

# DOUGLAS COUNTY

## Planning, Zoning & Land Information Offices

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## 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 (Chapter 8.0).
- (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.

**C-1 Zone District Setbacks & Dimensional Requirements<sup>1</sup>**

|   |                |
|---|----------------|
| <b>Maximum Building Height</b>  | 35'            |
| <b>Minimum Lot Area<sup>2</sup></b>                                       |                |
| With Public Sewer   | 10,000 sq. ft. |
| Without Public Sewer  | 20,000 sq. ft. |
| <b>Minimum Lot Width<sup>3</sup></b>                                      |                |
| With Public Sewer   | 75'            |
| Without Public Sewer  | 100'           |
| <b>Lake / River Setbacks</b>  |                |
| <b>From Ordinary High Water Mark (OHWM)</b>                               | 75'            |
| <b>Minimum Lotline Setbacks</b>   |                |
| <b>Front</b> (road setbacks may also apply; see below)                    | 10'            |
| <b>Rear</b>   |                |
| Principal Building  | 20'            |
| Accessory Building  | 20'            |
| <b>Side</b>   |                |
| Principal Building  | 10'            |
| Accessory Building  | 5'             |
| <b>Minimum Floor Area — Dwelling (Conditional Use Permit Required)</b>    |                |
| 3+ Bedrooms   | 700 sq. ft.    |
| 2 Bedrooms  | 600 sq. ft.    |
| 1 Bedroom   | 500 sq. ft.    |
| <b>Minimum Floor Area — Mobile Home (Conditional Use Permit Required)</b> |                |
| 3+ Bedrooms   | 800 sq. ft.    |
| 2 Bedrooms  | 700 sq. ft.    |
| 1 Bedroom   | 600 sq. ft.    |

**Class A (State and U.S. Numbered Highways):**

130 feet from the centerline of the State or U.S. Highway   **or**  
66 feet from the right-of-way line, whichever is greater.

**Class B (County Highways):**

75 feet from the centerline of such highway   **or**  
42 feet from the right-of-way line, whichever is greater.

**Class C (Town Roads / Highways):**

63 feet from the centerline of the highway   **or**  
30 feet from the right-of-way line, whichever is greater.

<sup>1</sup> 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.

<sup>2</sup> Minimum area for one-family dwellings: add 5,000 square ft. for each additional unit over one (1).

<sup>3</sup> No lot shall be created with a length to width ratio greater than three (3) to one (1).