

ZONING

485 Attachment

City of Port Washington

Regulations Char

Map Symbol	Zoning District ^{1, 6}	Lot Size ¹		Density			Open Space	Building Location			Building Height		Maximum Floor Area to Lot Ratio (FAR)	Extra Height Construction Factor	Attached Garage Area Required ²	Allowable Unfinished Space On Second Floor	Minimum First Floor Area ²	1	1	1	1	2	1-2	3	1-3	1-3	4	4	1-4	5+			
		Minimum Total Lot Area (square feet)	Minimum Average Width (feet)	Minimum Lot Area Per Dwelling Unit or by Bedrooms			Minimum Open Area Per Dwelling Unit	Minimum Setback (Over 35 feet see "Extra Height Construction Factor")	Minimum One Side	Offsets Other Side	Principal Structur e	Accessory Structure						1	1	1	1	2	3	1-3	1-3	4	4	1-4	5+				
				1 BR	2 BR	3 BR												1	2	3	4	4	5	5	6	7	6	7	8	8+			
Reference Sections:		Art. XVIII		§ 485-76			§ 485-77	§ 485-58	§ 485-59		Art. XVI		§ 485-68	§ 485-60	Art. XVII § 485-39H	§ 485-67C(1)	§ 485-67C	Art. XVII															
R-1	Single Family Detached Residence	45,000	150 ¹	45,000			35,000	30	25	25	30	15	15%	No	400	35%	900 ²	1,250	1,250	1,250	1,250	1,400	1,450	1,600	1,650	1,750	1,800	1,850	1,950	2,000			
RS-1	Single Family Detached Residence	15,000	110 ¹	15,000			10,000	30	10	15	30	15	20%	No	400	35%	900 ²	1,250	1,250	1,250	1,250	1,400	1,450	1,600	1,650	1,750	1,800	1,850	1,950	2,000			
RS-2	Single Family Detached Residence	12,000	100 ¹	12,000			7,500	30	8	12	30	15	25%	No	400	35%	850 ²	1,250	1,250	1,250	1,250	1,250	1,300	1,450	1,500	1,600	1,650	1,700	1,800	1,850			
RS-3	Single Family Detached Residence	10,000	85 ¹	10,000			6,000	25	6	10	30	15	30%	No	400	35%	800 ²	1,150	1,150	1,150	1,150	1,150	1,225	1,300	1,350	1,450	1,500	1,550	1,650	1,700			
RS-4	Single Family Detached Residence	8,400	75 ¹	8,400			5,000	25	6	8	30	15	30%	No	400	35%	750 ²	1,000	1,000	1,000	1,000	1,000	1,075	1,150	1,200	1,300	1,350	1,400	1,500	1,550			
RS-5	One and Two Family Residence (Single)	8,400	75 ¹	4,200			2,500	25	6	8	30	15	30%	No	400	35%	750 ²	1,000	1,000	1,000	1,000	1,000	1,075	1,150	1,200	1,300	1,350	1,400	1,500	1,550			
RS-5	One and Two Family Residence (Two)	8,400	75 ¹	4,200			2,500	25	6	8	30	15	40%	No	200 per unit	0	750 ²	650	650	650	650	800	850	1,000	1,050	1,150	1,200	1,250	1,350	1,400			
RS-6	One and Two Family Residence (Single)	10,000	85 ¹	5,000			3,000	25	6	10	30	15	35%	No	400	35%	750 ²	950	950	950	950	950	1,000	1,150	1,200	1,300	1,350	1,400	1,500	1,550			
RS-6	One and Two Family Residence (Two)	10,000	85 ¹	5,000			3,000	25	6	10	30	15	40%	No	200 per unit	0	750 ²	650	650	650	650	800	850	1,000	1,050	1,150	1,200	1,250	1,350	1,400			
RM-1	Single and Two Family Residence	7,000	50	3,500			2,300 ³	25	6	6	35	15	40%	No	N/A	N/A	N/A	650	650	650	650	800	850	1,000	1,050	1,150	1,200	1,250	1,350	1,400			
RM-2	Multiple Family (Garden Apts. and Townhouses) ^{6, 7}	N/A	N/A	3,200	3,600	4,000	2,000	25	10	15	30	15	40%	No	N/A	N/A	N/A	650	650	650	650	800	850	1,000	1,050	1,150	1,200	1,250	1,350	1,400			
RM-3	Multiple Family (Low-Rise Apts.) ^{6, 7}	N/A	N/A	2,700	3,000	3,300	1,500	25	15	10	35	15	60%	Yes	N/A	N/A	N/A	350	400	500	650	800	850	1,000	1,050	1,150	1,200	1,250	1,350	1,400			
RM-4	Multiple Family (Medium-Rise Apts.) ^{6, 7}	N/A	N/A	1,500			750	25	15	10	60	15	125%	Yes	N/A	N/A	N/A	350	400	500	650	800	850	1,000	1,050	1,150	1,200	1,250	1,350	1,400			
CCM	Multiple Family (Central City Mixed) ^{6, 7}	7,000	50	3,500			2,300	20	6	6	35	15	40%	Yes	N/A	N/A	N/A	350	400	500	650	800	850	1,000	1,050	1,150	1,200	1,250	1,350	1,400			
B-1	Office ⁹	N/A	N/A	N/A			500	25	10	10	30	15	35% ⁵	No	N/A	N/A	N/A	350	400	500	650	800	850	1,000	1,050	1,150	1,200	1,250	1,350	1,400			
B-2	Local Service Center Business ^{6, 7}	N/A	N/A	N/A			500	15	10	10	30	15	50% ⁵	No	N/A	N/A	N/A	350	400	500	650	800	850	1,000	1,050	1,150	1,200	1,250	1,350	1,400			
B-3	General Business ^{6, 7}	N/A	N/A	N/A			500	15	10	10	40	15	60% ⁵	No	N/A	N/A	N/A	350	400	500	650	800	850	1,000	1,050	1,150	1,200	1,250	1,350	1,400			
B-4	Central Business ^{6, 7}	N/A	N/A	N/A			N/A	0	0	0	35 ¹⁰	35 ¹⁰	100% ⁵	No	N/A	N/A	N/A	350	400	500	650	800	850	1,000	1,050	1,150	1,200	1,250	1,350	1,400			
BP	Business Park ⁹	40,000	150	N/A			N/A	40	40	25	35	30	40% ⁵	No	N/A	N/A	N/A	350	400	500	650	800	850	1,000	1,050	1,150	1,200	1,250	1,350	1,400			
I-1	Existing Industrial	N/A	N/A	N/A			N/A	10	10	10	85	85	70%	Yes																			
I-2	Industrial Park	40,000	150	N/A			N/A	25	25	25	45	35	40%	No																			
I-3	Technology Campus District	10,000	100	N/A			N/A	100 ¹¹	50	50	65 ¹²	35	N/A	N/A																			
AG	Agricultural	10 acres	600	10,000			10,000	50	20	20	30	85	N/A	No	N/A	N/A	N/A	1,000	1,000	1,000	1,000	1,000	1,075	1,150	1,200	1,300	1,350	1,400	1,500	1,550			
SW	Shoreland-Wetlands	N/A	N/A	N/A			N/A	N/A	N/A	N/A	30	15	N/A	No																			
PUL	Public and Utility Lands	N/A	N/A	N/A			500	15	10	10	85	85	N/A	Yes																			
Overlay Districts		Use Underlying Districts Except as Noted																Same as Underlying Districts															
ODF	Density Factor ⁴	7,000	60 ⁴	3,000 ⁴			2,000	20	6	6	85	35	70% ⁵	Yes																			
OOS	Office and Special Service										85	85		Yes																			
OIP	Institutional and Public Service																																
OPD	Planned Development																																
OHS	Highway Service																																
ONP	Neighborhood Preservation																																
OCP	Conservation Protection																																

PORT WASHINGTON CODE

FOOTNOTES:

- ¹ In new plats approved after January 1, 1982, the Common Council may upon favorable recommendation of the Plan Commission allow the lots in the R1, RS-1, RS-2, RS-3, RS-4, RS-5 and RS-6 Districts to be up to 20% narrower in required minimum average width, provided the total lot area is increased 80 square feet above the minimum required lot area for each one foot the lot width is reduced, and provided further said lots will not be directly facing existing wider lots.

² When an attached garage of 400 square feet is included for each dwelling unit, the minimum required first floor area is reduced by 100 square feet.

³ May be reduced under ODF Overlay District.

⁴ See § 485-179 for other ODF regulations
- ⁵ FAR may be increased by use of environmental enhancement incentive. (See Article XX.)

⁶ All uses other than one- and two-family dwellings are subject to approval by the Plan Commission of building, site and operational plans.

⁷ For all units, add 100 square feet per unit to required square footage if there is no basement storage space of at least 200 square feet designated for each unit.

⁸ Only 70% of any livable floor area which is over another livable floor area may be counted toward required minimum floor area.

⁹ Lot size and lot width as necessary to meet other requirements.

¹⁰ Special exemption may be granted to increase height up to 61 feet.

¹¹ 200 feet when abutting a district with residential as a permitted use.

¹² Property owners may increase the maximum building height above 65 feet by one additional foot for each foot the minimum setback from the right-of-way increases. However, the maximum building height shall not exceed 100 feet.