

**APPENDIX A**

**SUMMARY OF AREA, YARD, AND HEIGHT REQUIREMENTS**



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### SUMMARY OF AREA, YARD, AND HEIGHT REQUIREMENTS TOWN OF WAYNE, WASHINGTON COUNTY, WISCONSIN

District	Minimum Lot Area				Minimum Floor Area (sq. ft.)	Minimum Front Yard <sup>c</sup> (ft.)	Minimum Side Yard (ft.)	Minimum Rear Yard (ft.)	Maximum Height (ft.)
	Total Area	Area Per Family	Lot Width At The Setback <sup>a</sup> (ft.)	Absolute Minimum Lot Area <sup>b</sup>					
A-1 Exclusive Agricultural District	35 acres	35 acres	660	--	1,200-1 story; 1,800-2 story (1,000 on first floor)	100 feet from centerline; 42 feet from ROW	25	50	100-silo 70-farm buildings 35-house
A-2 Agricultural/Rural Residential District	10 acres	10 acres	330	1.5 acres	1,200-1 story; 1,600-2 story (1,000 on first floor)	75 feet from ROW	50	75	100-silo 70-farm buildings 35-house
R-1 Single-Family Residential District	10 acres	10 acres	330	1.5 acres	1,200-1 story; 1,600-2 story (1,000 on first floor)	75 feet from ROW	25	50	35
R-2 Single-Family and Two- Family Residential District	2 acres	40,000 sq. ft.	175	--	1,200 per dwelling unit	100 feet from centerline; 75 feet from centerline if platted; 42 feet from ROW	10 - one side 25 - both sides	50	35
R-3 Multi-family Residential District	60,000 sq. ft.	20,000 sq. ft.	150	--	900 per dwelling unit	100 feet from centerline; 42 feet from ROW	10 - one side 25 - both sides	50	35
R-4 Hamlet Residential District	2 acres	2 acres	175	40,000 square feet	1,200-1 story; 1,600-2 story (1,000 on first floor)	75 feet from centerline	25	50	35
B-1 Hamlet Business District	--	--	--	--	--	--	--	50	35
B-2 Community Business District	5 acres	--	300	--	--	100 feet from centerline; 42 feet from ROW	25	50	35
B-3 Highway Business District	40,000	--	125	--	--	100 feet from centerline; 42 feet from ROW	25	50	35
M-1 Limited Manufacturing District	40,000	--	125	--	--	100 feet from centerline; 42 feet from ROW	25	50	45
M-2 General Manufacturing District	80,000	--	125	--	--	100 feet from centerline; 42 feet from ROW	25	50	45
Q-1 Quarrying District	3 acres	--	250	--	--	200 <sup>d</sup>	200 <sup>d</sup>	200 <sup>d</sup>	70
L-1 Landfill District	20 acres	--	660	--	--	150 <sup>d</sup>	150 <sup>d</sup>	150 <sup>d</sup>	35
I-1 Institutional District	40,000	--	125	--	1,200-1 story; 1,800-2 story (1,000 on first floor)	100 feet from centerline; 42 feet from ROW	20	50	35

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P-1 Park District	--	--	--	--	--	100 feet from centerline; 42 feet from ROW	50	50	35
C-1 Lowland Conservancy District	--	--	--	--	--	--	--	--	--
C-2 Upland Conservancy District	5 acres	5 acres	330	--	1,200-1 story; 1,600-2 story (1,000 on first floor)	100 feet from centerline; 75 feet from ROW	50	50	35
PUD Planned Unit Development Overlay District	Varies: See Section 3.20 of this Ordinance.								

<sup>a</sup> See zoning district for minimum corner lot and cul-de-sac lot widths, and minimum lot widths for lots created under cluster or lot averaging provisions.

<sup>b</sup> Absolute minimum lot area applies to lots created under cluster or lot averaging provisions.

<sup>c</sup> Whichever distance is greater shall apply.

<sup>d</sup> Smaller setbacks apply to buildings and parking areas in the Q-1 and L-1 districts.

Source: SEWRPC.