

ZONING

295 Attachment 3

Borough of Waynesboro

Appendix B
Schedule of Area, Yard and Height Requirements
 (Unless otherwise required by this chapter)
 [Amended 12-6-2017 by Ord. No. 1162]

District	Representative Uses	Minimum Total ⁵ Land Area (square feet)	Minimum Lot ⁶ Area per Dwelling Unit or Use (square feet)	Minimum Lot Width (feet)	Minimum Front Yard (feet)	Minimum Rear Yard (feet)	Minimum Rear Yard Abutting a Public or Private Alley (feet)	Minimum Each Side Yard (feet)	Maximum Lot Coverage	Maximum Height (feet)	
Low Density Residential RL	Single Family	9,000	9,000	60	30	40	20	10	50%	45	
	Other Uses	9,000	9,000	60	30	40	20	10	50%	45	
Medium Density Residential RM	Single Family	6,000	6,000	60	25	20	20	5	50%	45	
	Duplex	6,000	3,000	25 ¹	25	20	20	5 ²	50%	45	
	Two Family	6,000	3,000	50	25	20	20	5	50%	45	
	Townhouse	6,000	1,000	20 ¹	20*	20	20	5 ³	40%	45	
	Multi-Family	9,000	2,000	80	30	30	20	10 ⁴	35%	45	
	Other Uses	9,000	9,000	80	30	30	20	10	50%	45	
						*25 if off-street parking is in front					
Planned Residential PR	Single Family	12,000	12,000	80	35	40	20	12	40%	45	
	Duplex	14,000	7,000	45 ¹	35	40	20	12	40%	45	
	Two Family	14,000	7,000	90	35	40	20	12	40%	45	
	Townhouse	12,000	2,000	20 ¹	25	40	20	10 ³	45%	45	
	Multi-Family	15,000	3,000	100	35	50	20	15	40%	45	
	Planned Residential Development	5 acres	(In accordance with planned residential development regulations - Article VIII)								
	Other Uses	14,000	14,000	90	35	40	20	12	40%	45	

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Town Center TC	Residential Uses	6,000	1,000	N/A	N/A	20	20	N/A	90%	100
	Planned Town Center Devel.	20,000	(In accordance with Planned Town Center Development Regulations)							
	Other Uses	N/A	N/A	N/A	N/A	20	20	N/A	90%	100
General Commercial/Office GC	All Uses	12,000	1,000	80	30	20		3 or on Line	60%	45
Institutional	All Uses	12,000	N/A	80	30	20	10	50%	35	
Industrial/Commercial I/C	All Uses	12,000	12,000	80	30	20	10	60%	45	
Industrial I and General Industrial GI	All Uses	12,000	N/A	80	20	20	10	60%	45	
Hospital/Office HO	Residential Uses	6,000	1,800	(In accordance with requirements of R-M District)						
	Other Uses	12,000	1,000	80	30	20	3 or on Line	60%	45	

District	Representative Uses	Minimum Total Land Area (Square Feet)	Minimum Lot Area per Dwelling Unit or Use (Square Feet)	Minimum Lot Width (Feet)	Minimum Front Yard (applying to properties fronting Main Street)	Minimum Rear Yard (Feet)	Minimum Rear Yard Abutting a Public or Private Alley (Feet)	Minimum Each Side Yard (Feet)	Maximum Lot Coverage	Maximum Height (Feet)	Additional Notes
Downtown Business District DBD	Residential Uses	6,000	1,800	N/A	0 ⁷	20	20	0 to 3 Max.	90%	100	See Note ⁹ Below
	Planned Town Center Devel.	20,000					(In accordance with Planned Town Center Development Regulations)				
DBD	Other Uses	N/A	N/A	0	0	20	20	0 to 3	90%	100	

NOTES:

¹ Per dwelling unit

² This applies to one side only since a duplex has a common wall and lot line

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³ End units only

⁴ Does not apply to common walls

⁵ *Repealed in its entirety*

⁶ Minimum lot area per dwelling unit or use indicates the total minimum lot area for each dwelling unit or use regardless of whether said unit or use stands alone in ownership or is in conjunction with other dwelling units or uses. Example: A multifamily dwelling with 20 dwelling units is required to have a minimum lot area of 20,000 square feet in the General Commercial/Office district.

⁷ Maximum setback of zero feet and/or at property line

⁸ Minimum of two floors with a maximum height of 100 feet for all uses

⁹ No vehicular access to the front of any property along Main Street for all uses

N/A = Not Applicable

The maximum number of apartment units in a multi-family dwelling shall be 24.

The maximum number of townhouses in a contiguous row shall be 6.

Common open space or a fee-in-lieu of such open space shall be provided, as required by this chapter or Chapter 250, Subdivision and Land Development.