

CITY OF PORT WASHINGTON

ZONING CODE

TABLE OF CONTENTS

**CHAPTER 20
ZONING ORDINANCE**

TABLE OF CONTENTS

		<u>Page No.</u>
20.01.000	TITLE, AUTHORITY, PURPOSE, SCOPE, SEVERABILITY	1 - 1
20.01.010	Title	
20.01.020	Authority	
20.01.030	Purpose	
20.01.040	Scope	
20.01.050	Severability	
20.01.060	Compliance-Other Permits	
20.01.070	Municipalities and State Agencies Regulated	
20.01.080	Abrogation and Greater Restrictions	
20.02.000	INTERPRETATIONS	2 - 1
20.02.010	Interpretations	
20.02.020	Severability	
20.02.030	Warning And Disclaimer Of Nonliability	
20.02.040	Specific Words and Phrases	
20.03.000	ADMINISTRATIVE AND ENFORCEMENT OFFICER	3 - 1
20.03.010	Building Inspector Designated	
20.03.020	Duties	
20.03.030	Authority	
20.04.000	PERMITS	4 - 1
20.04.010	Building Permits	
20.04.020	Occupancy and Zoning Use Permits	
20.05.000	ESTABLISHMENT OF OFFICIAL ZONING MAP	5 - 1
20.05.010	Districts Mapped	
20.05.020	Map Changes	
20.05.030	Effective Date	
20.05.040	Replacement of Official Zoning Map	
20.05.050	Determination of Boundaries	
20.05.060	Identification of Official Ordinance and Map	
20.05.070	Interim-Extraterritorial Zoning	
20.06.000	CHANGES AND AMENDMENTS	6 - 1
20.06.010	Authority	
20.06.020	Procedure	
20.06.030	Effective Date	
20.06.040	Annexed Lands	
20.07.000	PUBLIC HEARINGS	7 - 1

20.07.010	Required	
20.07.020	Procedure	
20.08.000	APPEAL PROVISIONS	8 - 1
20.08.010	Appeal Rights	
20.08.020	Board of Appeals	
20.08.030	Procedure	
20.09.000	VIOLATIONS	9 - 1
20.09.010	Penalties	
20.09.020	Enforcement By Injunction	
20.09.030	Declared Nuisance	
20.10.000	GENERAL APPLICATIONS OF REGULATIONS	10 - 1
20.10.010	Establishment of Districts	
20.10.020	Compliance	
20.10.030	Structures Other Than Buildings	
20.10.040	Underground Buildings	
20.11.000	ACCESSORY USES AND STRUCTURES	11 - 1
20.11.010	General	
20.11.020	Detached Garages	
20.11.030	Sheds	
20.11.040	Fences	
20.11.050	Miscellaneous Accessory Structures	
20.11.060	Special Exceptions	
20.12.000	LEGAL NON-CONFORMITY	12 - 1
20.12.010	Existing Use Permits	
20.12.020	Classification and Regulation	
20.12.030	Conditional Use Status	
20.12.040	Removal of Hazards	
20.12.050	Signs for Existing Businesses Outside Commercial Districts	
20.13.000	BASIC LOCATIONAL REGULATIONS	13 - 1
20.13.010	Building Must Be On A Lot	
20.13.020	Only One Principal Residence Building On A Lot	
20.13.030	Street Access Required	
20.13.040	Private Street or Way	
20.14.000	USES WITHIN DISTRICTS	14 - 1
20.14.010	Uses Restricted	
20.14.020	Uses Classified	
20.14.030	Unclassified Uses	
20.14.040	Additional Requirements	
20.15.000	BUILDING LOCATION	15 - 1
20.15.010	Location Restricted	

20.15.020	Setbacks	
20.15.030	Offsets	
20.15.040	Extra Height Construction Factor	
20.15.050	Maintenance and Use of Setback and Offset Areas	
20.15.06	Accessory Building Location	
20.16.000	HEIGHT REGULATIONS	16 - 1
20.16.010	Maximum Height Restricted	
20.16.020	Exceptions	
20.16.030	Increase Permitted	
20.16.040	Maximum Building Heights in B-4 Central Business Districts	
20.17.000	BUILDING SIZE AND FLOOR AREA REGULATIONS	17 - 1
20.17.010	Minimum Required	
20.17.020	Maximum Permitted (F. A. R.)	
20.17.030	How Measured	
20.17.040	Increase Permitted	
20.18.000	LOT SIZE	18 - 1
20.18.010	Minimum Required	
20.18.020	Lot Area - How Measured	
20.18.030	Lot Width - How Measured	
20.18.040	Reduction	
20.18.050	Exceptions	
20.19.000	RESIDENTIAL DENSITY AND OPEN SPACE	19 - 1
20.19.010	Residential Density	
20.19.020	Open Space	
20.20.000	ENVIRONMENTAL ENHANCEMENT INCENTIVE	20 - 1
20.20.010	Purpose	
20.20.020	Application	
20.21.000	PLANNED DEVELOPMENT PROJECTS	21 - 1
20.21.010	Permitted	
20.21.020	Classification	
20.21.030	Application of Regulations	
20.21.040	Procedure	
20.21.050	Basis for Approval	
20.21.060	Determination	

20.22.000	ENGINEERING REGULATIONS	22 - 1
20.22.010	Establishment of Grades	
20.22.020	Water Surface Profiles	
20.22.030	Drainage	
20.22.040	Sanitation and Water Supply	
20.23.000	CONDITIONAL USES	23 - 1
20.23.010	General	
20.23.020	Procedure	
20.23.030	Requirements	
20.24.000	PARKING AND LOADING AREA REQUIREMENTS	24 - 1
20.24.010	Off-Street Parking	
20.24.020	Off-Street Loading and Unloading	
20.25.000	OUTDOOR RECREATIONAL FACILITIES	25 - 1
20.25.010	Classified	
20.25.020	General	
20.25.030	Public Facilities	
20.25.040	Private Commercial Facilities	
20.25.050	Private Non-Commercial Group Facilities	
20.25.060	Private Residential Facilities	
20.25.070	Swimming Pools	
20.26.000	EXTRACTIVE OPERATIONS	26 - 1
20.26.010	Restricted	
20.26.020	Permit	
20.26.030	Application	
20.26.040	Referral to Plan Commission & Public Hearing	
20.26.050	Criteria	
20.26.060	Additional Conditions	
20.26.070	Restorative Requirements	
20.26.080	Existing Operations	
20.26.090	Operational Requirements	
20.27.000	HOUSE TRAILERS	27 - 1
20.27.010	Permanent Habitation Prohibited	
20.27.020	Trailer Camps	
20.28.000	AIRPORT SAFETY ZONE	28 - 1
20.28.010	Maximum Height	
20.28.020	Control of Uses	
20.28.030	Density	
20.28.040	Exceptions	
20.29.000	SIGNS	29 - 1

20.29.010	Purpose and Intent	
20.29.020	Uniform Application, Variance and Special Exceptions	
20.29.030	Definitions	
20.29.040	Prohibited Signs	
20.29.050	Existing Non-conforming Signs	
20.29.060	Signs Permitted in All Districts without a Permit	
20.29.070	Signs Permitted in All Districts with a Permit	
20.29.080	Signs Permitted in Business & Industrial Districts	
20.29.090	Signs for Multi-Tenant Buildings and Centers	
20.29.100	Signs Permitted in Institutional and Park Districts	
20.29.110	Historic Signs	
20.29.120	Compliance	
20.29.130	Footnotes to Sign Chart Sign Standards	
20.30.000	DESIGN REVIEW AND HISTORIC PRESERVATION	30 - 1
20.30.010	Purpose	
20.30.020	Zoning District Affected	
20.30.030	Design Review Board Action	
20.30.040	Standards Guiding Board Action	
20.30.050	Design Review Board	
20.31.000	APPROVAL OF BUILDING, SITE (INCLUDING LANDSCAPE) AND OPERATIONAL PLANS	31 - 1
20.31.010	Where Required	
20.31.020	Use by Right Not Infringed	
20.31.030	Criteria	
20.31.040	Form of Submittal	
20.31.050	Landscaping	
20.31.060	Purpose	
20.31.070	Findings	
20.31.080	Applicability	
20.31.090	General Plan Requirements	
20.31.100	Procedures	
20.31.110	On-Site Landscaping and Screening Requirements Table 1 – Classification Of Plants Table 2 – Classification Of Plants	
20.31.120	Definitions	
20.32.000	GENERAL INTERPRETATION OF DISTRICT APPLICATIONS	32 - 1
20.32.010	Regulations Made Applicable to Each District	
20.32.020	Basic Districts	
20.32.030	Overlay Districts	
20.32.040	Format of Individual District Regulation Summary	

20.33.000	ZONING DISTRICTS AND AREA REQUIREMENTS CHART	33 - 1
20.33.010	Districts Listed	
20.33.020	Area Requirements Chart	

20.34.000	DISTRICT REGULATIONS	34 - 1
20.34.010	R-1 Single Family Detached Residence	
20.34.020	RS-1 Single Family Detached Residences	
20.34.030	RS-2 Single Family Detached Residences	
20.34.040	RS-3 Single Family Detached Residences	
20.34.050	RS-4 Single Family Detached Residences	
20.34.060	RS-5 Single and Two Family Residences	
20.34.070	RS-6 Single and Two Family Residences	
20.34.080	RM-1 Single and Two Family Residences	
20.34.090	RM-2 Multiple Family (Garden Apts. And Town houses)	
20.34.100	RM-3 Multiple Family (Low Rise Apts.)	
20.34.110	RM-4 Multiple Family (Medium Rise Apts.)	
20.34.120	CCM Central City Mixed	
20.34.130	B-1 Office District	
20.34.140	B-2 Local Service Center Business District	
20.34.150	B-3 General Business District	
20.34.160	B-4 Central Business District	
20.34.170	BP Business Park District	
20.34.180	I-1 Existing Industrial	
20.34.190	I-2 Industrial Park	
20.34.200	AG Agricultural District	
20.34.210	Shoreland-Wetland District	
20.34.220	PUL Public Utility Lands District	
20.34.230	OOS Office and Special Service	
20.34.240	OIP Institutional and Public Service	
20.34.250	OPD Planned Development	
20.34.260	OHS Highway Service District	
20.34.270	ODF Density Factor	
20.34.280	OB4 Central Business District – (Deleted)	
20.34.290	OB5 Central Business District – (Deleted)	
20.34.300	OAG Arterial Gateway District	
20.34.310	ONP Neighborhood Preservation District	
20.34.320	OCP Conservation Protection District	

20.35.000	FLOODPLAIN	35 – 1
20.35.010	Statutory Authorization	
20.35.020	Finding Of Fact	
20.35.030	Statement Of Purpose	
20.35.040	Title	
20.35.050	General Provisions	
20.35.060	General Standards Applicable To All Floodplain Districts	
20.35.070	Hydraulic And Hydrologic Analyses	
	FLOODPLAIN – Continue	

20.35.080	Watercourse Alterations
20.35.090	Chapter 30, 31, Wis. Stats., Development
20.35.100	Public Or Private Campgrounds
20.35.110	Floodway District (FW)
20.35.120	Applicability
20.35.130	Permitted Uses
20.35.140	Standards For Developments In Floodway Areas
20.35.150	Prohibited Uses
20.35.160	Floodfringe District (FF)
20.35.170	Applicability
20.35.180	Permitted Uses
20.35.190	Standards For Development In Floodfringe Areas
20.35.200	Other Floodplain Districts
20.35.210	General Floodplain District (GFP)
20.35.220	Flood Storage District
20.35.230	Nonconforming Uses
20.35.240	General
20.35.250	Floodway Areas
20.35.260	Floodfringe Areas
20.35.270	Flood Storage Areas
20.35.280	Administration
20.35.290	Zoning Administrator
20.35.300	Zoning Agency
20.35.310	Zoning Board Of Appeals
20.35.320	To Review Appeals Of Denials Of Permits Or Approvals
20.35.330	Floodproofing
20.35.340	Public Information
20.35.350	Amendments
20.35.360	General
20.35.370	Procedures
20.35.380	Enforcement And Penalties
20.35.390	Definitions