

# DOOR COUNTY COMPREHENSIVE ZONING ORDINANCE

## TABLE OF CONTENTS

### CHAPTER 1 TITLE; AUTHORITY; AND GENERAL PROVISIONS

1.01	Title.....	1-1
1.02	Authority .....	1-1
1.03	Contents .....	1-1
1.04	Purpose .....	1-1
1.05	Compliance.....	1-2
1.06	Force and effect .....	1-2
1.07	Abrogation and greater restrictions .....	1-3
1.08	Interpretation and application .....	1-4
1.09	Severability .....	1-4
1.10	Warning and disclaimer of liability .....	1-4
1.11	Vesting of rights.....	1-4
1.12	Withdrawal by zoned towns.....	1-5
1.13	Commentary.....	1-5
1.14	Headings .....	1-5

### CHAPTER 2 ZONING DISTRICTS AND ZONING MAP; USE REGULATIONS

2.01	Zoning districts .....	2-1
2.02	Zoning map .....	2-2
2.03	Purpose and intent of zoning districts.....	2-3
2.04	Types of uses .....	2-8
2.05	Principal uses .....	2-8
2.06	Accessory uses .....	2-27
2.07	Temporary uses .....	2-27
2.08	Uses not listed .....	2-28

### CHAPTER 3 GENERAL REQUIREMENTS

3.01	Compliance.....	3-1
3.02	District requirements.....	3-1
3.03	(Amended and relocated 5 Oct. 1998, Ord. 22-98) .....	3-9
3.04	Lot requirements .....	3-10
3.05	Setbacks from roads .....	3-10
3.06	Additional setbacks from roads for large buildings.....	3-12
3.07	(Relocated to shoreland ordinance, 20 Sept. 2016, Ords. 2016-12 & 2016-14) .....	3-13
3.08	Height requirements .....	3-13
3.09	Front, rear, and side yards .....	3-15
3.10	Landscape buffers .....	3-16
3.11	Floor area requirements .....	3-19
3.12	Accessory structures .....	3-20
3.13	Outdoor storage of junk material .....	3-23
3.14	Filling and grading .....	3-24
3.15	Special development requirements .....	3-25
3.16	(Deleted 30 Sept. 2010; Ord. 2010-13) .....	3-27
3.17	Alleys .....	3-27

**CHAPTER 3A SHORELAND ZONING REGULATIONS**

(Deleted 20 Sept. 2016; Ords. 2016-12 and 2016-14. See instead Door County Shoreland Zoning Ordinance.).....3-29

**CHAPTER 4 PARTICULAR USES REQUIREMENTS**

4.01 Purpose ..... 4-1

4.02 Applicability..... 4-1

4.03 Agricultural uses requirements ..... 4-1

4.04 Commercial uses requirements..... 4-2

4.05 Industrial uses requirements ..... 4-9

4.06 Institutional uses requirements..... 4-14

4.07 Outdoor recreational uses requirements ..... 4-15

4.08 Residential uses requirements ..... 4-21

4.09 Miscellaneous uses requirements ..... 4-34

**CHAPTER 5 NATURAL FEATURES PROTECTION REQUIREMENTS**

5.01 Purpose ..... 5-1

5.02 Applicability..... 5-1

5.03 Escarpments ..... 5-1

5.04 Drumlins ..... 5-3

5.05 Dunes ..... 5-3

5.06 Rockholes..... 5-4

5.07 Woodlands ..... 5-5

5.08 Ridges and swales complexes ..... 5-7

5.09 (Relocated to shoreland ordinance, 20 Sept. 2016; Ords. 2016-12 and 2016-14)..... 5-8

5.10 Wetland setbacks ..... 5-8

**CHAPTER 6 Conservation Subdivision**

6.01 Purpose ..... 6-1

6.02 General requirements..... 6-1

6.03 Preserved open space..... 6-3

6.04 Application and permit requirements ..... 6-4

**CHAPTER 7 PARKING, LOADING AND ACCESS REQUIREMENTS**

7.01 Purpose ..... 7-1

7.02 Off-street parking requirements..... 7-1

7.03 Parking area landscaping requirements ..... 7-3

7.04 Loading and unloading requirements ..... 7-13

7.05 Access requirements ..... 7-13

**CHAPTER 8 SIGNS**

8.01 Purpose ..... 8-1  
8.02 Applicability ..... 8-1  
8.03 General sign requirements ..... 8-2  
8.04 Specific requirements for particular signs ..... 8-4  
8.05 Permits ..... 8-9  
8.06 Nonconforming signs ..... 8-9  
8.07 Abandoned signs ..... 8-10  
8.08 Town of Washington additional sign requirements ..... 8-10  
8.09 Town of Gibraltar additional sign requirements ..... 8-11  
8.10 Scenic Byway additional sign requirements ..... 8-15

**CHAPTER 9 NONCONFORMING USES, STRUCTURES, LOTS**

9.01 Previously lawful condition ..... 9-1  
9.02 Nonconforming uses ..... 9-1  
9.03 Nonconforming structures ..... 9-2  
9.04 Nonconforming lots ..... 9-3

**CHAPTER 10 ADMINISTRATION**

10.01 Resource Planning Committee ..... 10-1  
10.02 Zoning Board of Adjustment ..... 10-2  
10.03 Planning Director ..... 10-3  
10.04 Zoning Administrator ..... 10-4

**CHAPTER 11 PROCEDURES**

11.01 Regular zoning permits ..... 11-1  
11.02 Sign permits ..... 11-4  
11.03 Impervious surface authorization permits ..... 11-5  
(Added: 20 Sept. 2016; Ord. 2016-14. Site plan review permits deleted 27 May 2008;  
Ord. 2008-04)  
11.04 Conditional use permits ..... 11-6  
11.05 Certificate of compliance ..... 11-10  
11.06 Variance from the requirements of this ordinance ..... 11-10  
11.07 Appeals ..... 11-12  
11.08 Amendments ..... 11-14  
11.09 Public hearings ..... 11-16

**CHAPTER 12 ENFORCEMENT**

12.01 Violations ..... 12-1  
12.02 Prosecution ..... 12-1  
12.03 Penalties ..... 12-2  
12.04 After-the-fact conditional use applications and variance petitions ..... 12-2

**CHAPTER 13 DEFINITIONS**

13.01 Word usage..... 13-1  
13.02 Definition ..... 13-1

**CHAPTER 14 COMMUNICATIONS SUPPORT STRUCTURES AND RELATED FACILITIES**

14.01 Mobile Tower Siting..... 14-1  
14.02 Radio Broadcast Service Facilities..... 14-14  
14.03 Other Communications Services Support Structures and Related Facilities ..... 14-16  
14.04 Broadband Network Projects..... 14-17

**APPENDIX A..... A-1**