

DOUGLAS COUNTY

Planning, Zoning & Land Information Offices

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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.

RR-1 Zone District Setbacks & Dimensional Requirements¹

Maximum Building Height	35'
Minimum Lot Area²	
With Public Sewer	10,000 sq. ft.
Without Public Sewer	20,000 sq. ft.
Minimum Lot Width³	
With Public Sewer	150'
Without Public Sewer	150'
Lake / River Setbacks	
From Ordinary High Water Mark (OHWM)	75'
Minimum Lotline Setbacks	
Front (road setbacks may also apply; see below)	30'
Rear	
Principal Building	40'
Accessory Building	40'
Side	
Principal Building	10'
Accessory Building	5'
Minimum Floor Area — Dwelling	
3+ Bedrooms	700 sq. ft.
2 Bedrooms	600 sq. ft.
1 Bedroom	500 sq. ft.
Minimum Floor Area — Mobile Home	
3+ Bedrooms	700 sq. ft.
2 Bedrooms	600 sq. ft.
1 Bedroom	500 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.

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 area for one-family dwellings: add 5,000 square ft. for each additional unit over one (1).

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