

LAND DEVELOPMENT

134 Attachment 1

**Zoning Regulations
Schedule A
Affordable Housing District Density and Bulk Requirements
(Section 134-50)**

Requirement	Standard				
AH Tract	AH-1 (Block 2800 Lot 50)	AH-2 (Block 3310 Lot 1)	AH-3 (Block 1616 Lots 13-49)	AH-4 (Block 1215 Lot 1)	AH-5 (Block 1203 Lot 32)
Maximum density (units per acre)	10	13	6	14	23
Minimum set-aside	20%	20%	20%	100%*	50%
Minimum public street frontage	50 feet	50 feet	50 feet	50 feet	50 feet
Minimum setbacks from exterior roads					
Principal building		85' Pat.H'bg.Tpk	100' Rt. 23	50' Valley Rd.	45' Valley Rd.
Front	40 feet	40' other roads	50' Nwk-PmpTpk	40' Nellis Dr.	40' Rnymede Dr.
Side	25 feet	75' other roads	50' Nwk-PmpTpk	25' Nellis Dr.	25' Rnymede Dr.
Rear	25 feet	75' other roads	50' NwkPmpTpk	50' Nellis Dr.	50' Rnymede Dr.
Accessory building		85' Pat.H'bg.Tpk	100' Rt. 23	50' Valley Rd.	45' Valley Rd.
Front	20 feet	30' other roads	50' NwkPmpTpk	40' Nellis Dr.	30' Rnymede Dr.
Side	20 feet	75' other roads	25' NwkPmpTpk	25' Nellis Dr.	25' Rnymede Dr.
Rear	20 feet	75' other roads	25' NwkPmpTpk	25' Nellis Dr.	25' Rnymede Dr.
Buffer area	In accordance with §134-50.4C				
Minimum distance from:					
Interior; front	20 feet	25 feet	20 feet	20 feet	20 feet
Drives/roads; side/rear	15 feet	15 feet	15 feet	15 feet	15 feet
Parking areas	10 feet	10 feet	10 feet	10 feet	10 feet
Other principal buildings	20 feet	30 feet	30 feet	30 feet	30 feet
Accessory buildings	15 feet	15 feet	15 feet	15 feet	15 feet
Maximum height					
Principal building	38 feet	35 feet	35 feet	35 feet	50 feet
Accessory building	25 feet	25 feet	25 feet	25 feet	25 feet
Maximum number of stories	3	2½	2½	2½	4
Maximum number of units per building	42	20	20	24	N/A
Maximum building coverage	40%	40%	35%	35%	35%
Maximum impervious coverage	55%	65%	65%	65%	65%

WAYNE CODE

NOTES:

1. Density is expressed as the number of units per gross acre constituting the tract size. All density calculations shall be rounded to the nearest whole number. The minimum set-aside shall always be rounded up to the nearest whole number.
2. Minimum setbacks from internal roadways shall be required whether the roadway is public or private. The setback distance shall be measured from the right-of-way line.
3. Minimum setbacks from parking areas shall not be applicable to parking spaces provided within individual unit driveways.