

Zoning Schedule - Dimensional Requirements For Land Outside Shorelands¹

ZONE DISTRICT	R-1	R-2	RR-1	A-1	C-1	I-1	F-1
Maximum Building Height	35'	35'	35'	35'	35'	60'	35'
Minimum Lot Area^{2 & 3}							
With Public Sewer	10,000sq.ft.	5 acres	10,000sq.ft.	5 acres	10,000sq.ft.	1 acre	10 acres
Without Public Sewer	15,000sq.ft.	5 acres	20,000sq.ft.	5 acres	20,000sq.ft.	1 acre	10 acres
Minimum Lot Width⁴							
With Public Sewer	75'	300'	150'	300'	75'	200'	300'
Without Public Sewer	100'	300'	150'	300'	100'	200'	300'
Minimum Lotline Setbacks⁵							
Front	30'	50'	30'	50'	10'	50'	30'
Rear	40'	50'	40'	50'	20'	50'	40'
Side							
Principal Building	10'	20'	10'	20'	10'	20'	10'
Accessory Building	5'	10'	5'	10'	5'	10'	5'
Min. Floor Area, Residence							
3 + Bedrooms	1,000sq.ft.	1,000sq.ft.	700sq.ft.	1,000sq.ft.	700sq.ft.	700sq.ft.	700sq.ft.
2 Bedrooms	900sq.ft.	900sq.ft.	600sq.ft.	900sq.ft.	600sq.ft.	600sq.ft.	600sq.ft.
1 Bedroom	800sq.ft.	800sq.ft.	500sq.ft.	800sq.ft.	500sq.ft.	500sq.ft.	500sq.ft.
Min. Floor Area, Mobile Home							
3 + Bedrooms	800sq.ft.	800sq.ft.	700sq.ft.	800sq.ft.	800sq.ft.		
2 Bedrooms	700sq.ft.	700sq.ft.	600sq.ft.	700sq.ft.	700sq.ft.		
1 Bedroom	600sq.ft.	600sq.ft.	500sq.ft.	600sq.ft.	600sq.ft.		

¹Unless 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.

²Minimum area for one-family dwellings: add 5,000 sq. ft. for each additional unit over one (1).

³Plus any additional area required by the Wisconsin Administrative Code, Section 65.03.

⁴No lot shall be created with a length to width ratio greater than three (3) to one (1).

⁵**SETBACK REQUIREMENTS ON HIGHWAYS AND ROADS**, as stated in Section 4.2 of the Douglas County Zoning Ordinance: The distance that is greater (measured from the centerline or from the right-of-way line), shall apply.

- (a) ALL STATE AND U.S. NUMBERED HIGHWAYS - 130 ft. from the centerline or 66 ft. from the right-of-way line.
- (b) ALL COUNTY ROADS - 75 ft. from the centerline or 42 ft. from the right-of-way line.
- (c) ALL TOWN ROADS - 63 ft. from the centerline or 30 ft. from the right-of-way line.
- (d) ACCESS EASEMENTS/PRIVATE ROADS - No minimum setback for principal or accessory buildings.