

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.....	3-9
3.05	Setbacks from roads.....	3-11
3.06	Additional setbacks from roads for large buildings	3-13
3.07	(Relocated to shoreland ordinance, 20 Sept. 2016, Ords. 2016-12 & 2016-14)	3-14
3.08	Height requirements	3-14
3.09	Front, rear, and side yards	3-15
3.10	Landscape buffers	3-16
3.11	Floor area requirements	3-20
3.12	Accessory structures	3-21
3.13	Outdoor storage of junk material	3-24
3.14	Filling and grading	3-25
3.15	Special development requirements	3-25
3.16	(Deleted 30 Sept. 2010; Ord. 2010-13)	3-28
3.17	Alleys	3-28

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 4-20

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 7-8

7.04 Loading and unloading requirements 7-13

7.05 Access requirements 7-13

CHAPTER 8 SIGNS

8.01 Authority Cited 8-1
8.02 Finding, Purpose and Intent, Severability 8-1
8.03 Substitution Clause 8-2
8.04 Applicability 8-2
8.05 Prohibited 8-3
8.06 General Regulations 8-5
8.07 Allowances and Restriction by Use and Zoning District 8-8
8.08 Nonconforming Signs 8-10
8.09 Permits 8-11

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 Land Use Services 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 11-7
11.05 Certificate of compliance 11-11
11.06 Variance from the requirements of this ordinance 11-11
11.07 Appeals 11-14
11.08 Amendments 11-15
11.09 Public hearings 11-17

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 Definition13-1

CHAPTER 14 COMMUNICATIONS SUPPORT STRUCTURES AND RELATED FACILITIES

(Deleted 23 May 2023; Ord. 2023-01)

APPENDIX AA-1