

Zoning Schedule - Dimensional Requirements For Land Within Shorelands¹

ZONE DISTRICT	R-1	R-2	RR-1	A-1	C-1	F-1
Maximum Building Height	35'	35'	35'	35'	35'	35'
Minimum Shoreland Lot Area²						
With Public Sewer	10,000sq.ft.	5 acres	10,000sq.ft.	5 acres	10,000sq.ft.	10 acres
Without Public Sewer (Backlots ³)	20,000 sq.ft.	5 acres	5 acres	5 acres	20,000sq.ft.	10 acres
Minimum Shoreline Lot Area						
Class 1	30,000sq.ft.	5 acres	30,000sq.ft.	5 acres	30,000sq.ft.	10 acres
Class 2	40,000sq.ft.	5 acres	40,000sq.ft.	5 acres	40,000sq.ft.	10 acres
Class 3	80,000sq.ft.	5 acres	80,000sq.ft.	5 acres	80,000sq.ft.	10 acres
Minimum Lot Width⁴						
Class 1	150'	300'	150'	300'	150'	X
Class 2	175'	300'	175'	300'	175'	
Class 3	200'	300'	200'	300'	200'	
Backlot			300'			
Min. Setbacks from O.H.W.M.⁵						
Class 1	75'	75'	75'	75'	75'	75'
Class 2	100'	100'	100'	100'	100'	100'
Class 3	125'	125'	125'	125'	125'	125'
Minimum Front Lotline Setback	30'	50'	30'	50'	10'	30'
Minimum Side Lotline Setbacks						
Class 1 & Class 2	10' Minimum 40' Total	10' Minimum 40' Total	10' Minimum 40' Total	10' Minimum 40' Total	10' Minimum 40' Total	10' Minimum 40' Total
Class 3	20' Minimum 50' Total	20' Minimum 50' Total	20' Minimum 50' Total	20' Minimum 50' Total	20' Minimum 50' Total	20' Minimum 50' Total
Min. Floor Area, Residence						
3 + Bedrooms	1,000sq.ft.	1,000sq.ft.	700sq.ft.	1,000sq.ft.	700sq.ft.	700sq.ft.
2 Bedrooms	900sq.ft.	900sq.ft.	600sq.ft.	900sq.ft.	600sq.ft.	600sq.ft.
1 Bedroom	800sq.ft.	800sq.ft.	500sq.ft.	800sq.ft.	500sq.ft.	500sq.ft.
Min. Floor Area, Mobile Home						
3 + Bedrooms	800sq.ft.	800sq.ft.	700sq.ft.	800sq.ft.	800sq.ft.	X
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

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

³ Backlot : A parcel or tract of land located within a shoreland that does not front a navigable body of water, capable of being occupied by one residence and the accessory buildings or uses customarily incidental to it.

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

⁵Setback Requirements from Rivers and Streams:

125 ft. from the ordinary highwater mark (OHWM), except for the St. Croix, Brule and Eau Claire Rivers, which is 200 ft. All other Class 3 Setbacks apply

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.