

DOUGLAS COUNTY

Planning, Zoning & Land Information Offices

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3.7 C-1 COMMERCIAL DISTRICT

This district is intended to provide for the orderly and attractive grouping, at appropriate locations, of retail stores, shops, offices and similar commercial establishments.

1. Permitted Uses

Facilities such as, but not limited to the following:

- (a) Retail stores and shops offering convenience goods and services.
- (b) Business and professional offices and studios.
- (c) Banks and savings and loan offices.
- (d) Public and semipublic buildings and institutions.
- (e) Commercial entertainment facilities.
- (f) Laundromats (Chapter 8.0).
- (g) Restaurants.
- (h) Taverns.
- (i) Medical and dental clinics.
- (j) Auto service stations and maintenance facilities.
- (k) Public and private marinas.
- (l) Recreation service-oriented facilities as stated in the RR-1 District.
- (m) Motels and tourist homes.
- (n) Rooming and boarding houses.
- (o) Essential services and utilities intended to serve the principal permitted use.

2. Uses Authorized by Conditional Permit

- (a) Public and semipublic conditional uses as stated in the R-1 District.
- (b) New and used car sales establishments.
- (c) Wholesaling establishments.
- (d) Transportation terminals.
- (e) Farm implements sales firms.
- (f) Outdoor theaters.
- (g) Miniature golf, go-karts and amusement parks.
- (h) Drive-in establishments offering in-car service to customers.
- (i) Single family dwellings and mobile homes, but only when occupied by owners and/or persons engaged in commercial activities on the premises.

C-1 Zone District Setbacks & Dimensional Requirements¹

Maximum Building Height	35'
Minimum Lot Area	
With Public Sewer	10,000 sq. ft.
Without Public Sewer	20,000 sq. ft.
Minimum Lot Width³	
With Public Sewer	75'
Without Public Sewer	100'
Lake / River Setbacks	
From Ordinary High Water Mark (OHWM)	75'
Minimum Lotline Setbacks	
Front (road setbacks may also apply; see below)	10'
Rear	
Principal Building	20'
Accessory Building	20'
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.

Wisconsin Division of Industry Services Plan Review

The Division of Industry Services provides plan review for commercial buildings and structures in the state, as well as flammable and combustible liquid storage tank systems to ensure compliance with Wisconsin laws and regulations.

Questions regarding the Plan Review submittals and scheduling can be sent to DSPSSBPlanSchedule@Wi.gov.

Hayward DSPS Field Office: 10541 N Ranch Rd., Hayward, WI 54843

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.

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

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