

## **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, 2012, 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-1**.....Transitional Business

**B-2**.....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:**

##### **R-1 Rural Residential:**

The purpose of this district is to provide for and maintain a rural residential environment within the Township and to offer existing and future residents an alternative to the higher-density development and the more divergent and urban land used accommodated within the R-2 and R-3 districts.

##### **R-2 Suburban Residential:**

The purpose of this district is to promote a suburban neighborhood setting with a variety of housing types to serve the future housing needs of the Township. Permitted uses 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.

**R-3 High Density Residential:**

The purpose of this district is to provide for the Township's high density residential requirements. Permitted uses include agricultural uses, dwellings, and uses normally associated with residential neighborhoods, in addition to higher density uses such as manufactured home parks and dormitories. 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.

**B-1 Transitional Business** district is not served by public water and sewer, nor is installation anticipated in the near future. The B-1 zone would permit both commercial uses and single family dwellings.

**B-2 Business** district is served by public utilities and remains the Township's prime commercial land. Single family dwellings are not a permitted use. Existing homes will continue as non-conforming 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, and subject to the conditions and restrictions contained in this ordinance. 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-1	B-2	I
Accessory Buildings	P	P	P	P	P	P	P
Ag Business & Industry			P				P
Ag Produce Sales, Greenhouse, Landscape Nursery	P	P			P	P	P
Ag Equipment Sales	P				P	P	

USES	DISTRICT						
	A	R-1	R-2	R-3	B-1	B-2	I
<b>Agriculture – Concentrated</b>	C						
<b>Agriculture – Heavy</b>	P	P					
<b>Agriculture – Light</b>	P	P	P	P	P	P	P
<b>Airports</b>	C						
<b>Animal Clinics &amp; Kennels</b>	P	P			P	P	
<b>Antique Barns</b>	P	P			P	P	
<b>Athletic Clubs</b>					P	P	
<b>Boarding, Rooming House; Bed &amp; Breakfast</b>	P	P	P	P	P	P	
<b>Bulk Fuel/ Industrial Gases Storage</b>					S	S	S
<b>Car/Truck Wash</b>					P		
<b>Car/Truck/Trailer/Rec. Vehicle Sales &amp; Service</b>					P	P	
<b>Campgrounds</b>	C	C			C		
<b>Cemeteries</b>	P	P					
<b>Churches</b>	P	P	P	P	P	P	P
<b>Clubs</b>	S	S			P	P	
<b>Communication Towers</b>	S	S					

USES	DISTRICT						
	A	R-1	R-2	R-3	B-1	B-2	I
Concrete Mixing	P	P					P
Condominiums			P	P			
Contractor Business	P	P			P	P	P
Daycare, Child Facilities	P	P	P	P	P	P	
Deer Processing	P	P			P		P
Drive-Thru Facilities					P	P	
Dormitories					P		P
Dwellings, Single Family	P	P	P	P	P		
Dwellings, Multiple				P	P		
Eating and Drinking Establishments, Bottle Clubs	S	S			P	P	
Entertainment , Adult					P		
Entertainment Facilities, Indoor					P	P	
Entertainment Facilities, Outdoor	S	S			S	S	
Essential Services	P	P	P	P	P	P	P
Exotic Wildlife Possession / Dealer	P	P					
Falconry	P	P					
Fire Stations, Police Bldgs.	P	P			P	P	P
Flea Markets	P	P			P	P	

USES	DISTRICT						
	A	R-1	R-2	R-3	B-1	B-2	I
Forestry	P	P	P	P	P	P	P
Funeral Homes					P	P	
Garage, Parking	P	P			P	P	P
Garage, Repair & Service	S	S			P	P	P
Garage, Towing					P	P	P
Gas Stations, Service Station					S		
Golf Courses	P	P	P				
Heliport			S		P	P	
Home-Based, No-Impact Business	P	P	P	P	P	P	P
Home Occupation	S	S	S	S	P	P	P
Hospitals for Humans			P		P		
Hunting Preserve and Hunting Grounds Regulated	P	P					
Integrated Commercial Centers					P		
Junkyards & Salvage Yards	C					C	
Landfills, Sanitary	C						
Libraries				P	P	P	
Lumber Yards/ Bldg. Material Supply				P	P	P	

USES	DISTRICT						
	A	R-1	R-2	R-3	B-1	B-2	I
Menagerie	P	P			P		
Manufacturing, Light (Campus-style,non-objectionable)					P	P	P
Manufacturing, Heavy (Industry which meets performance standards of ordinance)							P
Manufactured Home Parks					P		
Manufactured Home Sales					P	P	
Mini-Storage Warehousing					P	P	
Mineral Excavations & Landfills	C	C					C
Motels, Hotel						P	
Municipal Offices, Museums	P	P	P		P	P	
Natural Gas Compressor Stations/Processing Plants	P	P					P
Office Buildings					P	P	P
Oil & Gas Drilling	P	P					P
Personal Care Homes	P	P	P	P	P	P	
Printing & Publishing					P	P	P
Prisons, Correctional Facilities							P
Professional Offices	P	P	P		P	P	P

USES	DISTRICT						I
	A	R-1	R-2	R-3	B-1	B-2	
Public Community Recreation	P	P	P	P	P	P	P
Public Grounds	P	P	P	P	P	P	P
Radioactive Waste Facility	C						
Raptor Propagation	P	P					
Recycling / Transfer Facility							P
Renewable Energy Facilities, Private	P	P	P	P	P	P	P
Renewable Energy Facilities, Commercial	C	C					C
Research Testing Laboratories							P P
Service & Retail Business							P P
Schools, Commercial							P P
Schools, Nursery	P	P	P	P	P	P	
Schools, Public, Parochial	P	P	P	P	P	P	P
Schools, Higher Education							P P
Signs	P	P	P	P	P	P	P
Slaughter House / Meat Processing	P						P
Stables, Riding Schools, Guest Ranches	P	P					

USES	DISTRICT						
	A	R-1	R-2	R-3	B-1	B-2	I
Supply Yards	P	P			P	P	P
Truck, Bus & Taxi Terminals					P	P	P
Warehousing	P	S			P	P	P
Water Recreation & Storage, Public	S	S	S		S	S	S
Wholesale Business	P	S			P	P	P
Wildlife Propagation	P	P					
Wildlife Rehabilitators	P	P					
All uses not permitted in other districts which meet the standards of health, safety, morals and general welfare							C