

Comprehensive Zoning



Douglas County adopted its zoning ordinance in January 1971. Since that time there have been

amendments and additions which have brought us to our current ordinance. The Douglas County Zoning Ordinance regulates the division of land, use of shoreland areas and the location, construction and use of buildings, and other land uses so as to separate conflicting land uses and to promote and protect public health, safety and general welfare. The development that occurs on our own land not only affects us, but it affects our neighbors, our community and future owners as well. Land-Use Permits are required for new construction, structural changes in structures and for new land uses in every township in Douglas County. The villages of Lake Nebagamon, Superior, Oliver, Poplar and Solon Springs have their own zoning. Townships that have adopted their own zoning ordinances have permitting requirements that must be met in addition to County requirements. When we review an application for a Land-Use Permit, we check things such as setbacks from roads, lot lines, private sanitary systems, wells, wetlands and navigable waterways. The proposed use is also checked to see that it coincides with surrounding land uses. The county is divided into zone districts such as Residential-1, Residential-2, Residential-Recreational, Agricultural, Forestry, Resource Conservation, Commercial and Industrial. Each district has different allowed uses, permitted uses and conditional uses. Call the Zoning Office to find out what zone district your property is in and what uses are permitted.

Subdivision Control Ordinance

Douglas County adopted its Subdivision Control Ordinance in 1969. It regulates the division of land within all unincorporated areas of Douglas County in order to provide safe and orderly subdivision layouts. It affects all divisions of land under 10 acres. Surveys or plats are required for such subdivisions. Provisions are made for minimum lot sizes, access roads and other concerns such as floodplain, wetlands and topography.

Shoreland Zoning

Douglas County adopted its Shoreland Zoning in October 1985. It affects all areas of Douglas County that are within 1000 feet of any lake, pond or flowage, or within 300 feet of any river or stream. Shoreland Zoning is administered by Section 8.4 of the Douglas County Ordinance, which limits the development of shoreland areas in order to prevent water pollution. Among other things, shoreland zoning also protects fish spawning grounds, wildlife habitat and lake and river ecosystems. Permits are required for construction and other land uses.



Floodplain Zoning

Douglas County adopted its Floodplain Zoning Ordinance in August 1994. Floodplain zoning affects all areas of Douglas County that are in a mapped floodplain as indicated on the Flood Insurance Rate Maps from FEMA. Through floodplain zoning, Douglas County addresses the protection of life, health and property in floodplain areas. Permits are required for all development in floodplain areas. Landowners who wish to develop in floodplain areas may be required to complete surveying and/or engineering in order to determine site-specific elevations and/or regional flood elevations in areas that do not have detailed studies.

Nonmetallic Mining

Douglas County adopted its Nonmetallic Mining Reclamation Ordinance in June 2001, in order to provide for restoration of gravel pits and other nonmetallic mining. Conditional-Use Permits are required for all nonmetallic mining operations in the county.

Private Sewage Ordinance



Douglas County adopted its Private Sewage System Ordinance in 1980. It affects all areas of Douglas County. The ordinance refers to Chapter 145 of the State Statutes and Administrative Code Comm. 83.

These rules address proper siting, design, installation, inspection and maintenance of private sewage systems in order to protect public and environmental health and safety. The code requires that all dwellings be served by a state compliant sanitary system. No building permits may be issued for construction of a dwelling unless provision is made for safe water and disposal of sewage.

PERMITS ARE REQUIRED FOR:

- > *Building or structure (house, garage, shed, camper, manufactured homes)*
- > *Additions/alterations (rooms, roofs, decks)*
- > *Relocating structures on same parcel*
- > *Signs*
- > *Change of use (businesses, home occupations, salvage yard, auto repair)*
- > *Sanitary system installation, replacement, repair, reconnection*
- > *Outhouses/prives*
- > *Composting toilets*
- > *Nonmetallic mining (gravel pits, topsoil removal)*
- > *Shoreland filling and grading*
- > *Floodplain filling and grading*

SURVEYS ARE REQUIRED FOR:

- > *Divisions of land less than 10 acres by a certified survey map or plat*

DOUGLAS COUNTY PLANNING & ZONING

Douglas County Courthouse
1313 Belknap Street, Rm 206
Superior, Wisconsin 54880
Phone: (715) 395-1380
Fax: (715) 395-7643
E-mail: srannenb@douglascountywi.org
Website: www.douglascountywi.org

LOOKING AHEAD

Douglas County residents take pride in their recreational, historical and environmental resources. The Douglas County Planning & Zoning Office administers the ordinances that assist in protecting, promoting and preserving these resources for future generations.

For more detailed zoning information and applications for any required permits, please contact the Douglas County Planning & Zoning Office. The best time to prepare for new construction or other development is well in advance, so that any unforeseen setbacks may be addressed prior to your beginning date.



1313 Belknap Street, Rm. 206
Superior, Wisconsin 54880

DOUGLAS COUNTY PLANNING & ZONING

*DOUGLAS COUNTY
PLANNING & ZONING*



ZONING REQUIREMENTS IN DOUGLAS COUNTY



*"Promoting and protecting public
health, safety and general welfare"*

Steve Rannenber, Administrator