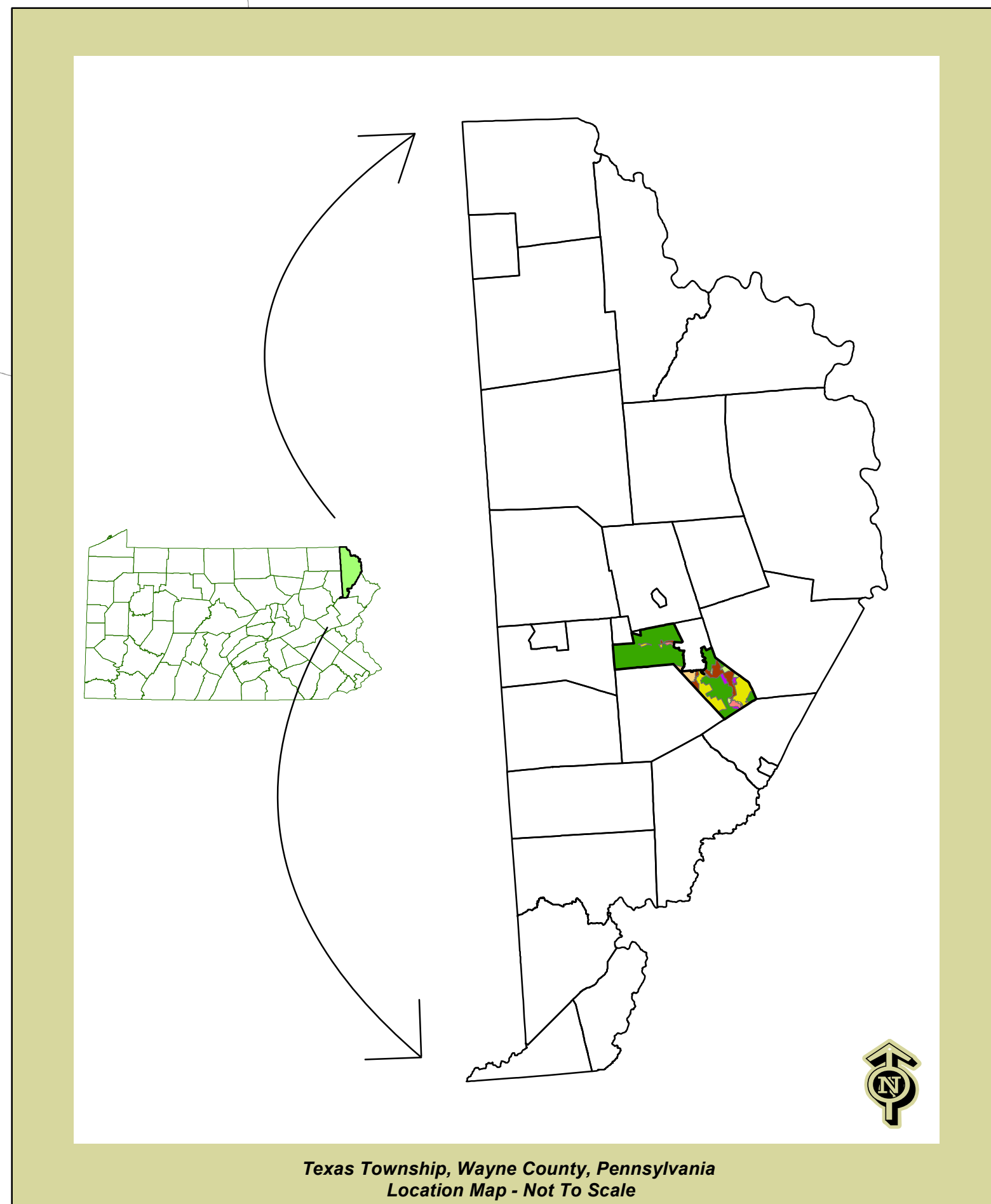
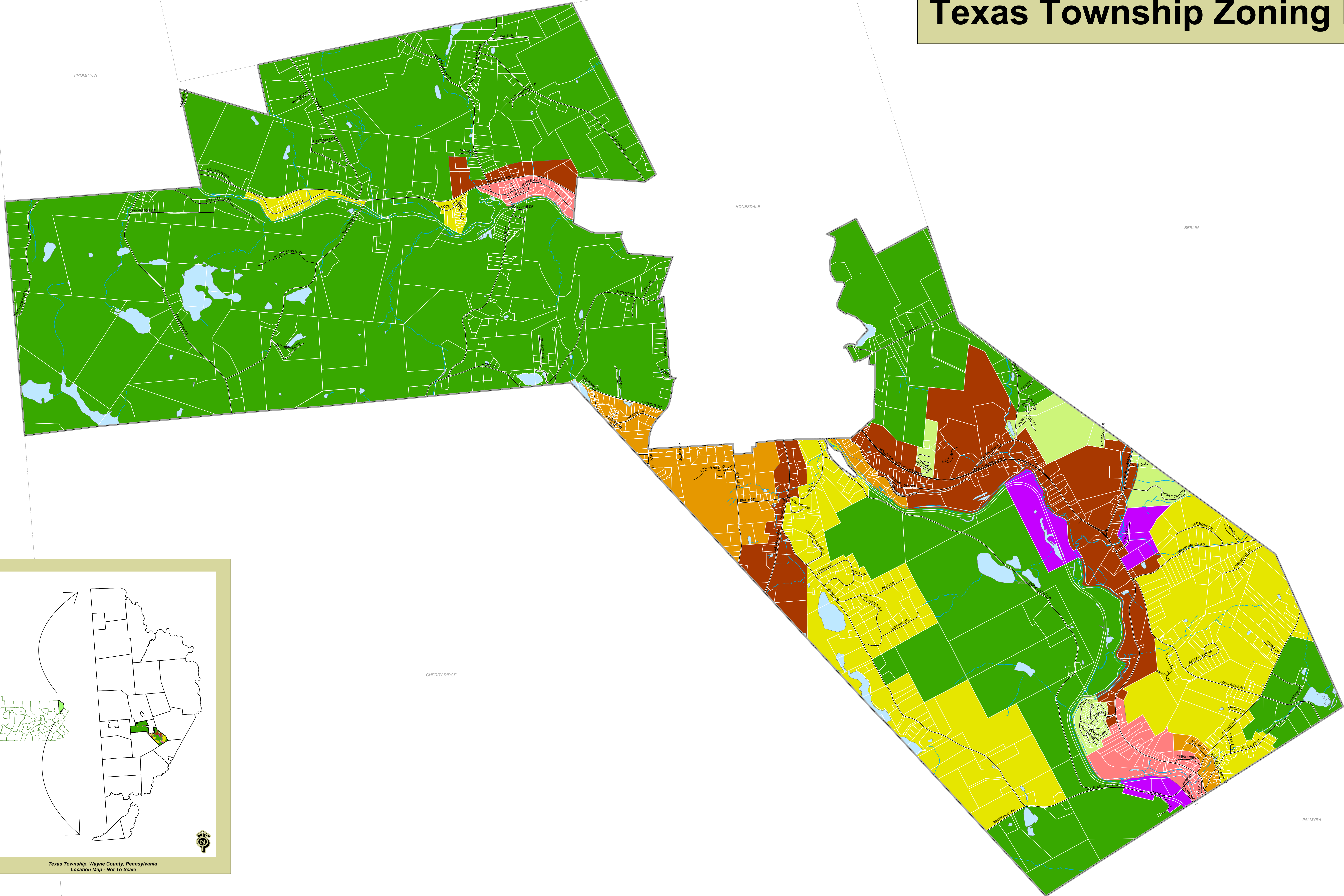
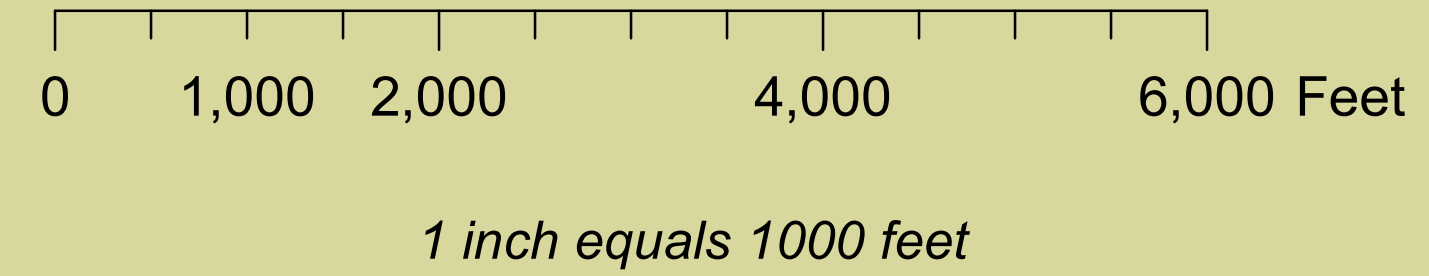


Texas Township Zoning Map

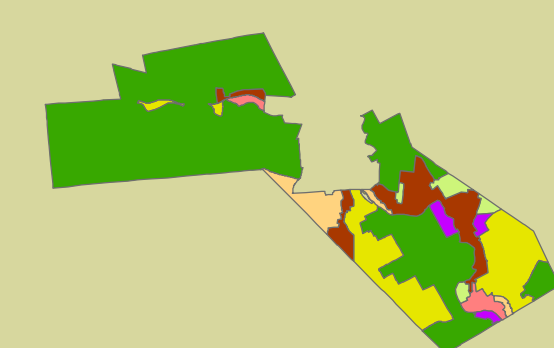


Texas Township Supervisors - Adoption Block		
Date Adopted by Texas Township Supervisors -		
Supervisor Signature	Supervisor Signature	Supervisor Signature
Attest:	Date:	
<small>Zoning map information compiled from Texas Township Zoning Map adopted March 21, 1994 and amended on December 20, 1999, June 13, 2005 and November 7, 2011. This zoning map was last amended in 2012 to add an amendment from November 16, 2009 that was approved by the Texas Township Supervisors but was never incorporated on the map.</small>		
Parcel line data obtained from Wayne County Tax Assessment Office		

*** Note:** Along with the other General Districts there is also an additional floodplain classification. (See Article IV, Section 410 in the Texas Township Zoning Ordinance.)



Texas Township Zoning Map



Texas Township, Wayne County, Pennsylvania

This map was prepared by the Wayne County Department of Planning - March, 2012

General Features

- Roads
- Watercourses
- Parcels
- Waterbodies
- Texas Township Boundary
- Municipal Boundaries

Legend

- | | | | |
|-----|---------------------------------|-----|--------------------|
| RU | Rural | C-1 | General Commercial |
| R-1 | Low-Density Residential | C-2 | Highway Commercial |
| R-2 | Multi-Family Residential | ID | Industrial |
| R-3 | Residential - Mobile Home Parks | | |

SCHEDULE OF

DNS

<p>C-1 GENERAL COMMERCIAL The purpose of this district is to provide locations for retail & service establishments designed to serve the needs of both the immediate area and the surrounding region, and to exclude incompatible uses</p>	<ol style="list-style-type: none"> 1) Retail stores and service establishments 2) Cultural facilities 3) Indoor theaters 4) Public recreation facilities 5) Restaurants 6) Taverns 7) Fraternal clubs 8) Health facilities 9) Specialty shops 10) Professional services 11) Undertaking services 12) Essential services 13) Adult stores 	<ol style="list-style-type: none"> 1) All accessory uses permitted in R-3 Districts 2) Other accessory uses common to commercial uses 	<ol style="list-style-type: none"> 1) Service stations 2) Vehicle & equipment sales operations 3) Car washes 4) Hotels & motels 5) Nursing Homes 6) Rooming houses 	<p>Public and semi-public uses</p>	<p>Minimum lot size: 1 acre Minimum lot size: 7,500 sq ft* Minimum average width: 150/75 ft* Minimum front yard: 50 ft Minimum side/rear yard: 15 ft Maximum building height: 50 ft Maximum lot coverage: 75%</p> <p>* off-site sewage disposal and off-site water supply</p>
<p>C-2 HIGHWAY COMMERCIAL The purpose of this district is to provide for the location of retail & services establishments designed to serve the needs of the traveling public as well as those of residents of the Township and surrounding areas</p>	<ol style="list-style-type: none"> 1) All C-1 uses (except adult stores) 2) Lumber yards 3) Service stations 4) Vehicle and equipment sales operations 	<p>Same as C-1 District</p>	<ol style="list-style-type: none"> 1) Car washes 2) Hotels & motels 3) Nursing homes 4) Fast food establishments 5) Shopping centers or malls 6) Light manufacturing 7) Multi family dwellings 	<p>Public and semi-public uses</p>	<p>Minimum lot size: 1 acre Minimum lot size: 7,500 sq ft* Minimum average width: 150/75 ft* Minimum front yard: 50 ft Minimum side/rear yard: 15 ft Maximum building height: 50 ft Maximum lot coverage: 50% * off-site sewage disposal and off-site water supply</p>
<p>ID INDUSTRIAL The purpose of this district is to provide sufficient space in appropriate locations to meet future needs for light manufacturing activity</p>	<ol style="list-style-type: none"> 1) Essential services 2) All other uses are conditional uses and subject to review procedures for a conditional use including preparation of a development plan 	<p>Accessory buildings common to industrial uses</p>	<ol style="list-style-type: none"> 1) Research, engineering, or testing laboratories 2) Administration offices 3) Assembly from components 4) Pharmaceutical production 5) Optical instruments production 6) Textile manufacturing 7) Enclosed storage facilities 8) Warehouses, distribution centers, & terminals 9) Other manufacturing uses 10) Printers 	<p>Public and semi-public uses</p>	<p>Minimum lot size: 2 acres Minimum average width: 200 ft Minimum front yard: 75 ft Minimum side/rear yard: 50 ft Maximum building height: 60 ft Maximum lot coverage: 50%</p> <p>There will be no size reduction for off-site sewage disposal and off-site water supply.</p>