

DOUGLAS COUNTY

Planning, Zoning & Land Information Offices

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3.9 RRC-1 RESIDENTIAL-RECREATIONAL / RECREATIONAL-COMMERCIAL DISTRICT

This district is intended to provide for a mixed use of seasonal and year round residential development in close proximity to essential recreation-oriented services in areas of high recreational value. Residential users should expect relatively high intensity recreation-oriented commercial uses to be ongoing within this district. Recreational-Commercial uses should be directly supporting the Recreational uses of the immediate area and district. This “floating district” is available to rezone to for uses appropriate within it, subject to consistency and compatibility with the Town and County’s Comprehensive Land Use Plans, and approval by Town Board, where applicable.

1. Permitted Uses (Land Use Permit):

Facilities such as, but not limited to the following:

- (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.
- (g) Essential services and utilities intended to serve the principal permitted use.

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

- (a) Campgrounds up to 100 campsites subject to provisions of Section VI of this chapter.
- (b) Special Event Campgrounds
- (c) Recreational service oriented uses such as resorts and motels, restaurants and cocktail lounges, sport shops and bait sales. And other recreational services, which in the opinion of the Douglas County Planning and Zoning Committee are of the same general character or are clearly incidental to a permitted or conditionally approved use.
- (d) Storage rental buildings for storage of personal property when in conjunction with, and accessory to, a campground approved by a conditional use permit.
- (e) Public and semipublic uses including, but not limited to, the following: public and private schools, churches, Public parks and recreation areas, hospitals, rest homes and homes for the aged, fire and police stations, historic sites. Sewage disposal plants, garbage incinerators and maintenance, repair or storage buildings shall not be permitted.
- (f) Drive-in establishments offering in-car service to customers.
- (g) Home occupations or professional offices provided no such use occupies more than 25% of the total floor area of the dwelling and not more than one non-resident person is employed on the premises
- (h) 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.

RRC-1 Zone District

Setbacks & Dimensional Requirements¹

Maximum Building Height	35'
Minimum Lot Area	
With Public Sewer	5 acres
Without Public Sewer	5 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)	50'
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).