

DOUGLAS COUNTY

Planning, Zoning & Land Information Offices

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3.11 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) A single one-family or two-family year-round or seasonal dwelling.
- (b) Private garages and carports.
- (c) Production of forest crops, including tree plantations.
- (d) Harvesting of wild crops such as marsh hay, ferns, moss, berries, tree fruits and tree seeds.
- (e) Hiking trails wildlife refuges, and snowmobile trails and game management habitat areas.
- (f) Signs, subject to the provisions of Section 5.0.
- (g) Essential services and utilities intended to serve the principal permitted use.

2. Uses Authorized by Conditional Permit

- (a) Public and private parks, playgrounds and winter sports areas.
- (b) Dams, plants for production of electric power and flowage areas.
- (c) Trailer camps subject to the provisions of Section 6.0.
- (d) 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.
- (e) Recreation and youth camps.
- (f) Riding stables and personal horse barns.
- (g) Shooting ranges. Chapter 8.0
- (h) Quarrying and mining operations subject to the provisions of Section 6.0.
- (i) Year-round residences for caretakers of recreational areas.
- (j) 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.
- (k) Garbage and refuse disposal sites subject to the provisions of Section 6.4.
- (l) Airports subject to the provisions of Section 4.3.
- (m) Gas lines.

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- (n) 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 by conditional use permit. Small scale campgrounds are subject to the sanitary, layout, and density provisions of section VI of this chapter.
- (o) Special Event Campgrounds.

F-1 Zone District Setbacks & Dimensional Requirements¹

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'

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).