

DOUGLAS COUNTY

Planning, Zoning & Land Information Offices

1313 Belknap Street, Room 206
Superior, WI 54880

Phone: 715-395-1380

FAX: 715-395-7643

Web: www.douglascountywi.org

3.7 A-2 MULTI-USE AGRICULTURAL DISTRICT

This district is intended to provide for the continuation of general farming and related activities, including Captive Cervid Operations CERVID and Game Farms, in those areas best suited for large lot agriculture development; and to prevent the untimely and uneconomical scattering of residential, commercial, or industrial development into such areas.

1. Permitted Uses (Land Use Permit):

- (a) All agricultural land uses, buildings, and activities, except farms for disposal of garbage or offal.
- (b) Roadside stands for the sale of products grown on the premises, if sufficient off-street parking space for customers is provided.
- (c) Agricultural processing industries and warehouses, except slaughterhouses and rendering and fertilizer plants.
- (d) Vacation farms and other farm-oriented recreational uses such as riding stables, winter sports activities, and game farms.
- (e) Cemeteries and mausoleums.
- (f) Essential services and utilities intended to serve a permitted principal use on the premises.
- (g) Woodlots and tree farms.
- (h) Customary accessory uses provided such uses are clearly incidental to a principal permitted use.

2. Uses Authorized by Conditional Permit (Conditional Use Permit):

- (a) Captive Cervid Operations.
- (b) Concentrated Animal Feeding Operations (CAFOs)
- (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. 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.

A-2 Zone District Setbacks & Dimensional Requirements¹

Maximum Building Height	35'
Minimum Lot Area	
With Public Sewer	40 acres
Without Public Sewer	40 acres
Minimum Lot Width²	
With Public Sewer	1200'
Without Public Sewer	1200'
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'

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).