

A detailed zoning map of Port Washington, Washington state, overlaid on a dark background. The map shows various residential and commercial zones, with three specific areas highlighted in dark blue and labeled with circled letters: A2 in the bottom center, A3 in the middle, and A4 in the lower-left quadrant. The map includes street names like W. Lloyd St, W. Garfield Ave, and W. 11th St. The title 'CITY OF PORT WASHINGTON' is centered in large white letters.

CITY OF PORT WASHINGTON

ZONING CODE REWRITE
PLAN COMMISSION UPDATE PRESENTATION
MAY 15, 2025

AGENDA

- 1 PROJECT OVERVIEW AND STATUS**
- 2 WHAT HAVE WE LEARNED SO FAR?**
- 3 UPDATING THE CODE: HOW DOES IT WORK?**
- 4 WHAT'S NEXT**

ZONING REWRITE OBJECTIVES











The 19 Objectives for the Zoning Code Rewrite as identified by The City of Port Washington RFP

1. Make the code easier to understand and administer
2. Make use of certain form-based standards
3. Incorporate building and site design standards – such standards are minimal in the current code
4. Reduce the number of Conditional Uses
5. Reduce the number of overlay districts
6. Expand Traditional Neighborhood Development style standards throughout the city
7. Improve zoning consistency with the Future Land Use Update and the Port Washington Downtown & Lakefront Plan
8. Incorporate user friendly use and site standards tables and diagrams

9. Expand and modernize terms and definitions listings
10. Add ample illustrations or other graphic types to visually define site and design standards
11. Incorporate a web-based version of the new zoning code into the City's digital Municipal Code- the City recently incorporated its Municipal Code into General Code's "ecode360" format
12. Retain certain areas of the existing code that allow for administrative flexibility, streamlined approvals and exceptions; including parking requirements
13. Update the sign code to align with relevant Supreme Court decisions and incorporate recent City sign code amendments and other possible changes
14. Simplify and modernize the planned development (Overlay) section

15. Update and simplify the landscape code and allow for improved administrative flexibility
16. If and where feasible and appropriate use zoning language to preserve lake views or corridors
17. Reduce the number of non-conforming lots in respective residential districts
18. Review the Subdivision of Land section and recommend updates to incorporate Traditional Neighborhood Development elements, among other possible changes
19. Incorporate selected current zoning code text change ordinances into the new zoning code

WHAT WE'VE LEARNED SO FAR

-  Simplifying and better explaining the code
-  Unlocking housing potential by removing barriers to development
-  Reforming height limits and exceptions, specifically for downtown
-  Right-size parking for downtown
-  Form based code opportunities and design standards
-  Encouraging Accessory Dwelling Units (ADU's)
-  Planning for future unknown uses
-  Removal of exclusionary zoning

OVERARCHING THEMES



Make the code easier to understand and administer

- *Consolidating compatible zoning districts into simplified, flexible districts which preserve their intent.*
- *Reforming administrative processes to be clearer and more of an aid to development as opposed to a barrier.*
- *Removal of conflicting requirements.*



If and where feasible and appropriate use zoning language to preserve lake views or corridors

- *Limiting “over-development” within the downtown.*
- *Providing flexibility in height requirements with specific and detailed exceptions.*
- *Ensure context is considered in every case to fulfill intent of preserved lake views.*



Expand Traditional Neighborhood Development style standards throughout the city

- *Reducing over-restrictive development minimums in suitable districts*
- *Providing a unique mix of housing types, especially for those who are aging-in-place*

UPDATING THE CODE

PRELIMINARY ZONING ORDINANCE STRUCTURE

- **Introductory Provisions** (red)
- **Administrative Procedures** (green)
- **District Standards** (blue)
- **Citywide Standards** (purple)

Within each of these categories, the city's existing zoning sections will be rewritten and reorganized into new articles that fall within one of these four categories. Each month, the consultant team will work with staff to deliver working drafts of the new code for review and feedback.



Table of Contents

Article

1. General Provisions
2. Interpretation, Construction, and Definitions
3. Administrative Bodies
Division 1 – Plan Commission
Division 2 – Historic Preservation Commission
Division 3 – Zoning Board of Appeals
Division 4 – Zoning Administrator
4. General Procedural Requirements
Division 1 – Generally
Division 2 – Notice Requirements
Division 3 – Public Hearings
Division 4 – Site Visits
Division 5 – Neighborhood Meetings
Division 6 – Financial Guarantees
5. Specific Procedural Requirements
Division 1 – Code Amendment
Division 2 – Planned Development District
Division 3 – Designation of Historic District
Division 4 – Designation of Historic Structures and Historic Sites
Division 5 – Conditional Use
Division 6 – Wireless Telecommunication Facility – Class 1 Collocation and New Tower
Division 7 – Wireless Telecommunication Facility – Class 2 Collocation
Division 8 – Wind Energy System Facility
Division 9 – Community Living Arrangement
Division 10 – Certificate of Historic Appropriateness
Division 11 – Site Plan Review
Division 12 – Architectural Review
Division 13 – Special Exception
Division 14 – Expansion of a Nonconforming Building
Division 15 – Registration of a Nonconforming Use
Division 16 – Conversion of a Nonconforming Use
Division 17 – Zoning Permit
Division 18 – Termination of Approval
Division 19 – Code Interpretation
Division 20 – Administrative Appeal
Division 21 – Variance
Division 22 – Reasonable Accommodations
Division 23 – Determination of Navigability
Division 24 – Determination of Ordinary High-Water Mark
6. Zoning Map
7. Zoning Districts

8. Alternative Development Options
Division 1 – Conventional Planned Development District
Division 2 – Cottage Housing Project
Division 3 – Adaptive Reuse Project
Division 4 – Traditional Neighborhood Design Project
Division 5 – Conservation Subdivision
9. Specific Planned Development Districts
10. Downtown Design Overlay District (TBD)
11. Historic Preservation Overlay District
12. Shoreland-Wetland Overlay District (from ch. 467)
13. Shoreland Overlay District (from ch. 467)
14. Bluff Protection Overlay District
15. Environmental Corridor Overlay District
16. Land Uses
17. Performance Standards
18. Dimensional and Related Standards
19. Engineering and Environmental Standards
20. Architectural Standards
Division 1 – General Standards
Division 2 – Standards for Historic Sites and Historic Buildings
21. Site Design Standards
22. Landscaping and Buffers
Division 1 – Generally
Division 2 – Buffers
Division 3 – Landscaping
23. Parking, Loading, and Access
24. Outdoor Lighting
25. Signs
26. Nonconformities
27. Enforcement
Appendix
A. Land Use Table
B. Land Use Descriptions and Standards
C. Zoning Districts and Dimensional Standards
D. Plant Materials
E. General Definitions
F. Mapping Requirement

NOTE: Articles and Division numbering is subject to change throughout the course of the update.

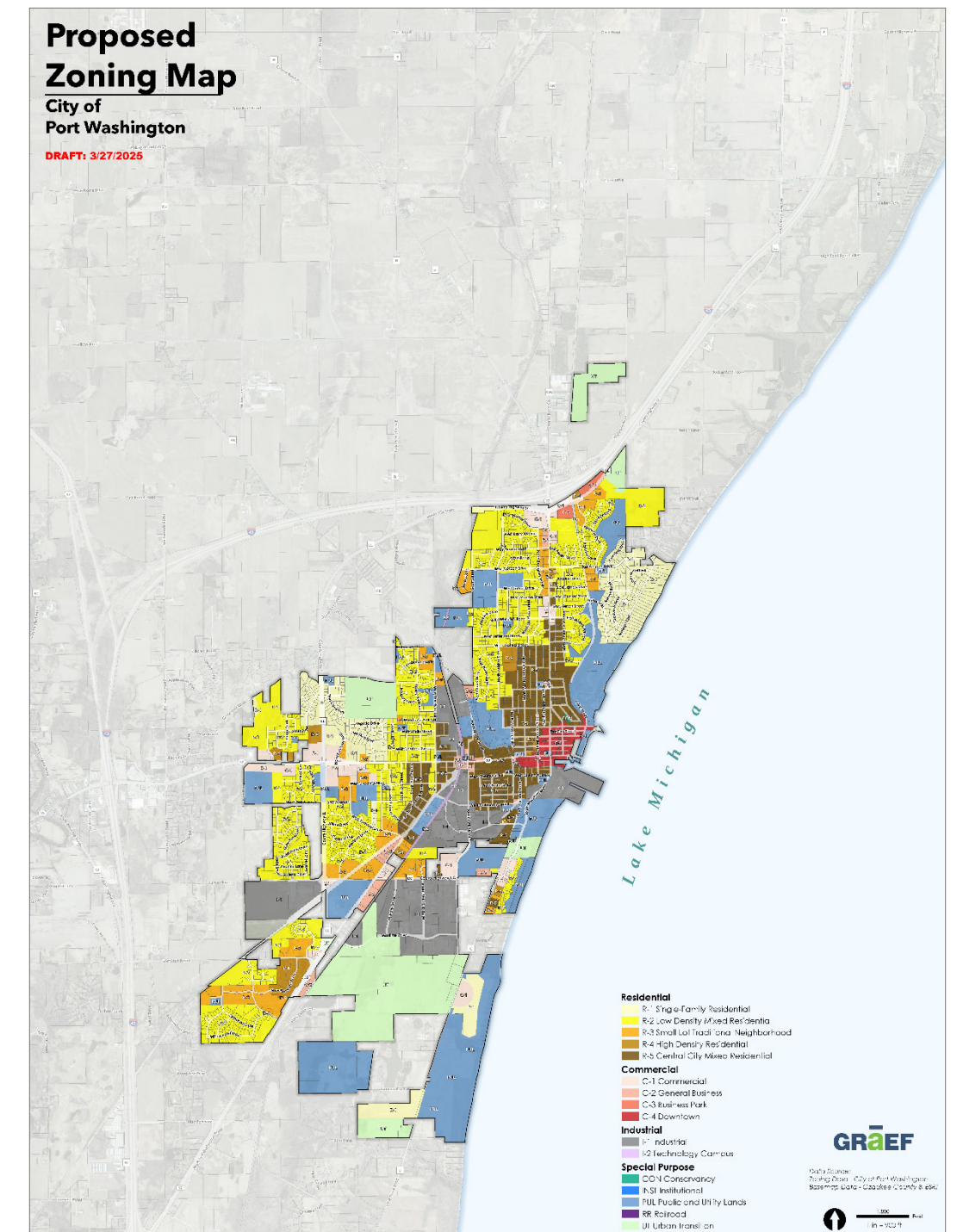
UPDATING THE CODE

PROCESS FOR UPDATING THE ZONING MAP

1. Identify inconsistencies between Comprehensive Plan and zoning map.
2. Explore consolidation of existing zoning districts that have 'minor' differences in dimensional or use standards.
3. Modify existing zoning districts that have higher instances of nonconformities.
4. Explore creation of new zoning districts (or amendment of current zoning districts) to accommodate desired uses.

WHEN DOES THE MAP GET UPDATED?

1. Possible revisions to zoning district uses and dimensional standards are being presented to Plan Commission in April '25.
2. Testing of any proposed zoning district dimensional changes with existing and likely development types vetted by staff and Plan Commission (ensure district standards work as intended).
3. May '25 will include updates to potential zoning map/district changes for Plan Commission review/comment.
4. Zoning map will be adopted alongside zoning code at the end of this project.



PROPOSED ZONING FRAMEWORK





Appendix A: Land Use Table

Appendix A
Land Use Table (Draft for City Review - 04-02-2025)

Series	Land Use	Residential					Commercial				Industrial		Special Purpose					Secondary Review
		R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	C-4	I-1	I-2	CON	INST	PUL	RR	UT	
1	Residential																	
1.01	Mixed-use residential						C	P	P									AR,SP
1.02	Multi-family, 2 units		P	P	P	P												ZP
1.03	Multi-family, 3 to 8 units			P	P	P												ZP
1.04	Multi-family, 9 to 15 units			P	P	P												AR,SP
1.05	Multi-family, more than 15 units			P	P	P												AR,SP
1.06	Single-family dwelling	P	P	P	P	P											P	ZP
1.07	Townhouse, 2 units		P	P	P	P												ZP
1.08	Townhouse, 3 to 8 units			P	P	P												ZP
1.09	Townhouse, 9 to 15 units			P	P	P												AR,SP
1.10	Townhouse, more than 15 units			P	P	P												AR,SP
2	Special Care Facilities																	
2.01	Assisted living center (new)			C	P	P			C							C		AR,SP
2.02	Community living arrangement, 8 or fewer residents (new)	P	P	P	P											P		ZP
2.03	Community living arrangement, 9 to 15 residents (new)			P	P	P										P		ZP
2.04	Community living arrangement, more than 15 residents (new)	C	C	C	C	C										C		AR,SP

Appendix B: Land Use Descriptions

Appendix B - Land Use Descriptions
Working Draft for City Staff Review - February 25, 2025

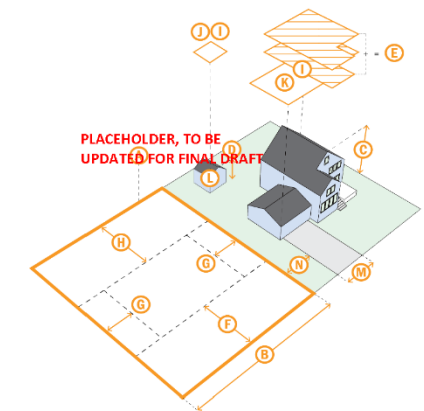
Series	Land Use
1	Residential
1.01	Mixed-use residential
Description: One or more dwelling units situated within a commercial building.	
1.02	Multi-family, 2 units
Description: A building containing 2 dwelling units that is situated on one lot. The term includes various construction types including modular, panelized, pre-cut, and site-built. The units may be in a single ownership or owned separately as in a condominium. Note: Also known as duplex.	
	
1.03	Multi-family, 3 to 8 units
Description: A building containing 3 to 8 dwelling units that is situated on one lot. The term includes various construction types including modular, panelized, pre-cut, and site-built. The units may be in a single ownership or owned separately as in a condominium.	
1.04	Multi-family, 9 to 15 units
Description: A building containing 9 to 15 dwelling units that is situated on one lot. The term includes various construction types including modular, panelized, pre-cut, and site-built. The units may be in a single ownership or owned separately as in a condominium.	
	
1.05	Multi-family, more than 15 units
Description: A building containing more than 15 dwelling units that is situated on one lot. The term includes various construction types including modular, panelized, pre-cut, and site-built. The units may be in a single ownership or owned separately as in a condominium.	
	
1.06	Single-family dwelling
Description: A building containing one dwelling unit that is situated on one lot and is not attached to any other dwelling unit by any means. The term includes manufactured homes and other construction types including modular, panelized, pre-cut, and site-built. The term does not include mobile homes.	
	

Appendix C: Zoning Districts and Dimensional Standards

Appendix C
Zoning Districts and Dimensional Standards

Single-family Residential (R-1) District
This district is intended to accommodate low to moderate density single-family residential development of an urban character.

[Former RS-1 and RS-2 District]



Lot Standards	Details
A Lot area, minimum	12,000 square feet
B Lot width, minimum	60 feet
Building Standards	
C Principal building height, maximum	35 feet
D Principal building first floor area, minimum	900 square feet; or 800 square feet with an attached garage
E Dwelling unit size, minimum	1,250 square feet
F Accessory building height, maximum	Not to exceed principal structure height
G Detached accessory building first floor area, maximum	65% of principal structure first floor area; buildings other than garages shall not exceed 150 square feet
H Attached garage floor area, minimum	400 square feet
I Garage floor area, maximum	720 square feet; or 870 square feet in lieu of an additional permitted accessory structure; not to exceed space for three vehicles
J Garage offset, minimum	2 feet
Setbacks	
K Street-yard setback, minimum	30 feet
L Side-yard setback, minimum	8 feet
M Rear-yard setback, minimum	15 feet
N Detached accessory building setback	30 feet in a street-yard; 3 feet in a side or rear yard

PROPOSED ZONING DISTRICTS

Comparison of Existing and Proposed Zoning Districts

Residential

Existing Zoning	Proposed District	
RS-1 Single Family Detached	R-1	Single Family Residential
RS-2 Single Family Detached		
RS-3 Single Family Detached	R-2	Low Density Mixed Residential
RS-4 Single Family Detached		
RS-5 Single and Two Family Residence		
RS-6 Single and two Family Residence		
RM-2 Multiple Family (Garden Apartments and Townhouses)	R-3	Small Lot Traditional Neighborhood
RM-3 Multiple Family (Low-Rise Apartments)		
RM-4 (Medium-Rise Apartments)	R-4	High Density Residential
RM-1 Single and Two Family Residence	R-5	Central City Mixed
CCM Multiple Family (Central City Mixed)		

Business

Existing Zoning	Proposed District	
B-1 Office	C-1	Commercial
B-2 Local Service Center		
B-3 General Business	C-2	General Business
BP Business Park	C-3	Business Park
B-4 Central Business	C-4	Downtown

Industrial

Existing Zoning	Proposed District	
I-1 Existing Industrial	I-1	Industrial
I-2 Industrial Park		
n/a	I-2	Technology Campus

Special Purpose

Existing Zoning	Proposed District	
n/a	CON	Conservation
n/a	INST	Institutional
PUL Public and Utility Lands	PUL	Public and Utility Lands
n/a	RR	Railroad
R-1 Single Family Detached & Ag	UT	Urban Transition

Number of base zoning districts consolidated from 22 to 16

Basic Building Blocks of a Zoning Code

Zoning Map (Base & Overlay Districts)

Dimensional Standards

Land Uses (Described)

Base Zoning Districts (Described)

Overlay Zoning Districts (Described)

Review Procedures

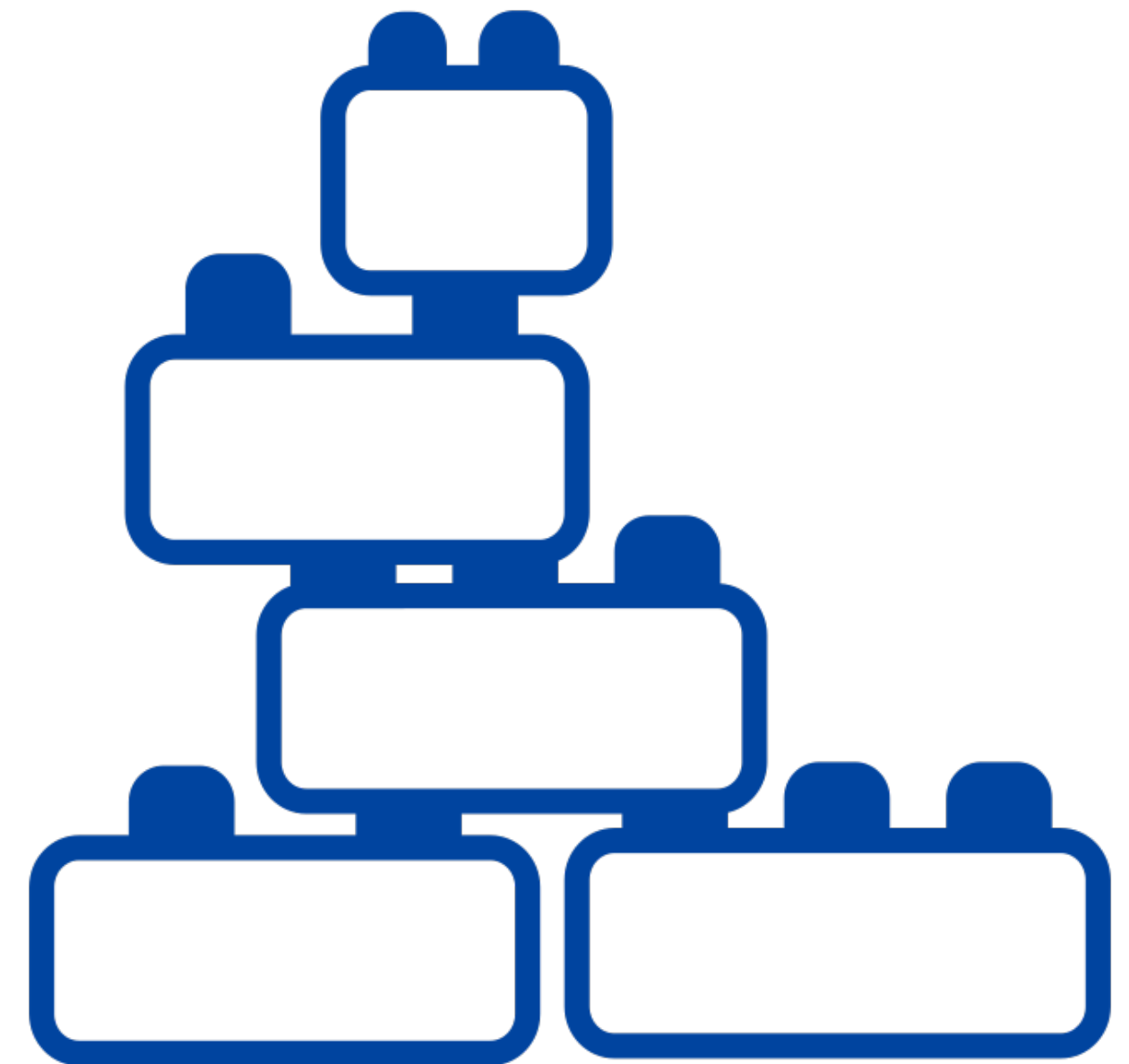
General Provisions

Alternative Development Options (Custom Zoning)

Development Standards

- **Site Design**
- **Building Design**
- **Performance Standards**

Use Table



Navigating the “What?”

Land Use Table

1. What?



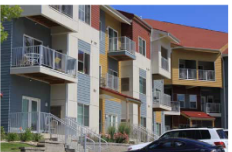

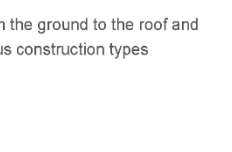
2. Where?

3. How?

Appendix A
Land Use Table (Draft for City Review - 04-02-2025)

Series	Land Use	Residential					Commercial				Industrial		Special Purpose					Secondary Review
		R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	C-4	I-1	I-2	CON	INST	PUL	RR	UT	
1	Residential																	
1.01	Mixed-use residential						C	P	P									AR,SP
1.02	Multi-family, 2 units		P	P	P	P												ZP
1.03	Multi-family, 3 to 8 units			P	P	P												ZP
1.04	Multi-family, 9 to 15 units			P	P	P												AR,SP
1.05	Multi-family, more than 15 units			P	P	P												AR,SP
1.06	Single-family dwelling	P	P	P	P	P											P	ZP
1.07	Townhouse, 2 units		P	P	P	P												ZP
1.08	Townhouse, 3 to 8 units			P	P	P												ZP
1.09	Townhouse, 9 to 15 units																	
1.10	Townhouse, more than 15 units			P	P	P												AR,SP
2	Special Care Facilities																	
2.01	Assisted living center (new)			C	P	P			C							C		AR,SP
2.02	Community living arrangement, 8 or fewer residents (new)	P	P	P	P											P		ZP
2.03	Community living arrangement, 9 to 15 residents (new)			P	P	P										P		ZP
2.04	Community living arrangement, more than 15 residents (new)	C	C	C	C	C										C		AR,SP
2.05	Group day care center						P	P	P	P	C	P				C		AR,SP
2.06	Hospice care center							P	P	P						C		AR,SP
2.07	Nursing home								P	P						P		AR,SP
2.08	Transitional housing center (new)			C	C	C										C		AR,SP
3	Food and Beverage Sales																	

Appendix B - Land Use Descriptions
Working Draft for City Staff Review - February 25, 2025

Series	Land Use
1	Residential
1.01	Mixed-use residential <i>Description:</i> One or more dwelling units situated within a commercial building.
1.02	Multi-family, 2 units <i>Description:</i> A building containing 2 dwelling units that is situated on one lot. The term includes various construction types including modular, panelized, pre-cut, and site-built. The units may be in a single ownership or owned separately as in a condominium. <i>Note:</i> Also known as duplex. 
1.03	Multi-family, 3 to 8 units <i>Description:</i> A building containing 3 to 8 dwelling units that is situated on one lot. The term includes various construction types including modular, panelized, pre-cut, and site-built. The units may be in a single ownership or owned separately as in a condominium. 
1.04	Multi-family, 9 to 15 units <i>Description:</i> A building containing 9 to 15 dwelling units that is situated on one lot. The term includes various construction types including modular, panelized, pre-cut, and site-built. The units may be in a single ownership or owned separately as in a condominium. 
1.05	Multi-family, more than 15 units <i>Description:</i> A building containing more than 15 dwelling units that is situated on one lot. The term includes various construction types including modular, panelized, pre-cut, and site-built. The units may be in a single ownership or owned separately as in a condominium. 
1.06	Single-family dwelling <i>Description:</i> A building containing one dwelling unit that is situated on one lot and is not attached to any other dwelling unit by any means. The term includes manufactured homes and other construction types including modular, panelized, pre-cut, and site-built. The term does not include mobile homes. 
1.07	Townhouse, 2 units <i>Description:</i> A building containing 2 dwelling units that are separated by a party wall that extends from the ground to the roof and each of the units are located on a separate lot and have a separate entrance. The term includes various construction types

B-1

Navigating the “Where?”

Where?

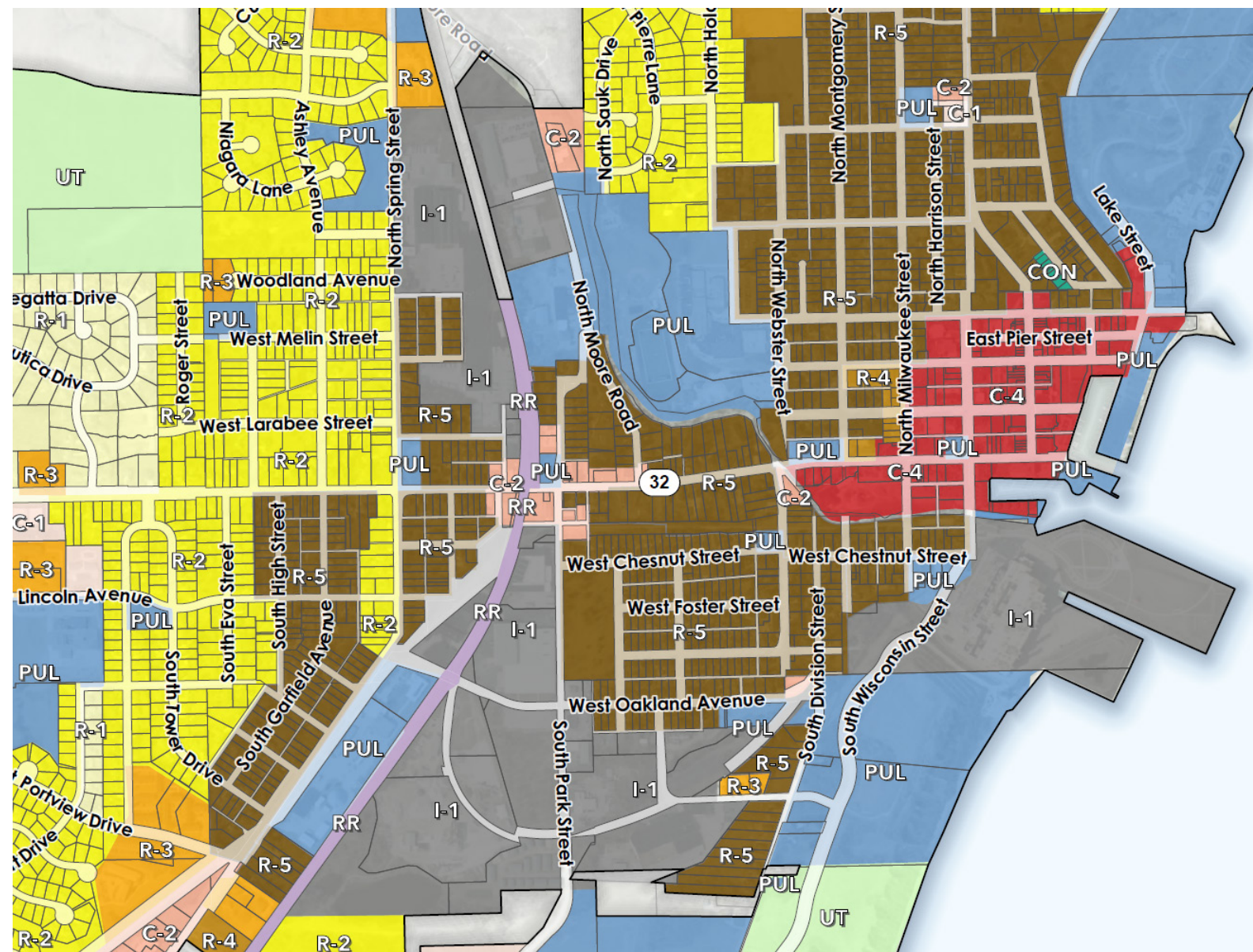
Use Table

Appendix A
Land Use Table (Draft for City Review - 04-02-2025)

Series	Land Use	Residential					Commercial				Industrial		Special Purpose					Secondary Review
		R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	C-4	I-1	I-2	CON	INST	PUL	RR	UT	
1 Residential																		
1.01	Mixed-use residential						C	P		P								AR,SP
1.02	Multi-family, 2 units	P	P	P	P													ZP
1.03	Multi-family, 3 to 8 units		P	P	P													ZP
1.04	Multi-family, 9 to 15 units		P	P	P													AR,SP
1.05	Multi-family, more than 15 units		P	P	P													AR,SP
1.06	Single-family dwelling	P	P	P	P	P										P		ZP
1.07	Townhouse, 2 units		P	P	P	P												ZP
1.08	Townhouse, 3 to 8 units		P	P	P													ZP
1.09	Townhouse, 9 to 15 units		P	P	P													AR,SP
1.10	Townhouse, more than 15 units		P	P	P													AR,SP
2 Special Care Facilities																		
2.01	Assisted living center (new)			C	P	P				C						C		AR,SP
2.02	Community living arrangement, 8 or fewer residents (new)	P	P	P	P											P		ZP
2.03	Community living arrangement, 9 to 15 residents (new)		P	P	P											P		ZP
2.04	Community living arrangement, more than 15 residents (new)	C	C	C	C	C										C		AR,SP
2.05	Group day care center						P	P	P	P	C	P				C		AR,SP
2.06	Hospice care center							P	P	P						C		AR,SP
2.07	Nursing home							P	P							P		AR,SP
2.08	Transitional housing center (new)		C	C	C											C		AR,SP
3 Food and Beverage Sales																		
3.01	Banquet hall					C		P	P	P								AR,SP
3.02	Craft brewery, winery, distillery					C				P	P							AR,SP
3.03	Restaurant					P	P	P	P	P								AR,SP

Zoning Map

Snippet from Proposed Map



Land Uses

Land Use Table

1. What?

2. Where?

3. How?

Appendix A
Land Use Table (Draft for City Review - 04-02-2025)

Series	Land Use	Residential					Commercial				Industrial		Special Purpose					Secondary Review
		R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	C-4	I-1	I-2	CON	INST	PUL	RR	UT	
1	Residential																	
1.01	Mixed-use residential						C	P		P								AR,SP
1.02	Multi-family, 2 units		P	P	P	P												ZP
1.03	Multi-family, 3 to 8 units			P	P	P												ZP
1.04	Multi-family, 9 to 15 units			P	P	P												AR,SP
1.05	Multi-family, more than 15 units			P	P	P												AR,SP
1.06	Single-family dwell	P	P	P	P	P											P	ZP
1.07	Townhouse, 2 units		P	P	P	P												ZP
1.08	Townhouse, 3 to 8 units			P	P	P												ZP
1.09	Townhouse, 9 to 15 units			P	P	P												AR,SP
1.10	Townhouse, more than 15 units			P	P	P												AR,SP
2	Special Care Facilities																	
2.01	Assisted living cen (new)			C	P	P				C						C		AR,SP
2.02	Community living arrangement, 8 or fewer residents (new)	P	P	P	P											P		ZP
2.03	Community living arrangement, 9 to 15 residents (new)			P	P	P										P		ZP
2.04	Community living arrangement, more than 15 residents (new)	C	C	C	C	C										C		AR,SP
2.05	Group day care cen						P	P	P	P	C	P				C		AR,SP
2.06	Hospice care cen							P	P	P						C		AR,SP
2.07	Nursing home								P	P						P		AR,SP
2.08	Transitional housing center (new)			C	C	C										C		AR,SP

Is a land use allowed?

1. **Yes** – “P” Permitted by Right

2. **No**

3. **Maybe**

- “C” Conditional Use
- “CLA” Community Living Arrangement Review
- “TFR” Telecommunication Facility Review
- “WES” Wind Energy System Review

Land Uses

Two Basic Questions

1. What can I do with a property? (columns)
2. Where can I put a business? (rows)

Appendix A

Land Use Table (Draft for City Review - 04-02-2025)

Series	Land Use	Residential					Commercial				Industrial		Special Purpose					Secondary Review
		R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	C-4	I-1	I-2	CON	INST	PUL	RR	UT	
1 Residential																		
1.01	Mixed-use residential						C	P		P								AR,SP
1.02	Multi-family, 2 units		P	P	P	P											ZP	
1.03	Multi-family, 3 to 8 units			P	P	P											ZP	
1.04	Multi-family, 9 to 15 units			P	P	P											AR,SP	
1.05	Multi-family, more than 15 units			P	P	P											AR,SP	
1.06	Single-family dwelling	P	P	P	P	P										P	ZP	
1.07	Townhouse, 2 units		P	P	P	P											ZP	
1.08	Townhouse, 3 to 8 units			P	P	P											ZP	
1.09	Townhouse, 9 to 15 units			P	P	P											AR,SP	
1.10	Townhouse, more than 15 units			P	P	P											AR,SP	
2 Special Care Facilities																		
2.01	Assisted living center (new)			C	P	P				C				C			AR,SP	
2.02	Community living arrangement, 8 or fewer residents (new)	P	P	P	P									P			ZP	
2.03	Community living arrangement, 9 to 15 residents (new)			P	P	P								P			ZP	
2.04	Community living arrangement, more than 15 residents (new)	C	C	C	C	C								C			AR,SP	
2.05	Group day care center						P	P	P	P	C	P		C			AR,SP	
2.06	Hospice care center							P	P	P				C			AR,SP	
2.07	Nursing home								P	P				P			AR,SP	
2.08	Transitional housing center (new)			C	C	C								C			AR,SP	

Dimensional Standards

Basic Dimensional Standards for Each Zoning District

1. Maximum building height
2. Minimum setbacks
3. Minimum lot size
4. and others

Appendix A

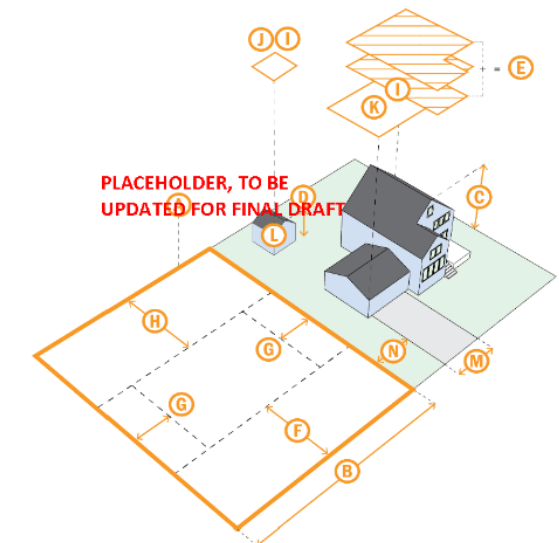
Land Use Table (Draft for City Review - 04-02-2025)

Series	Land Use	Residential					Commercial				Industrial		Special Purpose					Secondary Review
		R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	C-4	I-1	I-2	CON	INST	PUL	RR	UT	
1 Residential																		
1.01	Mixed-use residential						C	P	P									AR,SP
1.02	Multi-family, 2 units		P	P	P	P												ZP
1.03	Multi-family, 3 to 8 units			P	P	P												ZP
1.04	Multi-family, 9 to 15 units			P	P	P												AR,SP
1.05	Multi-family, more than 15 units			P	P	P												AR,SP
1.06	Single-family dwelling	P	P	P	P	P											P	ZP
1.07	Townhouse, 2 units		P	P	P	P												ZP
1.08	Townhouse, 3 to 8 units			P	P	P												ZP
1.09	Townhouse, 9 to 15 units			P	P	P												AR,SP
1.10	Townhouse, more than 15 units			P	P	P												AR,SP
2 Special Care Facilities																		
2.01	Assisted living center (new)			C	P	P				C							C	AR,SP
2.02	Community living arrangement, 8 or fewer residents (new)	P	P	P	P												P	ZP
2.03	Community living arrangement, 9 to 15 residents (new)			P	P	P											P	ZP
2.04	Community living arrangement, more than 15 residents (new)	C	C	C	C	C											C	AR,SP
2.05	Group day care center						P	P	P	P	C	P					C	AR,SP
2.06	Hospice care center							P	P	P							C	AR,SP
2.07	Nursing home								P	P							P	AR,SP
2.08	Transitional housing center (new)			C	C	C											C	AR,SP

Appendix C Zoning Districts and Dimensional Standards

Single-family Residential (R-1) District
This district is intended to accommodate low to moderate density single-family residential development of an urban character.

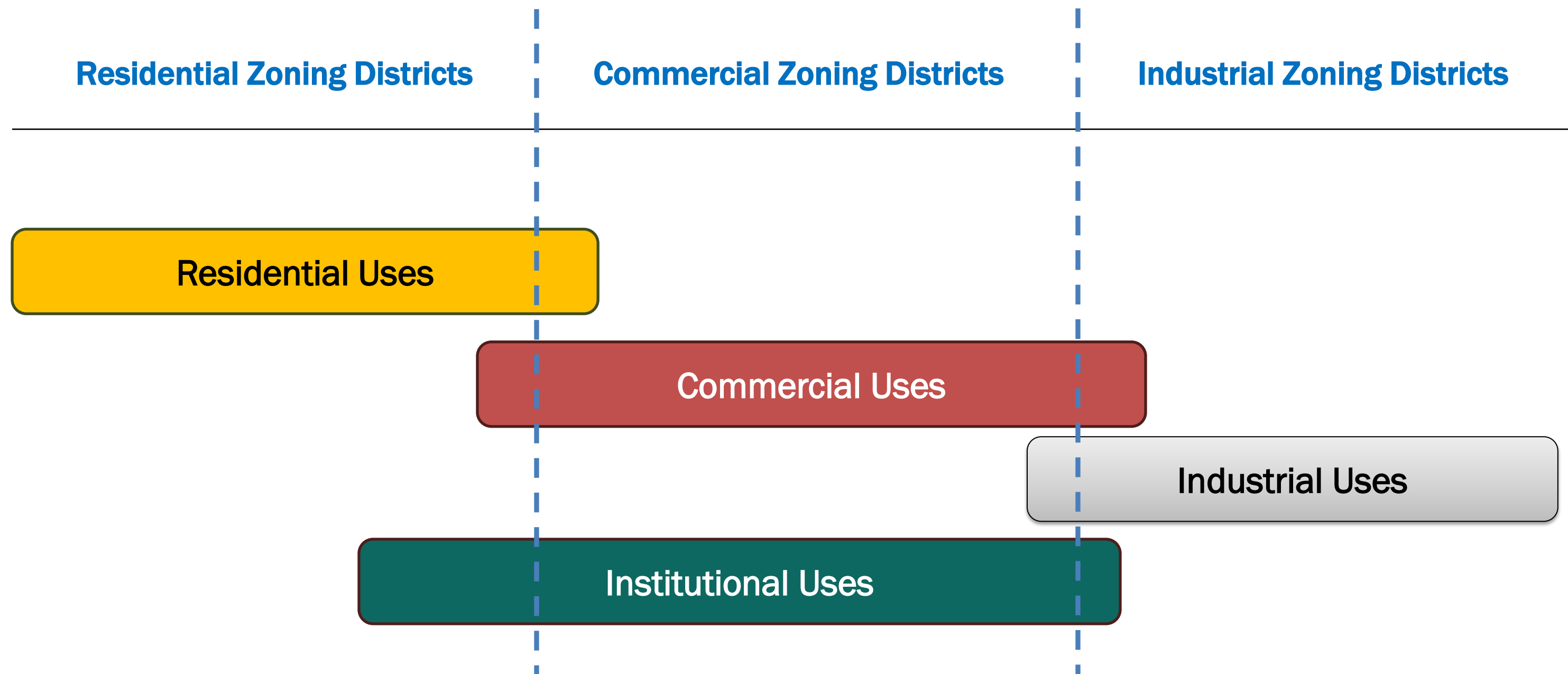
[Former RS-1 and RS-2 District]



Lot Standards	Details
A Lot area, minimum	12,000 square feet
B Lot width, minimum	60 feet
Building Standards	
C Principal building height, maximum	35 feet
D Principal building first floor area, minimum	900 square feet; or 800 square feet with an attached garage
E Dwelling unit size, minimum	1,250 square feet
F Accessory building height, maximum	Not to exceed principal structure height
G Detached accessory building first floor area, maximum	60% of principal structure first floor area; buildings other than garages shall not exceed 150 square feet
H Attached garage floor area, minimum	400 square feet
I Garage floor area, maximum	720 square feet; or 870 square feet in lieu of an additional permitted accessory structure; not to exceed space for three vehicles
J Garage offset, minimum	2 feet
Setbacks	
K Street-yard setback, minimum	30 feet
L Side-yard setback, minimum	8 feet
M Rear-yard setback, minimum	15 feet
N Detached accessory building setback	30 feet in a street-yard; 3 feet in a side or rear yard

Land Uses

Allowing land uses in more locations



Land Uses

Some land uses are required by state law and case law

1. Adult uses
2. Telecommunications
3. Wind energy
4. Solar energy
5. Community living arrangements (CLAs)
6. and more

Land Uses

Some land uses are “new” – emerging technology/commerce

1. Artisan shop
2. Business incubator
3. Battery energy storage system
4. Data center
5. Direct air carbon dioxide capture facility

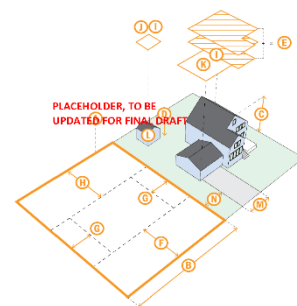
Process of Refinement through Multiple Iterations

Appendix A
Land Use Table (Draft for City Review - 04-02-2025)

Series	Land Use	Residential				Commercial				Industrial				Special Purpose				Secondary Review
		R-1	R-2	R-3	R-4	C-1	C-2	C-3	C-4	I-1	I-2	CON	HEP	HEC	HEI	UT		
1 Residential																		
1.01	Mixed-use residential																ARSP	
1.02	Multi-family, 2 units	P	P	P	P												ZP	
1.03	Multi-family, 3 to 8 units																ZP	
1.04	Multi-family, 9 to 15 units																ARSP	
1.05	Multi-family, more than 15 units																ARSP	
1.06	Single-family dwelling	P	P	P	P												ZP	
1.07	Townhouse, 2 units	P	P	P	P												ZP	
1.08	Townhouse, 3 to 8 units																ZP	
1.09	Townhouse, 9 to 15 units																ARSP	
1.10	Townhouse, more than 15 units																ARSP	
2 Special Care Facilities																		
2.01	Assisted living center (new)																ARSP	
2.02	Community living arrangement, 2 or fewer residents (new)	P	P	P	P												ZP	
2.03	Community living arrangement, 3 to 15 residents (new)																ZP	
2.04	Community living arrangement, more than 15 residents (new)	C	C	C	C												ARSP	
2.05	Group day care center					P	P	P	P	C	P						ARSP	
2.06	Hospice care center					P	P	P	P								ARSP	
2.07	Nursing home					P	P	P	P								ARSP	
2.08	Traditional housing center (new)					C	C	C									ARSP	
3 Food and Beverage Sales																		
3.01	Bar/night club					C	C	C									ARSP	
3.02	Cafe/bakery, deli, distillery					C	C	C									ARSP	
3.03	Restaurant					P	P	P	P								ARSP	

Appendix C
Zoning Districts and Dimensional Standards

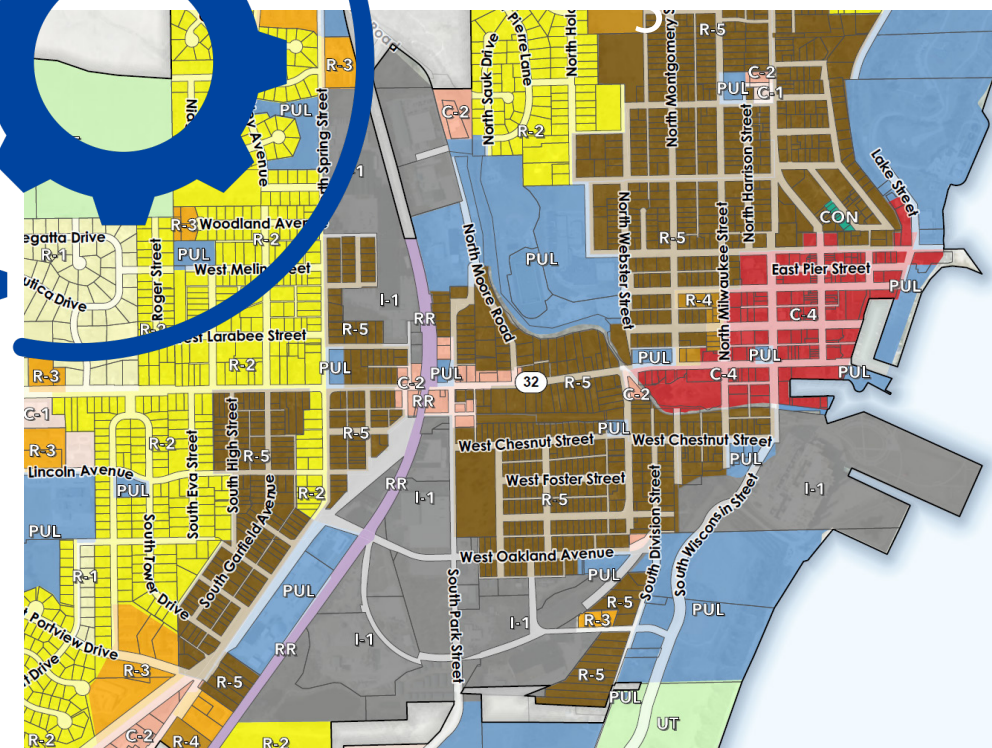
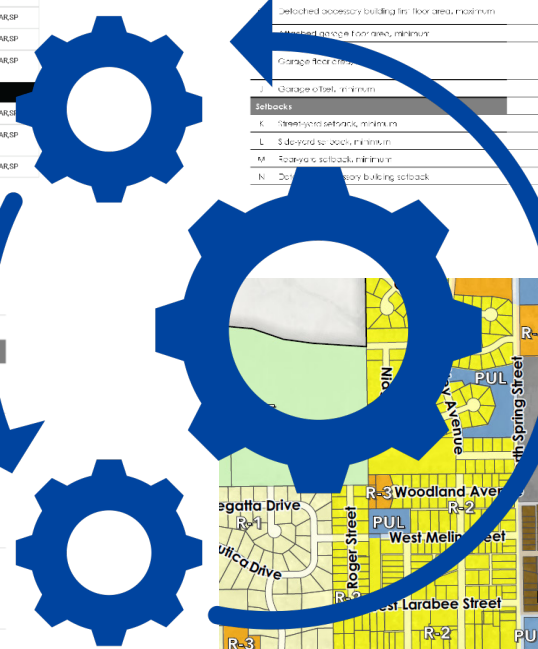
Single-family Residential (R-1) District
This district is intended to accommodate low to moderate density single-family residential development of an urban character.
(Former RS-1 and RS-2 District)



Lot Standards	Details
A. Lot area, minimum	2000 square feet
S. Lot width, minimum	60 feet
Building Standards	
C. Finished total floor area, maximum	2875 sq. ft.
D. Finished total floor area, minimum	100 square feet or 300 square feet with an attached garage
E. Dwelling and accessory building	250 square feet
F. Accessory dwelling building	Half the gross floor area of the main house
G. Detached accessory building (floor area, maximum)	425 square feet and no floor area buildings other than garages shall exceed 100 square feet
H. Attached accessory building (floor area, maximum)	400 square feet
I. Change floor area	20% increase, but source floor in less than 1000 sq. ft. per year. Accessory structures shall not exceed 1000 sq. ft. net floor area.
J. Maximum floor area, minimum	200 sq. ft.
Setbacks	
K. Street front setback, minimum	5 feet
L. Side and rear setback, minimum	5 feet
M. Front setback, minimum	10 feet
N. Double front setback, minimum	20 feet or a blockwidth, 0 feet in a side or rear yard

Appendix B - Land Use Descriptions
Working Draft for City Staff Review - February 25, 2025

Series	Land Use
1 Residential	
1.01	Mixed-use residential Description: One or more dwelling units situated within a commercial building.
1.02	Multi-family, 2 units Description: A building containing 2 dwelling units that is situated on one lot. The term includes various construction types including modular, panelized, pre-cut, and site-built. The units may be in a single ownership or owned separately as in a condominium. Note: Also known as duplex.
1.03	Multi-family, 3 to 8 units Description: A building containing 3 to 8 dwelling units that is situated on one lot. The term includes various construction types including modular, panelized, pre-cut, and site-built. The units may be in a single ownership or owned separately as in a condominium.
1.04	Multi-family, 9 to 15 units Description: A building containing 9 to 15 dwelling units that is situated on one lot. The term includes various construction types including modular, panelized, pre-cut, and site-built. The units may be in a single ownership or owned separately as in a condominium.
1.05	Multi-family, more than 15 units Description: A building containing more than 15 dwelling units that is situated on one lot. The term includes various construction types including modular, panelized, pre-cut, and site-built. The units may be in a single ownership or owned separately as in a condominium.
1.06	Single-family dwelling Description: A building containing one dwelling unit that is situated on one lot and is not attached to any other dwelling unit by any means. The term includes manufactured homes and other construction types including modular, panelized, pre-cut, and site-built. The term does not include mobile homes.



ZONING ORDINANCE REWRITE

May 2025 Project Update