

DOUGLAS COUNTY

Planning, Zoning & Land Information Offices

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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. Chapter 8.0
- (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.

F-1 Zone District **Setbacks & Dimensional Requirements**¹

Maximum Building Height	35'
Minimum Lot Area	
With Public Sewer	10 acres
Without Public Sewer	10 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)	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	Mobile Homes Not Allowed
2 Bedrooms	
1 Bedroom	

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).