

(35) feet or two and one-half (2½) stories; however, non-residential buildings and structures permitted in this district shall not exceed a height of seventy-five (75) feet.

C. Lot Coverage. The ground area occupied by the principal and accessory buildings shall not exceed thirty percent (30%) of the total area lot.

D. Area. Every dwelling or other principal building hereafter erected or structurally altered shall provide a lot having an area of not less than 20,000 square feet, and a width of not less than 80 feet, excepting, however, where a lot is smaller in area or width but is a lot of record as of the date of adoption of this ordinance, said lot may be occupied by a single-family dwelling provided that the lot is not less than 10,000 square feet in area.

E. Front Yard. There shall be a front yard of not less than twenty-five (25) feet, measured from the lot line. Shrubs and trees must be a minimum of five feet.

F. Rear Yard. There shall be a rear yard having a depth of not less than twenty-five (25) feet, excepting that accessory buildings and structures may be placed within the rear yard if set back not less than four (4) feet from rear or side property lines.

G. Side Yards. Each lot shall have two side yards, each not less than ten (10) feet, and provided further, that on corner lots, each side yard adjacent to the street shall meet the requirements for a front yard.

.06 MULTIPLE-FAMILY RESIDENTIAL DISTRICT - R-2

A. Uses Permitted. Land shall be used and buildings or structures shall be erected, altered, enlarged or used only for one or more of the following purposes:
Any use permitted in the R-1 Residential District.
Two Family Dwellings.

B. Uses Permitted with a Conditional Use Permit in the R-2 District.
Row dwellings, not to contain more than four (4) dwelling units.
Apartment houses not exceeding twenty (20) dwelling units.
Boarding houses and rooming houses.
Mobile Home Parks.

C. Height. No dwelling shall be erected or structurally altered to exceed a height of thirty-five (35) feet or two and one-half (2½) stories; however, non-residential buildings and structures permitted in this district shall not exceed a height of seventy-five (75) feet.

D. The ground area occupied by the principal and accessory buildings shall not exceed thirty percent (30%) of the total area lot.

E. Area. Every dwelling hereafter erected or structurally altered to furnish two and more dwelling units shall provide a lot area of not less than 36,000 square feet per dwelling unit.

F. Front Yard. There shall not be a front yard of not less than twenty-five (25) feet. G.

Side Yards. Each lot shall have two side yards, each not less than ten (10) feet.

H. Rear Yard. There shall be a rear yard having a depth of not less than twenty-five (25) feet excepting that accessory buildings and structures may be placed within the rear yard if set back not less than four (4) feet from rear or side property lines.

.07 BUSINESS DISTRICT B-1

A. Uses Permitted. Land shall be used and buildings or structures shall be erected, altered, enlarges or used only for one or more of the following purposes.

All uses permitted in the Multiple-Family Residential District R-2.

Stores and shops for the conducting of any retail or wholesale business.

Banks, offices, studios, theaters, restaurants, taverns, bowling alleys, hotels, motels, funeral homes and similar services.

Railroad or bus passenger station, telegraph office or express office.

Garage or filling station.

Newspaper offices and printing plants.

Plumbers and plumbing shops.

Public utility buildings, telephone exchange buildings, electric transformer stations and substations, water and sewage pumping stations.

lodges, clubs and organizations meeting places.

Wholesale business, lumber yard and warehouse, except bulk storage of petroleum products.

Manufacturing or processing which is clearly incidental to commercial use is permitted.

However, such manufacturing or processing is limited to that which employs not more than twenty-five (25) persons in such operations.

B. Height. No building or structure shall be erected or structurally altered to exceed a height of two (2) stories or thirty (30) feet.

C. Yards. Required front, side and rear yards shall be as required in the R-1 single family residential district.

.08 INDUSTRIAL - I - 1

A. Uses permitted. Land shall be used and buildings or structures shall be erected, altered, enlarged or used for the following:

Automotive body repairs, automotive upholstery.

Cleaning, pressing and dyeing establishments.

Commercial bakeries.

Bulk gas storage and sales.

Utility lines.

Electrical generating plants.

Pump houses.

Commercial greenhouses.

Distributors.

WAUBEEK ZONING

[Click here](#) to download a .pdf version of the Township of Waubeek Zoning District Map.

