

**ARTICLE 3 – DISTRICT REGULATION**

**301    Zoning Map:**

A map entitled “Wayne Township Zoning Map” is hereby adopted as part of this Ordinance. The Zoning Map, effective date January 1, 1991, revision date June 1,1999, shall be kept on file, available for examination at the Township Municipal Building.

**302    Zoning Districts:**

The township is divided into the following districts as shown by the district boundaries on the Zoning Map:

A.....Agricultural

R-1.....Rural Residential

R-2.....Suburban Residential

R-3.....High Density Residential

B.....Business

I.....Industrial

**303    District Boundaries:**

Boundaries shown within the line of streets, streams, alleys, and transportation rights-of-way between districts shall follow their centerline. The vacation of streets shall not affect the location of such district boundaries. When the Zoning Officer cannot definitely determine the location of a district boundary by such centerline, by the scale or dimension stated on the Zoning Map or by the fact that it clearly coincides with a property line shown on the Zoning Map, he shall deny the application, and the Zoning Board, upon appeal, shall interpret the location of the boundary with reference to the scale of the Zoning Map and the intentions and purposes set forth in all relevant provisions of this Ordinance.

**304    Description of Districts:**

**304.1    Agricultural:**

All land within these districts is intended primarily for agricultural uses. Multiple dwellings, industrial and commercial uses are restricted in order to preserve existing farmlands.

**304.2    Residential:**

Areas designated as residential districts are limited to agricultural uses, dwellings and uses normally associated with residential neighborhoods. Commercial and industrial uses are restricted in order to reduce excessive noises, traffic and congestion.



**304.3 Business:**

These areas are limited to commercial, research and certain residential and industrial uses. By defining compact areas for such uses, better fire and police protection and utilities may be provided. Most industrial uses are excluded to reduce the hazards caused by extensive truck and rail movements normally associated with such uses.

**304.4 Industrial:**

These areas are designated to provide suitable space for future industrial development.

**305 Permitted Uses:**

The principal, conditional uses and special exceptions for each district as shown in the following table shall be according to the common meaning of the term or according to the term or according to the definitions given in Article 2. The letter "P" designates a principal use for that district. The letter "C" designates a conditional use. The letter "S" designates a special exception. Uses within a flood plain shall conform to the uses designated for the underlying district; however, no use shall be permitted that is not in compliance with the provisions of the Wayne Township Flood Plain Ordinance and its amendments. The districts are shown by their symbols stated in Section 302.

USES	DISTRICT					
	A	R-1	R-2	R-3	B	I
Accessory Buildings	P	P	P	P	P	P
Ag Business & Industry	P					
Ag Produce Sales, Greenhouse, Landscape Nursery	P	P			P	P
Ag Equipment Sales					P	P
Agriculture – Concentrated	C					
Agriculture – Heavy	P	P				P
Agriculture – Light	P	P	P	P	P	P
Airports	C					
Animal Clinics & Kennels	P	P			P	



<b>Dormitories</b>					<b>P</b>	<b>P</b>	<b>P</b>
<b>Eating and Drinking Establishments, Bottle Clubs</b>	<b>S</b>	<b>S</b>				<b>P</b>	
<b>Entertainment Facilities, Indoor</b>						<b>P</b>	
<b>USES</b>	<b>A</b>	<b>R-1</b>	<b>DISTRICT R-2</b>	<b>R-3</b>	<b>B</b>	<b>I</b>	
<b>Entertainment Facilities, Outdoor</b>	<b>S</b>				<b>S</b>		
<b>Essential Services</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	
<b>Fire Stations, Police Bldgs.</b>	<b>P</b>	<b>P</b>			<b>P</b>	<b>P</b>	
<b>Flea Markets</b>	<b>P</b>	<b>P</b>			<b>P</b>		
<b>Funeral Homes</b>					<b>P</b>		
<b>Garage, Parking</b>	<b>P</b>	<b>P</b>			<b>P</b>	<b>P</b>	
<b>Garage, Towing, Repair &amp; Service</b>	<b>S</b>				<b>P</b>		
<b>Gas Stations, Service Station</b>					<b>S</b>		
<b>Golf Courses</b>	<b>P</b>						
<b>Heliport</b>							<b>P</b>
<b>Home Occupation</b>	<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>	<b>P</b>		
<b>Hospitals for Humans</b>			<b>P</b>		<b>P</b>		



<b>Personal, Professional Offices</b>	<b>P</b>	<b>P</b>	<b>P</b>		<b>P</b>	<b>P</b>
<b>Printing &amp; Publishing</b>					<b>P</b>	<b>P</b>
<b>Prisons, Correctional Facilities</b>						<b>P</b>
<b>Public Utility Buildings</b>	<b>P</b>	<b>P</b>			<b>P</b>	<b>P</b>
<b>Radioactive Waste Facility</b>	<b>C</b>					
<b>Recycling Center / Transfer / Drop-Off</b>						<b>P</b>
<b>USES</b>	<b>A</b>	<b>R-1</b>	<b>DISTRICT R-2</b>	<b>R-3</b>	<b>B</b>	<b>I</b>
<b>Research Testing Laboratories</b>					<b>P</b>	<b>P</b>
<b>Service &amp; Retail Business</b>					<b>P</b>	
<b>Schools, Commercial</b>					<b>P</b>	<b>P</b>
<b>Schools, Nursery</b>	<b>P</b>	<b>P</b>	<b>P</b>		<b>P</b>	
<b>Schools, Public, Parochial</b>			<b>P</b>		<b>P</b>	<b>P</b>
<b>Schools, Daycare</b>	<b>P</b>	<b>P</b>	<b>P</b>		<b>P</b>	<b>P</b>
<b>Schools, Higher Education</b>					<b>P</b>	<b>P</b>
<b>Signs</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
<b>Slaughter House / Meat Processing</b>	<b>P</b>					<b>P</b>

<b>Sludge, Land Application</b>	<b>C</b>					
<b>Stables, Riding Schools, Guest Ranches</b>	<b>P</b>	<b>P</b>				
<b>Stone Crushing / Concrete Mixing</b>					<b>P</b>	
<b>Supply Yards</b>	<b>S</b>				<b>P</b>	<b>P</b>
<b>Truck, Bus &amp; Taxi Terminals</b>					<b>P</b>	<b>P</b>
<b>Warehousing</b>	<b>P</b>	<b>S</b>			<b>P</b>	<b>P</b>
<b>Water Recreation &amp; Storage</b>	<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>

<b>USES</b>	<b>DISTRICT</b>					
	<b>A</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>B</b>	<b>I</b>
<b>Wholesale Business</b>	<b>P</b>	<b>S</b>			<b>P</b>	<b>P</b>
<b>Light Manufacturing in campus Style arrangement and of Non-Objectionable nature</b>					<b>P</b>	<b>P</b>
<b>Industry normally considered “heavy” but which meets performance standards of this ordinance</b>						<b>P</b>
<b>All uses not permitted in other districts which meet the standards of health, safety, morals and general welfare</b>						<b>C</b>