)	Three Buck (Lower)	24-(3)	5-(6)	7-(2c)
	Upper Ox	Twin (West)	Three Buck (Upper)	24-(3)	6-(15)	7-(5)
	Beauregard	35-(1)	Whiteside	25-(1)	6-(2)	7-(8)
	Buffalo	6-(13)	Wilson	25-(16)	7-(10)	8-(11)
	Chain (Lower)	Alexander	Yokel	25-(3)	7-(13)	8-(14)
	Ferguson	Chain (Upper)	1-(13)	25-(3)	7-(16)	8-(15)
	Gander	Clear	1-(16)	25-(6)	7-(1b)	8-(7)
	Horseshoe	Clyde	1-(3)	25-(6)	7-(2d)	9-(1)
	Little Steele	Coffee	1-(7)	25-(7)	8-(16c)	9-(4)
	Loon	Deer	1-(8)	25-(7)	8-(16d)	Cedar Island Ponds
	Lucius	Deer	10-(15)	26-(5)	8-(8)	Horseshoe Springs
	Lydon	Flamang	10-(16)	26-(8)	8-(9)	McDougal Spring
	Radigan Flowage	Goose	10-(7)	26-(8d)	9-(10)	Mills
	Round	Loon	11-(1)	27-(12)	9-(15)	Mud Creek Springs
	Sand	Lower Ox	11-(1)	27-(14)	9-(16)	Newman
	Snake	Mirror	11-(11)	27-(6b)	9-(2)	Three Buck (Middle)
	Steele	Moose	11-(16)	27-(6c)	9-(4)	1-(14)
	Twin (North)	Moose Branch Flowage	11-(3b)	27-(8)	Bergen Creek Springs	11-(4)
	Wagner	Muck	11-(6)	28-(14)	Big Spring	11-(4)
	Webb	Mud	11-(6)	28-(16)	Bird Sanctuary	11-(9)
		Murray	12-(1)	28-(5)	Chency	12-(2)
		One Buck	12-(15a)	29-(10)	Cranberry Spring	14-(12)
		Peterson	12-(15d)	29-(10)	Deer	15-(14)
		Pickerel	12-(4)	29-(12)	Deer Print	17-(2)
		Rainbow	13-(10)	29-(16)	Gilbert	18-(16)
		Reichuster	13-(11)	29-(16d)	Long	19-(13)
		Sawyer	13-(13)	3-(16)	Muskrat	19-(8a)
		Scott	13-(16)	3-(8)	One Mile	20-(1)
		Shoberg	13-(4)	30-(10)	Pike	20-(16)
		Spider	14-(12)	30-(12)	Swenson	20-(5)
		Sullivan	14-(12)	30-(2)	1-(11)	22-(12)
		Twomile	14-(12)	30-(2)	10-(15)	23-(16)
		Wascott	14-(15)	30-(3)	10-(16)	25-(16)
		Whiskey	14-(16)	31-(12)	11-(3c)	29-(10)
		11-(2)	14-(3)	31-(12)	13-(1)	29-(15)
		13-(13)	14-(4)	31-(15)	13-(3)	3-(3)
		14-(3)	14-(6)	31-(3)	13-(4)	31-(16)
		15-(4a)	14-(7)	31-(3)	13-(7)	31-(16)
		19-(5)	14-(9)	31-(9)	14-(11)	32-(11)
		21-(16)	15-(11)	32-(10c)	14-(13)	34-(11)
		23-(4)	15-(13)	32-(10d)	14-(3)	34-(16)
		29-(16c)	15-(4c)	32-(11)	14-(6)	34-(3)
		32-(1)	16-(6)	32-(12b)	15-(10)	34-(7)
		32-(4)	16-(6a)	32-(15)	15-(10)	35-(6)
		34-(9)	16-(6db)	32-(16)	15-(16)	4-(15)
		36-(7)	16-(6dd)	32-(3)	18-(6)	5-(16)
		7-(6)	17-(15)	32-(5)	19-(8)	7-(2)
		7-(8b)	17-(2)	32-(8)	20-(16)	8-(14)
		7-(8c)	17-(8)	32-(9)	20-(16)	8-(3)
		8-(15)	17-(8)	33-(8)	20-(3)	9-(2)
		Apple	18-(6)	34-(13)	21-(4d)	26-(2)

Class 1	Class 2	Class 3				
		Black Fox	18-(8)	34-(15)	23-(15)	28-(7)
		Blue Spring	19-(2)	34-(2)	23-(2)	30-(10)
		Boot	19-(8c)	34-(2)	24-(10)	
		Buckley Spring	2-(12)	34-(3)	24-(12)	

Boathouse or similar structures which require waterfront location shall not be used for habitation nor extend toward the water beyond the ordinary high waterline.

4. Removal of Shoreline Cover

The cutting of trees and shrubbery shall be regulated to protect scenic beauty, control erosion and reduce the flow of effluents and nutrients from the shoreland. In the strip 35 feet inland from the normal high waterline, no more than 30 feet in any 100 feet shall be clear cut. In other areas, trees and shrub cutting shall be governed by consideration of the effect on water quality and should be in accord with accepted management practices. Natural shrubbery shall be preserved as far as practicable.

5. Commercial Forestry

The commercial harvesting of trees is allowed. The maintenance and improvement of water quality shall be emphasized in all timber harvesting operations.

6. Filling, grading, lagooning and dredging of any watercourse may be permitted only in accord with state law and where protection against erosion, sedimentation, and impairment of fish and aquatic life has been assured.

7. Lake Superior Coastal Waters

1. Setback

For lots that abut on navigable waters the following setback regulation shall apply:

(a) All permanent installations including soil absorption system, seepage pits and holding tanks; but not including piers and boathouses, shall be setback from all points along the bluff edge by the distance shown on the Lake Superior Shoreland Setback Table. Boathouses or similar structures which require waterfront location shall not be used for habitation nor extend toward the water beyond the ordinary high water elevation. The Zoning Administrator or his representative shall determine the setback for those cases not shown on the Setback Table, but in no case shall the setback be less than 75 feet from all points along the bluff edge.

(b) A setback equal to the average setback of existing principal buildings within 500 feet of a proposed building site shall be permitted where such existing buildings do not conform with the appropriate setback line. A minimum setback of 75 feet from all points along the bluff edge shall be

required in all such cases.

(c) Private sewage disposal systems shall conform to subparagraph 4.42.1.a of this ordinance and the applicable rules, regulations and laws as set forth in the Wisconsin Statutes and the Wisconsin Administrative Code.

(d) The County Zoning Administrator, or his representative, shall determine the bluff edge.

2. Removal of Shoreline Cover

The cutting of trees and shrubbery shall be regulated to protect scenic beauty, control erosion and reduce the flow of effluents and nutrients from the shoreland. In the strip 35 feet inland from the bluff edge, no more than 30 feet in any 100 feet shall be clear cut. In other areas, trees and shrub cutting shall be governed by consideration of the effect on water quality and should be in accord with the accepted management practices. Natural shrubbery shall be preserved as far as practicable.

3. Commercial Forestry

The commercial harvesting of trees is allowed consistent with 4.4.2.2. The maintenance and improvement of water quality shall be emphasized in all timber harvesting operations.

4. Filling, grading, lagooning and dredging of any watercourse may be permitted only in accord with local, state and federal law and where protection against erosion, sedimentation, and impairment of fish and aquatic life has been assured.

SETBACK TABLE @3.0 FEET/YEAR EROSION RATE B Slope Height (feet)

Slope Angle Degrees	5	10	15	20	25	30	35	40	45	50	55	60	65	70
16	170	183	184	186	187	189	191	192	193	194	195	196	197	199
18	172	187	190	195	198	201	205	209	212	215	218	221	224	227
20	174	191	195	201	206	212	217	223	227	232	236	241	245	252
22	175	193	198	206	212	219	226	232	238	244	250	255	260	270
24	175	195	201	211	218	226	234	242	248	256	263	270	275	285
26	175	197	205	215	223	232	241	250	258	266	274	282	290	300
28	175	199	207	218	227	237	246	256	265	274	283	291	300	311
30	175	200	209	221	231	241	251	262	271	281	290	300	309	321
32	175	202	211	224	234	245	256	267	277	288	298	308	318	331
34	176	203	212	226	237	249	260	272	282	294	304	315	325	339
36	176	203	213	228	240	252	264	276	287	299	310	321	332	346
38	176	204	214	230	242	255	268	280	291	304	316	327	339	353
40	176	204	214	232	244	257	271	284	295	308	320	332	344	359
42	176	205	215	232	246	259	274	287	299	312	325	338	349	364
44	176	205	216	234	250	261	277	290	302	316	329	342	354	369
46	176	206	217	236	252	263	279	293	305	320	333	347	359	374
48	177	206	218	238	253	265	281	295	308	323	336	351	363	379
50	177	207	219	240	254	267	283	297	311	326	339	355	367	383
52	177	208	220	240	255	269	285	299	314	329	342	359	371	387
54	177	209	221	241	256	271	287	301	316	332	345	363	375	391
56	177	210	222	242	257	272	289	303	318	335	348	366	379	394
58	177	211	223	243	258	274	291	305	320	337	351	368	381	397
60	177	212	224	244	259	275	292	308	323	339	354	369	384	399

SECTION V. SIGNS

5.1 General Provisions

1. Permit Required

Except as otherwise specifically authorized, no sign shall be located, erected, moved, reconstructed, extended, enlarged, or structurally altered within Douglas County until a permit has been issued by the County Zoning Administrator. No permit shall be issued for a sign not in conformity with the size, type, number, location and use regulations affecting each zoning district. No permit for signs will be granted on public lands until a rental receipt for the land has been presented to the County Zoning Administrator.

2. Exceptions

A permit shall not be required for the following classes of signs:

- (a) Class A signs: Official traffic control signs, and informational or directional notice state or local units of government.
- (b) Class B signs: On-premise real estate signs, residential identification, warning and similar signs not greater than four square feet in area.

3. Prohibited Characteristics of Signs

- (a) No sign shall resemble, imitate, or approximate the shape, size, form or color of railroad or traffic signs, signals or devices.
- (b) No sign shall be so located as to interfere with the visibility or effectiveness of any official traffic sign or signal, or with driver vision at any access point or intersection.
- (c) No sign shall be erected, relocated, or maintained so as to prevent free ingress to or egress from any door, window, or fire escape, and no sign shall be attached to a standpipe or fire escape.
- (d) No sign shall contain any rotating or moving parts, or be illuminated by flashing light.
- (e) No sign shall exceed the maximum height limitation of the district in which it is located.
- (f) No sign shall be located on a lot so as to reduce the required dimensional setback and side yard requirements of the district in which it is located.

5.2 Classification of Signs Requiring Permit

1. Class C Signs

On-premise signs which advertise a business activity or service performed on the property.

- (a) Type 1: Signs advertising a permitted home occupation or professional office. Such signs shall not exceed six square feet in area, and if illuminated shall be indirectly lighted. No more than one such sign for each use located on the premises shall be permitted.
- (b) Type 2: Signs or bulletin boards for public, charitable, or religious institutions. Such signs shall not exceed 12 square feet in area, and no more than one such sign for each highway upon which the property faces shall be permitted. Such signs may be placed on the right-of-way of the highway.
- (c) Type 3: Signs advertising a business activity or a service available in a commercial or industrial area. Such signs shall not exceed 80 square feet in areas when non-lighted, and if illuminated shall not exceed 40 square feet in area. Not more than one such sign for each story may be attached to a building facade, and no sign may project more than six feet beyond a building when attached thereto, or be higher than four feet above the top roof line. Free standing signs shall not exceed 20 feet in height from the ground.
- (d) Type 4: Signs advertising the sale of farm products produced on the premises. Such signs shall not exceed 24 square feet in area, and no more than three non-lighted signs advertising produce may be erected within 100 feet of the stand.
- (e) Type 5: Signs advertising a resort or recreational business activity or product available. Such signs shall not exceed 20 square feet in area and no more than one such sign for each highway upon which the property faces shall be permitted.

2. Class D Signs

- (a) Signs or billboards which advertise a general brand of product, an area of interest, a business activity or a service available which is not in direct relation to the use of the premises on which it is located. Such signs shall not exceed 300 square feet in area. Free standing signs shall be erected outside a line parallel to and 50 feet from the highway right-of-way, shall not exceed 20 feet in height above the ground or be located within 300 feet of an existing residence.
- (b) For parcels zoned C-1: Commercial and I-1: Industrial on U.S. Highway 53. Signs or billboards which advertise a general brand of product, an area of interest, a business activity or a service available which is not in direct relation to the use of the premises on which it is located. Such signs shall not exceed 650 square feet in area. Free standing signs shall be erected outside a line parallel to and 5 feet from the highway right-of-way or 100 feet from the centerline of the nearest pavement, whichever is greater. They shall not exceed 30 feet in height above the ground. A minimum spacing of 300 feet between billboards and existing residences is required.
- (c) For parcels along US or State highways zoned C-1: Commercial District or I-1: Industrial District, signs contained multiple or variable messages shall be set back 130 feet from the centerline or 66 feet

from the right-of-way line, whichever is greater. Such signs are prohibited on any county road or town road. Requires approval of a conditional-use permit by the Planning & Zoning Committee in accordance with provisions of Section VII.

3. Class E Signs

Off-premise directory signs in the specific interest of the traveling public which advertises a business activity, an area of interest or a service available at a specific location within 12 air miles of the premises on which it is located.

- (a) Type 1: Recreational directory signs indicating the direction to a cottage, resort, residence or similar use. Such signs shall not exceed four square feet in area. When a common posting is provided all such signs shall be attached thereto. Recreational directory signs may be placed at the right-of-way line of the highway provided they are not within 300 feet of an existing residence. Information on such signs may be of reflective material.
- (b) Type 2: Signs advertising a business or activity conducted area of interest, or service available. Such signs shall not exceed 12 square feet in area, and no more than two such signs relating to any one use shall be permitted in the approaching direction along any one highway. A larger number of signs and a greater distance from the premises. This shall also apply to snowmobile trails.

5.3 Class and Type of Signs Permitted, Various Zoning Districts

Class and Type of Sign	Zoning District
Class A Signs	All
Class B Signs	All
Class C Signs	
Type 1	R-1, RR-1, I-1, A-1
Type 2	All
Type 3	C-1, I-1
Type 4	A-1, F-1, W-1
Type 5	RR-1, C-1, I-1, A-1, F-1
Class D Signs	C-1, I-1
Class E Signs	
Type 1	RR-1, C-1, I-1, A-1, F-1, W-1
Type 2	RR-1, C-1, I-1, A-1, F-1, W-1

5.4 Nonconformance

Signs lawfully existing before the date of enactment of this ordinance may be continued although the use, size, or location does not conform with the provisions of this ordinance. However, permits shall be obtained for all signs erected before

such date, and such signs shall be deemed a nonconforming use or structure; and the provisions of Section 9.0 shall apply.

SECTION VI. REGULATION OF SPECIAL USES

6.1 General Provisions

Except as added or altered hereafter in the section, the procedures and requirements of Section 7.0 governing conditional uses shall apply.

6.2 Quarries and Mines

1. Application Required

Application requesting County Zoning Committee approval of a proposed quarrying activity shall be accompanied by:

- (a) A description of all phases of the contemplated operation including types of machinery and equipment which will or might be necessary to carry on the operation. Where the operation is to include sand and gravel washing, the estimated daily quantity of water required, its source and its disposition shall be identified.
- (b) A legal description of the proposed site.
- (c) A topographic map (at a minimum contour interval of five feet) of the proposed site area extending beyond the site to a minimum distance of 300 feet on all sides.
- (d) A restoration plan as hereinafter required.

2. Consideration of Compatibility

In reviewing a proposal for quarrying activity, the County Zoning Committee shall take into consideration:

- (a) The effect of the proposed operation on drainage and water supply, particularly in connection with sand and gravel washing.
- (b) The possibility of soil erosion as a result of the proposed operation.
- (c) The most suitable land use for the area.

3. Restoration Plan and Financial Guarantee Required

No grant to carry on a quarrying operation shall be given until the County Zoning Committee approves a restoration plan and the owner agrees to restore the quarried area to a condition of practical usefulness and reasonable physical attractiveness as soon as practicable deemed necessary by the County Zoning Committee to secure the performance of the restoration agreement. The agreement and financial guarantee shall be in a form approved by the county district attorney.

4. Conditions for Approval

The County Zoning Committee may set forth conditions regarding appropriate setback and other dimensional requirements, particularly with reference to avoiding a nuisance effect on surrounding residential uses. Suitable fencing and landscaping may be required.

5. Duration of Conditional Grant

The initial grant to carry on a quarrying operation shall not be effective for more than five years. Authorization may be extended for three additional years, subject to conditions specified by the County Zoning Committee.

6. Existing Quarry Operations

Within 60 days after the effective date of this ordinance, the owners of all existing quarrying operations shall submit to the County Zoning Committee the names of the quarry owners and operators and information regarding its operation.

Within one year after adoption of this ordinance, the owners shall submit to the County Zoning Committee a plan for restoration of the quarrying site in accordance with subsection (3) of this section. The restoration plan shall not impose requirements which are economically or engineeringly unreasonable with respect to conditions resulting from operations prior to enactment of this ordinance.

Within three years after the effective date of this ordinance any such existing operation shall be subject to the provisions of subsections 4, 5 and 6 of this section.

6.3 Salvage Yards

No salvage yard shall be permitted in Douglas County except in conformance with the standards, rules and regulations of Wisconsin Administrative Code and the requirements herein specified.

1. All salvage yards shall have minimum front, side and rear yard setback of 100 feet from all lot lines. No salvage yard shall be permitted within 250 feet of an adjoining dwelling.
2. All salvage yards shall be screened so that the salvage materials are not visible from other property in the vicinity nor from a public right-of-way such as a road, street, highway or waterway.
3. All salvage yards shall be at least 300 feet from a navigable stream, 1000 feet of a lake or 100 feet from a well.

4. Any application for a salvage yard or expansion shall include a Plan of Operation. At a minimum the plan will include a map showing the current zoning districts and future land uses within one-half (1/2) mile of the proposed site. The plan will detail days/hours of operation, setbacks, screening plan and hazardous fluid containment.
5. All solid waste and all fluids shall be removed and disposed of properly.
6. Three unlicensed and/or inoperable vehicles may be stored on a lot outside a building and must meet the principal building setbacks and screening requirements noted above.
7. All permitted non-commercial salvage yards of record on the date of this amendment are hereby allowed to continue under the conditions of the permit. As of the date of this amendment these permits are not subject to renewal.

6.4 Garbage and Refuse Disposal Sites

1. No garbage or refuse site shall be permitted in Douglas County except in conformance with the definitions and regulations of Wis. Adm. Code NR Ch. 500.
2. All such disposal sites shall have a minimum front, side and rear yard of 250 feet each. No garbage or refuse disposal site is permitted within the shoreland district, floodplain or wetlands.
3. Garbage and refuse disposal sites shall be screened so that the garbage materials are not visible from other property in the vicinity, nor from a public right-of-way such as a road, street, highway or waterway.

6.5 Mobile Home Parks

Except as otherwise specifically authorized, no mobile home intended for occupancy shall be located within Douglas County except in a mobile home park, the plan of which has been approved by the County Zoning Committee. Such parks shall meet the following requirements.

1. Minimum size--two acres.
2. Maximum number of mobile home sites--ten per acre.
3. Minimum width of a mobile home site--40 feet.
4. Maximum height of a mobile home trailer--25 feet.
5. Minimum distance between mobile home trailers--20 feet.
6. Minimum distance between mobile home and service road--ten feet.
7. Each mobile home site shall be connected to a public or common water supply system and a public or common sewage disposal system.

8. All drives, parking areas and walkways shall be hard surfaced. There shall be one parking space for each mobile home and additional parking spaces for automotive vehicles within the park, totaling not less than one and one-quarter parking spaces for each mobile home space.
9. No mobile home sales office or other business or commercial use shall be located on the mobile home park site. However, laundries, washrooms, recreation rooms, maintenance equipment storage and one office are permitted.
10. Minimum side yard setback-40 feet at all front, side and rear lot lines of the mobile home park.
11. Each mobile home park shall be completely enclosed, except for permitted entrances and exits by:
 - (a) A temporary planting of fast-growing material, capable of reaching a height of 15 feet or more, and
 - (b) A permanent evergreen planting, the individual trees to be of such a number and so arranged that within ten years they will have formed a dense screen. Such permanent planting shall be grown or maintained to a height of not less than 15 feet.
12. All mobile homes shall meet the construction standards of the Mobile Homes Manufacturing Association.
13. Mobile home parks shall comply with the sanitation regulations of the Douglas County Sanitary Code and the appropriate requirements of the Wisconsin Administrative Code.

6.6 Trailer Camps

Except that a trailer may be located on a residential lot for not more than one month in any one calendar year, no trailer shall be located within Douglas County except in a federal, state, town or county camp or in a private campsite, the site of which has been approved by the County Zoning Committee and the plan and operation shall follow the regulations provided by the Wis. Adm. Code Ch. HFS 178 and approved by the Wisconsin Department of Health and Family Services. The county will approve the site only, and the Wisconsin Department of Health and Family Services will approve and enforce all provisions of Wis. Adm. Code Ch. HFS 178.

6.7 Major Recreational Equipment

1. The parking or storage of major recreational equipment shall not be subject to the provisions of this section, except that no major recreational equipment shall be parked or stored on any lot in a residential district except in a garage or carport or behind the nearest portion of a building to a street. Such equipment may be parked anywhere on residential premises for a period not to exceed 24 hours during loading or unloading. No such equipment shall be used for living or housekeeping purposes when parked or stored on a residential lot, or in any location not approved for such use.

2. The use of major recreational equipment shall meet the following requirements:
- (a) A property owner may store their own major recreational equipment on their own property without being subject to any time limit, as long as there is a seasonal or year-round dwelling on the same parcel. The number of trailer campers or recreational vehicles is limited to one (1) within the shoreland district and two (2) outside the shoreland district.
 - (b) A single motor home or camper shall be allowed to be used or stored on the owner=s property, when there is no residence, for up to 30 days in one calendar year. An extension of up to a total of one year will be allowed with the issuance of an annual land-use permit. Proof of adequate sanitary facilities must be provided, otherwise installation will be required.
 - (c) On parcels outside shorelands, with a residence, that are at least 2 acres in size, a single motor home or camper will be allowed to be used for a period of up to 30 days in one calendar year. The motor home or camper must be self-contained, unless the existing sanitary facilities of the residence are large enough to handle it, since it is considered to be an additional bedroom. An extension of 90 days maximum may be granted by the Zoning Committee with any conditions set by the Committee.
 - (d) The owner(s) of any parcel in Douglas County may have overnight guests stay in either the owner's or the guest's recreational vehicle for up to 14 days per calendar year. Up to 2 recreational vehicles or 1 structure and 1 recreational vehicle will be allowed on any parcel for a combined total of 14 days per calendar year. All recreational vehicles must be self-contained and maintained in accordance with all applicable regulations. No permit will be required for this use.
 - (e) For a special event like a family reunion, up to 5 recreational vehicles will be allowed on any parcel for a period of up to 7 days per calendar year. A Land-Use permit will be required at the lowest approved fee. This permit will be in addition to any special event permit required by the County Health Department. Only 1 such permit will be allowed per parcel per calendar year.
 - (f) To allow a special event like an Airstream convention, a Conditional-Use permit will be required at the current approved fee. This permit will be in addition to any special event permit required by the County Health Department. Only 1 such permit will be allowed per parcel per calendar year.
 - (g) Recreational vehicles must meet all setback requirements of residential units.

SECTION VII. CONDITIONAL USES

7.1 General Provisions

One of the purposes of this ordinance is to divide the unincorporated portions of the county into districts within which the use of land and buildings, and the bulk and location of buildings in relation to the land are mutually compatible, and substantially uniform. There are certain uses that may be entirely appropriate and not necessarily incompatible with the basic uses permitted in any district, but not at every or any location therein or without restrictions or conditions being imposed by reason of unique problems the use of its particular location presents from a zoning standpoint, including the impact of those uses upon neighboring land or public facilities, and the public need for the particular use at a particular location. Such uses may be necessary or desirable to be allowed in a particular district provided that due consideration is given to their location, development, and operation. Such uses are hereby classified as conditional uses and are subject to the provisions specified herein.

1. Approval Required

Any conditional uses listed in this ordinance shall be permitted only when authorized by the County Zoning Committee and subject to its approval. Upon such approval, issuance of a Conditional Use Permit will be granted.

2. Basis of Approval

The County Zoning Committee shall consider the effect of such grant on the health, general welfare, safety and economic prosperity of the county and of the immediate area in which such use would be located, including such considerations as the effect on the established character and quality of the area, its physical attractiveness, existing topography, drainage features, erosion potential, vegetative cover, the prevention and control of water pollution, the location with respect to floodplains and flood ways, the movement of traffic and the relationship to existing or proposed roads, the demand for related services, the possible hazardous, harmful, noxious, offensive or nuisance effects resulting from noise, dust, smoke, or odor and other factors.

7.2 Procedure

1. Application

Application for a Conditional Use Permit shall be made to the County Zoning Administrator who shall promptly refer the application to the County Zoning Committee. In addition to the information required under Section 8.0 for a Land Use Permit, the County Zoning Committee may require the applicant to submit other pertinent data and information necessary to properly evaluate the request.

2. Fees

The fee for filing of applications for Conditional Use Permits shall be established by the County Zoning Committee. A copy of the current fee schedule shall be kept on file in the office of the County Zoning Administrator.

3. Hearing

The County Zoning Committee shall schedule a public hearing on the application within 30 days after it is filed and whenever shorelands are involved, a copy of the notice for a public hearing shall be sent to the Wisconsin Department of Natural Resources.

4. Determination

The Zoning Committee shall report its decision within 90 days after the filing of the application. Its decision shall include an accurate description of the use permitted, of the property on which it is permitted, and all conditions made applicable thereto. In those cases where shorelands are involved a copy of the Zoning Committee's determination shall be sent to the Wisconsin Department of Natural Resources.

5. Mapping and Recording

When a Conditional Use Permit is granted, an appropriate record shall be made of the land use and building permits, and such grant shall be applicable solely to the structures, use and property so described.

6. Termination

Where a permitted conditional use does not continue in conformity with the conditions of the original approval, the Conditional Use Permit shall be terminated by action of the Zoning Committee.

SECTION VIII. ADMINISTRATION

8.1 County Zoning Administrator

1. Designation

The County Zoning Committee shall appoint a County Zoning Administrator for the administration and enforcement of the provisions of this ordinance. The County Zoning Committee may also authorize designation of Deputy Zoning Administrators to assist in the enforcement and administration of this ordinance.

2. Duties

In administering and enforcing this ordinance, the County Zoning Administrator and any of his deputies shall perform the following duties:

- (a) Provide necessary forms and applications for use permits.
- (b) Issue land use permits where the provisions of this ordinance have been complied with.
- (c) Issue conditional use permits when authorized by the County Zoning Committee.
- (d) Upon adoption of this ordinance and when necessary upon the passage of amendments, identify and record information relative to nonconforming uses and structures.
- (e) Maintain files of applications, permits and other relevant information.
- (f) Make an annual report of his activities to the County Zoning Committee.

3. Powers

The County Zoning Administrator and his duly appointed deputies shall have powers and authority including, but not limited to the following:

- (a) Access to any structure or premise for the purpose of performing his duties between 8:00 a.m. and 8:00 p.m. by the permission of the owner or upon issuance of a special inspection warrant.
- (b) Upon reasonable cause or question as to property compliance, to revoke any land use permit and issue cease and desist orders requiring the cessation of any building, moving, alteration or use which is in violation of the provisions of this ordinance.

8.2 Land Use Permits

1. Permit Required

No structure shall be built, moved or structurally altered, and no land use shall be substantially altered until a land use permit has been issued by the County Zoning Administrator. He shall not issue a permit for a structure or a use not in conformity with the requirements of this ordinance. The fee for filing of applications for land use permits shall be established by the County Zoning Committee. A copy of the current fee schedule shall be kept on file in the office of the County Zoning Administrator.

2. Application Procedure

Applications for land use permits shall be accompanied by scale maps or drawings showing accurately the location, size and shape of the lot(s) involved, and of any proposed structures, including the relation to abutting streets and any abutting lakes or streams, and the existing and proposed use of each structure and lot, and the number of families to be accommodated.

3. Expiration
Land use permits for construction, alteration, or removal of structures shall expire 12 months from their date of issuance if no building activity has begun within such time. Land use permits for land use changes shall expire 18 months from their date of issuance where no action has been taken to accomplish such changes.

8.3 Violations

Any person who violates this ordinance shall forfeit a sum up to \$200, plus costs of prosecution, for each day of violation. Default of payment shall result in imprisonment in the Douglas County Jail for a period of not to exceed six months.

SECTION IX. NONCONFORMING STRUCTURES AND USES

Present uses of principal or accessory buildings, signs and premises may be continued even though they do not conform to the development regulations of this ordinance. The ordinary maintenance, repair, renovation or remodeling of a nonconforming structure is allowed without the issuance of a land use permit. However, structural repairs or alterations of such buildings, signs or premises, requiring the issuance of a land use permit, shall not exceed 33% of the structural members of existing roof, walls and foundation. Expansion of a nonconforming structure may not exceed 50% of the enclosed building area and may not increase the nonconformity without the approval of a variance by the Board of Adjustment unless a building, sign or premises conforming to the development regulations of this ordinance results. Nonconforming minor accessory structures (such as decks and porches) may not be expanded or replaced without a variance. Any nonconforming use that is abandoned for one year shall be discontinued permanently unless this restriction is waived by the Douglas County Board. Any expansion of an existing nonconforming use must not change the use. Any change of an existing nonconforming use to another use requires compliance with the development regulations within that zoning district.

SECTION X. BOARD OF ADJUSTMENT

10.1 Composition

A Board of Adjustment is hereby created in accordance with the provisions of Section 59.694, Wis. Stats., and will be appointed by the County Administrator.

10.2 Rules

1. Chair and Vice Chair

The Board of Adjustment will elect a Chair and Vice Chair to preside over meetings. Elections will be held at the end of every three-year term of the

Chair and Vice Chair.

2. Call for Meetings

The Board of Adjustment shall meet at the call of the chairman, and at such other times as the Board of Adjustment may determine, at a fixed time and place.

3. Open Meetings

All meetings of the Board of Adjustment shall be open to the public.

4. Public Hearing Location

Any public hearing which the Board of Adjustment is required to hold shall be held in a location convenient to the public and a full description of the location of such place of hearing by name, address, or other commonly known means of identification, shall be included in the notice given of such hearing.

5. Notification of Public Hearing

Notice of any public hearing which the Board of Adjustment is required to hold under the terms of this ordinance shall specify the date, time, and place of hearing and the matter to come before the Board of Adjustment at such hearing, and such notice shall be given in each of the following ways:

- (a) By publication of a Class 2 notice in the official newspaper of the county.
- (b) By posting, not less than ten days prior to the date of such hearing, in each of the public places in which official notices are usually published, in each town affected by the matters to come before the Board of Adjustment at such hearing.
- (c) Notice of the public hearing shall be mailed to the owners of all lands within 300 feet of any part of the land included in such proposed variance or appeal at least ten days before such public hearing. The failure of such notice to reach any property owner shall not invalidate any variance or appeal.
- (d) In cases where shorelands are involved, a copy of the notice for a public hearing shall be sent to the Wisconsin Department of Natural Resources.

6. Minutes

The Board of Adjustment shall keep minutes of its proceedings showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be public record. In those cases where

shorelands are involved a copy of the Board's determination shall be sent to the Wisconsin Department of Natural Resources.

7. Performance of Duties

The Board of Adjustment shall have power to call on any county departments for assistance in the performance of its duties and it shall be the duty of such other departments to render all such assistance as may be reasonably required.

8. Effectuation

The Board of Adjustment may adopt such rules as are necessary to carry into effect the regulations of the County Board.

9. Certiorari

In the case of all appeals, the Board of Adjustment shall call upon the County Zoning Committee for all information pertinent to the decision appealed from. Any decision by the Board of Adjustment may be appealed to the circuit court seeking the remedy available by certiorari. The circuit court may reverse, affirm, or modify, in whole or in part, the decision of the Board of Adjustment.

SECTION XI. AMENDMENTS

11.1 Procedure

The County Board of Supervisors may amend this ordinance in accordance with the procedures prescribed by Section 59.69(5)(e), Wis. Stats.

11.2 Fee

Any petition for amendment submitted by other than a governmental body shall be accompanied by a fee of \$150.00 to defray the cost of advertising, investigation, and processing, except that any petition by a governmental body which pertains to privately owned property shall be accompanied by the \$150.00 fee.

SECTION XII. PUBLIC HEARINGS

12.1 Notice

Adequate notice shall be given of any public hearing required by the provisions of this ordinance, stating the time and place of such hearing and the purpose for which it is being held.

12.2 Procedure

1. Posting and Publishing

- (a) Notice of public hearing shall be given as per Section 59.69(5)(e)(2), Wis. Stats.
- (b) In addition, when the hearing involves a proposed change in the zoning district classification of any property, or the granting of a conditional use, the town in which the affected land is located shall be notified as per Section 59.69(5)(e)(2), Wis. Stats. Also, a copy of the notice shall be posted in the vicinity of the proposed change or conditional use where practical, and notice of the public hearing shall be mailed to the owners of all lands within 300 feet of any part of the land included in such proposed change or conditional use at least ten days before such public hearing. The failure of such notice to reach any property owner shall not invalidate any amending ordinance or grant of a conditional use.

SECTION XIII. VALIDITY

13.1 Conflict

All other ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

13.2 Court Invalidation

Invalidation by a court of any part of this ordinance shall not invalidate the rest of the ordinance.

13.3 Force and Effect

Following passage and publication by the County Board of Supervisors, this amendment shall be in full force and effect in each town, as provided in Section 59.69(5)(e)6, Wis. Stats.

All text and map regulations and districts relating to Douglas County shorelands as defined by Section 59.69(5)(e)6, Wis. Stats., shall become effective immediately upon adoption and publication by the Douglas County Board. These shoreland text and map regulations and districts shall not require town board action.

Amendments:

August 16, 1990	April 15, 2004	June 16, 2011
December 17, 1992	March 17, 2005	March 15, 2012
February 17, 1994	October 20, 2005	April 18, 2013
September 18, 1997	March 16, 2006	June 18, 2015
October 15, 1998	August 16, 2007	
November 19, 1998	November 15, 2007	
February 17, 2000	March 20, 2008	

ZONING SCHEDULE - DIMENSIONAL REQUIREMENTS¹

	R-1	R-2	RR-1	A-1	C-1	I-1	F-1
Height Limit	35	35	35	35	35	60	35
Required Lots Area (Acres or Square Feet)							
With Public Sewer	10,000 ²	5 acres	10,000 ²	5 acres	10,000 ²	1 acre	10 acres
Without Public Sewer							
(a) Within Shorelands - Backlots	20,000 ³	5 acres	5 acres	5 acres	20,000 ³	1 acre	10 acres
(b) Outside Shorelands	15,000	5 acres	20,000 ³	5 acres	20,000 ³	1 acre	10 acres
(c) Shoreline Lots							
1. Unclassified Shorelines			30,000 ³				
2. Minimum Protection Classified Shorelines			30,000 ³				
3. Moderate Protection Classified Shorelines			40,000 ³				
4. Maximum Protection Classified Shorelines			80,000 ³				
Minimum Lot Width ⁴							
With Public Sewer	75	300	150	300	75	200	300
Without Public Sewer	100	300	150	300	100	200	300
Classified shorelines							
1. Minimum Protection			150				
2. Moderate Protection			175				
3. Maximum Protection			200				
Within Shorelands - Backlots			300				
Setback from Shorelines							
1. Unclassified & Minimum Protection Classified			75				
2. Moderate Protection Classified			100				
3. Maximum Protection Classified			125				
Yards Required							
Front	30	50	30	50	10	50	30
Side							
Principal Building	10	20	10	20	10	20	10
Accessory Building	5	10	5	10	5	10	5
Rear		50	40	50	20	50	40
Principal Building	40						
Accessory Building	20						
Floor Area, Residence (Square Feet)							
3 or more bedrooms	1,000	1,000	700	1,000	700	700	700
2 bedrooms	900	900	600	900	600	600	600
1 bedroom	800	800	500	800	500	500	500

Floor Area, Mobile Home (Square Feet)							
3 or more bedrooms	800	800	700	800	800		
2 bedrooms	700	700	600	700	700		
1 bedroom	600	600	500	600	600		

- 1 Unless specified elsewhere in this ordinance or on the official zoning map, the dimensional requirements of this schedule shall apply to the respective listed districts. Requirements for the W-1: Resource Conservation, SP-1: Shoreland Protection, and PUD: Planned Unit Development are contained on the Official Zoning Map.
- 2 Minimum for one-family dwellings; add 5,000 square feet for each additional unit over one.
- 3 Plus any additional area required by Wis. Adm. Code Comm 85.
- 4 No lot shall be created with a length to width ratio greater than (3) to (1).

SETBACK REQUIREMENTS ON HIGHWAY AND ROADS, AS STATED IN SECTION 4.2, Douglas County Zoning Ordinance:

The distance that is greater (measured from the centerline and from the right-of-way line), shall apply to

- (a) ALL STATE AND U.S. NUMBERED HIGHWAYS - 130 Ft. from centerline or 66 ft. from right-of-way line.
- (b) ALL COUNTY TRUNK HIGHWAYS - 75 Ft. from centerline or 42 Ft. from right-of-way line.
- (c) ALL TOWN ROADS - 63 Ft. from centerline or 30 Ft. from right-of-way line.