

Table V-1

**CITY OF PORT WASHINGTON ZONING ORDINANCE  
 SUMMARY OF DISTRICT REGULATIONS**

District	Typical Principal Uses	Typical Conditional Uses	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
R-1 Single-Family Residential District	Single-family dwellings on large lots not served by public sanitary sewer, public parks, and public utility transmission lines	Public or private outdoor recreation facilities and schools, churches, public offices, lodges, nursing homes, bed and breakfast establishments, and public utility offices	45,000 square feet	900 first floor minimum; 1,250 minimum for 1 story 1 – 4 bedroom; 1,400 minimum for 2 story 4 bedroom; 1,450 minimum for 1 – 2 story 5 bedroom; 1,600 minimum for 3 story 5 bedroom; 1,650 minimum for 1 -3 story 6 bedroom; 1,750 minimum for 1-3 story 7 bedroom; 1,800 minimum for 4 story 6 bedroom; 1,850 minimum for 4 story 7 bedroom; 1,950 minimum for 1-4 story 8 bedroom; 2,000 minimum for 5+ story 8+ bedroom
RS-1 Single-Family Residential District	All R-1 principal uses, and single-family dwellings on medium lots served by public sanitary sewer	All R-1 conditional uses	15,000 square feet	900 first floor minimum; 1,250 minimum for 1 story 1 – 4 bedroom; 1,400 minimum for 2 story 4 bedroom; 1,450 minimum for 1 – 2 story 5 bedroom; 1,600 minimum for 3 story 5 bedroom; 1,650 minimum for 1 -3 story 6 bedroom; 1,750 minimum for 1-3 story 7 bedroom; 1,800 minimum for 4 story 6 bedroom; 1,850 minimum for 4 story 7 bedroom; 1,950 minimum for 1-4 story 8 bedroom; 2,000 minimum for 5+ story 8+ bedroom
RS-2 Single-Family Residential District	All R-1 principal uses, and single-family dwellings on lots served by public sanitary sewer	All R-1 conditional uses	12,000 square feet	850 first floor minimum; 1,250 minimum for 1 story 1 – 4 bedroom; 1,250 minimum for 2 story 4 bedroom; 1,300 minimum for 1 – 2 story 5 bedroom; 1,450 minimum for 3 story 5 bedroom; 1,500 minimum for 1 -3 story 6 bedroom; 1,600 minimum for 1-3 story 7 bedroom; 1,650 minimum for 4 story 6 bedroom; 1,700 minimum for 4 story 7 bedroom; 1,800 minimum for 1-4 story 8 bedroom; 1,850 minimum for 5+ story 8+ bedroom
RS-3 Single-Family Residential District	All R-1 principal uses, and single-family dwellings on lots served by public sanitary sewer	All R-1 conditional uses	10,000 square feet	800 first floor minimum; 1,150 minimum for 1 story 1 – 4 bedroom; 1,150 minimum for 2 story 4 bedroom; 1,225 minimum for 1 – 2 story 5 bedroom; 1,300 minimum for 3 story 5 bedroom; 1,350 minimum for 1 -3 story 6 bedroom; 1,450 minimum for 1-3 story 7 bedroom; 1,500 minimum for 4 story 6 bedroom; 1,550 minimum for 4 story 7 bedroom; 1,650 minimum for 1-4 story 8 bedroom; 1,700 minimum for 5+ story 8+ bedroom
RS-4 Single-Family Residential District	All R-1 principal uses, and single-family dwellings on lots served by public sanitary sewer	All R-1 conditional uses	8,400 square feet	750 first floor minimum; 1,000 minimum for 1 story 1 – 4 bedroom; 1,000 minimum for 2 story 4 bedroom; 1,075 minimum for 1 – 2 story 5 bedroom; 1,150 minimum for 3 story 5 bedroom; 1,200 minimum for 1 -3 story 6 bedroom; 1,300 minimum for 1-3 story 7 bedroom; 1,350 minimum for 4 story 6 bedroom; 1,400 minimum for 4 story 7 bedroom; 1,500 minimum for 1-4 story 8 bedroom; 1,550 minimum for 5+ story 8+ bedroom
RS-5 Single-and Two-Family Residential District	Single-and two-family dwellings on lots potentially served by public sanitary sewer, public parks, and public utility transmission lines	Public and private schools, churches, public offices, lodges, nursing homes, and bed and breakfast establishments	8,400 square feet	750 first floor minimum; 1,000 (single family) 650 (two family) minimum for 1 story 1 – 4 bedroom; 1,000 (single family) 800 (two family) minimum for 2 story 4 bedroom; 1,075 (single-family) 850 (two family) minimum for 1 – 2 story 5 bedroom; 1,150 (single family) 1,000 (two family) minimum for 3 story 5 bedroom; 1,200 (single family) 1,050 (two family) minimum for 1 -3 story 6 bedroom; 1,300 (single family) 1,150 (two family) minimum for 1-3 story 7 bedroom; 1,350 (single family) 1,200 (two family) minimum for 4 story 6 bedroom; 1,400 (single family) 1,250 (two family) minimum for 4 story 7 bedroom; 1,500 (single family) 1,350 (two family) minimum for 1-4 story 8 bedroom; 1,550 (single family) 1,400 (two family) minimum for 5+ story 8+ bedroom

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District	Typical Principal Uses	Typical Conditional Uses	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
RS-6 Single-and Two-Family Residential District	All RS-5 principal uses	All RS-5 conditional uses	10,000 square feet	750 first floor minimum; 1,000 (single family) 650 (two family) minimum for 1 story 1 – 4 bedroom; 1,000 (single family) 800 (two family) minimum for 2 story 4 bedroom; 1,075 (single family) 850 (two family) minimum for 1 – 2 story 5 bedroom; 1,150 (single family) 1,000 (two family) minimum for 3 story 5 bedroom; 1,200 (single family) 1,050 (two family) minimum for 1 -3 story 6 bedroom; 1,300 (single family) 1,150 (two family) minimum for 1-3 story 7 bedroom; 1,350 (single family) 1,200 (two family) minimum for 4 story 6 bedroom; 1,400 (single family) 1,250 (two family) minimum for 4 story 7 bedroom; 1,500 (single family) 1,350 (two family) minimum for 1-4 story 8 bedroom; 1,550 (single family) 1,400 (two family) minimum for 5+ story 8+ bedroom
RM-1 Single-and Two-Family Residential District	Single-and two-family dwellings on lots served by public sanitary sewer, public parks, and public utility transmission lines	Public or private outdoor recreation facilities and schools, churches, public offices, lodges, nursing homes, boarding houses, and public utility offices, multi-family dwellings, and single-family attached dwellings <sup>a</sup>	7,000 square feet	Not Specified
RM-2 Multi-Family Residential District	Multi-family dwellings, not to exceed eight dwelling units per structure on lots served by public sanitary sewer, public parks, and public utility transmission lines	All RS-5 conditional uses, and mobile homes in a mobile home court	N/A	650 minimum for 1 story 1 – 4 bedroom; 800 minimum for 2 story 4 bedroom; 850 minimum for 1 – 2 story 5 bedroom; 1,000 minimum for 3 story 5 bedroom; 1,050 minimum for 1 3 story 6 bedroom; 1,150 minimum for 1-3 story 7 bedroom; 1,200 minimum for 4 story 6 bedroom; 1,250 minimum for 4 story 7 bedroom; 1,350 minimum for 1-4 story 8 bedroom; 1,400 minimum for 5+ story 8+ bedroom
RM-3 Multi-Family Residential District	Multi-family dwellings not to exceed twelve (12) dwelling units per structure on lots served by public sanitary sewer, public parks, and public utility transmission lines	All RS-5 conditional uses and commercial service utilities	N/A	350 minimum for 1 story 1bedroom; 400 minimum for 1 story 2 bedroom; 500 minimum for 1 story 3 bedroom; 650 minimum for 1 story 4 bedroom; 800 minimum for 2 story 4 bedroom; 850 minimum for 1 – 2 story 5 bedroom; 1,000 minimum for 3 story 5 bedroom; 1,050 minimum for 1 -3 story 6 bedroom; 1,150 minimum for 1-3 story 7 bedroom; 1,200 minimum for 4 story 6 bedroom; 1,250 minimum for 4 story 7 bedroom; 1,350 minimum for 1-4 story 8 bedroom; 1,400 minimum for 5+ story 8+ bedroom

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RM-4 Multi-Family Residential District	Multi-family dwellings, not to exceed 36 dwelling units per structure on lots served by public sanitary sewer, public parks, and public utility transmission lines	All RM-3 conditional uses	N/A	Same as RM-3
CCM Central City Mixed District	Single-family dwellings <sup>b</sup> , public parks, and public utility transmission lines	Public or private outdoor recreation facilities and schools, churches, public offices, lodges, nursing homes, public parks, public utility offices, multi-family dwellings, retail, services, offices, and clinics	7,000 square feet	Same as RM-3
B-1 Office District	Professional, governmental, and business offices	Banks, apartments, and child care facilities	N/A	Same as RM-3
B-2 Local Service Center Business District	Community level retail, office and service uses; and apartments	Banks, apartments, child care facilities, animal hospitals, outdoor eating establishments, research facilities, private outdoor recreation facilities, appliance stores, lumber yards, and warehousing,	N/A	Same as RM-3
B-3 General Business District	Community level retail, office, and service uses; hotels, transportation terminals, and commercial parking facilities	All B-2 conditional uses, lumber yards, research facilities, and warehousing	N/A	Same as RM-3

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B-4 Central Business District	Neighborhood level retail, office, and service uses; hotels, and commercial parking facilities	Service stations, appliance stores, research facilities, public outdoor recreation, outdoor eating facilities, and watercraft sales; public service yards, parking structures, disciplinary institutions, and hospitals, military installations, and leasing of space	N/A	Same as RM-3
BP Business Park District	Retail, office, and service uses; and light industrial uses	Fabrication of goods, wholesale, distribution, research facilities, printing, warehousing, and public and private utility accessories	40,000 square feet	Same as RM-3
I-1 Existing Industrial District	Manufacturing, assembly, fabrication, transportation terminals, warehousing, research facilities, and lumber yards	Vehicle services, animal hospitals, salvage yards, petroleum storage, concrete plants, and existing extractive operations	N/A	N/A
I-2 Industrial Park District	All I-1 principal uses	All I-1 conditional uses	40,000 square feet	N/A
AG Agricultural District	Agricultural uses, crop farming, dairying, and horticulture; and public utility transmission lines	Riding stables, cemeteries, churches, kennels, fire stations, and gas and electric transmission installations	10 acres	1,000 minimum for 1 story 1 – 4 bedroom; 1,000 minimum for 2 story 4 bedroom; 1,075 minimum for 1 – 2 story 5 bedroom; 1,150 minimum for 3 story 5 bedroom; 1,200 minimum for 1 3 story 6 bedroom; 1,300 minimum for 1-3 story 7 bedroom; 1,350 minimum for 4 story 6 bedroom; 1,400 minimum for 4 story 7 bedroom; 1,500 minimum for 1-4 story 8 bedroom; 1,550 minimum for 5+ story 8+ bedroom

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District	Typical Principal Uses	Typical Conditional Uses	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
WF Wetland Floodplain District	Public and private nature preserves, observation decks, underground and above ground utilities, roads and railroad repair, repairs of utility structures and fences, crop harvesting, public and private parks, general farming, hunting, fishing, recreation trails, and airport landing strips	Public or private outdoor recreational facilities, golf courses and ranges, utility stations, municipal water and sewer stations, and shooting and archery ranges	N/A	N/A
PUL Public Utility Lands District	Public institutions and cultural buildings, public offices, parks, parking lots, and utility offices	Public service yards, parking structures, disciplinary institutions, hospitals, outdoor recreation facilities, military operations, and leasing	N/A	N/A
OOS Office and Special Service Overlay District	Office, professional, and special service uses; any use permitted in the underlying basic use district	Any conditional use permitted in the underlying basic use district; medical clinics, nursing homes, and restaurants and taverns	-- <sup>c</sup>	-- <sup>c</sup>
OIP Institutional and Public Service Overlay District	Any use permitted in the underlying basic use district; public school and church institutions, cultural buildings, public offices, public and private parks, private lodges, and cemeteries	Any conditional use permitted in the underlying basic use district; disciplinary institutions, military operations, public service yards, communication towers, hospitals, and restaurants and taverns	-- <sup>c</sup>	-- <sup>c</sup>
OPD Planned Development Overlay District	Any principal use permitted in the underlying basic use district	Any conditional or accessory use permitted in the underlying basic use district	-- <sup>c</sup>	-- <sup>c</sup>

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OHS Highway Service Overlay District	Any principal use permitted in the underlying basic use district; motels, restaurants, tourist homes, public and private outdoor recreation facilities, commercial facilities, and service stations	Any conditional use permitted in the underlying basic use district	-- <sup>c</sup>	-- <sup>c</sup>
ODF Density Factor District	Any principal use permitted in the CCM district	Any conditional use permitted in the CCM district	7,000 square feet	-- <sup>c</sup>
OB4 Central Business District	Any principal use permitted in the underlying basic use district	Any conditional use permitted in the underlying basic use district	-- <sup>c</sup>	-- <sup>c</sup>
OB5 Central Business District	Any principal use permitted in the underlying basic use district	Any conditional use permitted in the underlying basic use district	-- <sup>c</sup>	-- <sup>c</sup>
OAG Arterial Gateway District	All B-1, B-2, and B-3 principal uses	Any conditional use permitted in the OAG district; restaurants and taverns, vehicle service and sales, commercial parking facilities, and transportation terminals	-- <sup>c</sup>	-- <sup>c</sup>

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the City of Port Washington zoning ordinance and map for specific zoning district information.

<sup>a</sup>Includes multi-family apartment houses of not less than two nor more than four dwelling units per structure and not more than two stories in height, and single-family attached dwellings in row buildings of at least two but no more than four dwelling units per structure.

<sup>b</sup>Includes single-family attached dwellings in row buildings of at least two but no more than four dwelling units per structure.

<sup>c</sup>In accordance with the underlying basic zoning district.

Source: City of Port Washington Zoning Code, adopted in 1995, revised in January 1999, and last amended in July 2004, and SEWRPC.