

DOUGLAS COUNTY

Planning, Zoning & Land Information Offices

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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.

A-1 Zone District Setbacks & Dimensional Requirements¹

Maximum Building Height	35'
Minimum Lot Area	
With Public Sewer	5 acres
Without Public Sewer	5 acres
Minimum Lot Width²	
With Public Sewer	300'
Without Public Sewer	300'
Lake / River Setbacks	
From Ordinary High Water Mark (OHWM)	75'
Minimum Lotline Setbacks	
Front (road setbacks may also apply; see below)	50'
Rear	
Principal Building	50'
Accessory Building	50'
Side	
Principal Building	20'
Accessory Building	10'
Minimum Floor Area – Dwelling	
3+ Bedrooms	1,000 sq. ft.
2 Bedrooms	900 sq. ft.
1 Bedroom	800 sq. ft.
Minimum Floor Area – Mobile Home	
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.

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