

# ***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 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) A single one-family or two-family year-round or seasonal dwelling.
- (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) 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.
- (b) Mobile home parks and trailer parks subject to the provisions of Section 6.0.
- (c) 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.
- (d) 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.
- (e) Small scale campgrounds of less than 25 sites, with no more than one camping unit per site. Owner operated camping cabins/yurts, under 400 square feet per unit, not served by plumbing are also allowed. Small scale campgrounds are subject to the sanitary, layout and density provisions of section VI of this chapter.
- (f) Special Event Campgrounds.

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

<b>Maximum Building Height</b>	35'
<b>Minimum Lot Area</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	150'
Without Public Sewer	150'
<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)	30'
<b>Rear</b>	
Principal Building	40'
Accessory Building	40'
<b>Side</b>	
Principal Building	10'
Accessory Building	5'

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