

# ***DOUGLAS COUNTY***

## **Planning, Zoning & Land Information Offices**

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### **3.12 W-1 RESOURCE CONSERVATION DISTRICT**

This district is intended to be used to prevent destruction of natural or man-made resources and to protect water courses including the shorelands of navigable waters, and areas which are not adequately drained, or which are subject to periodic flooding, where developments would result in hazards to health or safety, would deplete or destroy resources; or be otherwise incompatible with the public welfare.

#### **1. Permitted Uses (Land Use Permit):**

- (a) Public fish hatcheries.
- (b) Soil and water conservation programs.
- (c) Forest management programs.
- (d) Wildlife preserves.

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

- (a) Drainage where such activity will not be in conflict with the stated purposes of this district.
- (b) Public and private parks.
- (c) Dams, plants for the production of electric power and flowage areas.
- (d) Grazing where such activities will not be in conflict with the stated purpose of this district.
- (e) Orchards and wild crop harvestings.
- (f) 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 station and transmission towers, fire towers, and microwave radio relay towers.
- (g) Signs, subject to the provisions of Section 5.0. No use shall involve dumping or filling, of mineral soil or peat removal that would disturb the natural fauna, flora, water courses, water regimen, or topography.

<b>W-1 Zone District</b> <b>Setbacks &amp; Dimensional Requirements<sup>1</sup></b>
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<b>Maximum Building Height</b>	35'
<b>Minimum Lot Area</b>	
With Public Sewer	5 acres
Without Public Sewer	5 acres
<b>Minimum Lot Width<sup>2</sup></b>	
With Public Sewer	300'
Without Public Sewer	300'
<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)	50'
<b>Rear</b>	
Principal Building	50'
Accessory Building	50'
<b>Side</b>	
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.

<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>2</sup> No lot shall be created with a length to width ratio greater than three (3) to one (1).