

ZONING REGULATIONS

Zoning District & Code Section	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Minimum Area	Minimum Lot Width	Minimum Lot Depth	Minimum Buffer Area	Maximum Height	Maximum FAR	Maximum Impervious Coverage
R-45 § 134-32	75' to county rd; 65' to other (*)	BOTH: 30% of lot width; and NARROWEST: greater of 10% of lot width or 15'	60'	45,000 sf	150'	200'		35' AND 2½ story	0.22 See ord for undersized lots	40%
R-30 § 134-33	75' to county rd; 65' to other (*)	BOTH: 30% of lot width; and NARROWEST: greater of 10% of lot width or 15'	60'	30,000 sf	150'	200'		35' AND 2½ story	0.24 See ord for undersized lots	40%
R-15 § 134-34	50' to county rd; 40' to other (*)	BOTH: 25% of lot width; and NARROWEST: greater of 10% of lot width or 10'	50' to 35' (depending on depth)	15,000 sf	100'	100'		35' AND 2½ story	0.25 See ord for undersized lots	40%
R-10 § 134-35	40' to county rd; 30' to other (*)	BOTH: 25% of lot width; and NARROWEST: greater of 10% of lot with or 10'	35'	10,000 sf	100'	100'		35' AND 2½ story	0.28 See ord for undersized lots	40%
B Business § 134-43	20'	20'	50'	20,000 sf	100'	200'	50'	Lesser of 2½ stories & 35'	--	70%
HC Highway Commercial § 134-44	75'	25'	50'	40,000 sf	200'	200'	50'	Lesser of 4 stories & 50'	--	70%
RR Regional Retail § 134-45	30'; 75' from a public rd; 100' from res ppl	30'; 75' from a public rd; 100' from res ppl	30'; 75' from a public rd; 100' from res ppl	40 acres	200'	200'	50'	Retail: 4 stories or 80'; Office: 140'	--	75%
OB-L Office Bldg-Limited § 134-46	20'	20'	50'	15,000 sf	100'	150'	50'	Lesser of 2½ stories & 35'	Non-R: --; Res: see R-15	60%
I Industrial § 134-48	50'	100' from res. ppl; 50' from others	100' from res. ppl; 50' from others	2 acres	200'	200'	50'	3 stories or 50'	--	70%

NOTE: This chart is provided as a general guide and does not cover all property circumstances nor all zones. The zoning code is online at www.waynetownship.com. (Once on the homepage, scroll down to "Quick Links"; click on "Municipal Code"; scroll down and click on "Access Township Code Here"). Zoning determinations and interpretations are made by the zoning officer. (*) In certain circumstances, averaging of adjacent neighbors' setbacks might apply.