

DOUGLAS COUNTY

Planning, Zoning & Land Information Offices

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3.4 R-2 RESIDENTIAL DISTRICT

This district provides for one-family and two-family residential development and for the continuation of forest programs. It is intended to encourage forest management programs and at the same time, allow large lot residential development.

1. Permitted Uses

- (a) A single one-family or two-family year-round or seasonal dwelling.
- (b) Private garages and carports.
- (c) Essential services and utilities intended to serve the principal permitted use.
- (d) Signs subject to the provisions of Section 5.0.
- (e) Horticulture and gardening. Chapter 8.0, Page 8
- (f) Customary accessory uses provided such uses are clearly incidental to the principal use.
- (g) Production of forest crops, including tree plantations.
- (h) Harvesting of wild crops such as marsh hay, ferns, moss, berries, tree fruits and tree seeds.

2. Uses Authorized by Conditional Permit

- (a) Telephone, telegraph and power transmission towers, poles and lines, including transformers, substations, relay and repeater stations, equipment housing and other necessary appurtenant equipment and structures.
- (b) A single mobile home provided lot area and setback requirements of this district are met and the owner provides an accessory building for storage purposes.
- (c) Hobby farms including horses, dogs, chickens, etc., providing all structures housing such animals are 75 feet from all human habitation, 50 feet from lot lines and 100 feet from any highway, and provided all animals are adequately contained.
- (d) 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.
- (e) Home occupations or professional offices provided no such use occupies more than 25 percent of the total floor area of the dwelling, not more than one nonresident person is employed on the premises, and such use will not include an operational activity that would create a nuisance to be otherwise incompatible with the surrounding residential area.
- (f) Small scale campgrounds of less than 25 sites, restricted to mobile camping units and/or rustic primitive campsites, with no more than one camping unit per site. Small scale campgrounds are subject to the sanitary, layout, and density provisions of section VI of this chapter.
- (g) Special event campgrounds.

R-2 Zone District **Setbacks & Dimensional Requirements¹**

Maximum Building Height	35'
Minimum Lot Area	
With Public Sewer	5 acres
Without Public Sewer	5 acres
Minimum Lot Width³	
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	50'
Accessory Building	50'
Side	
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.

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).