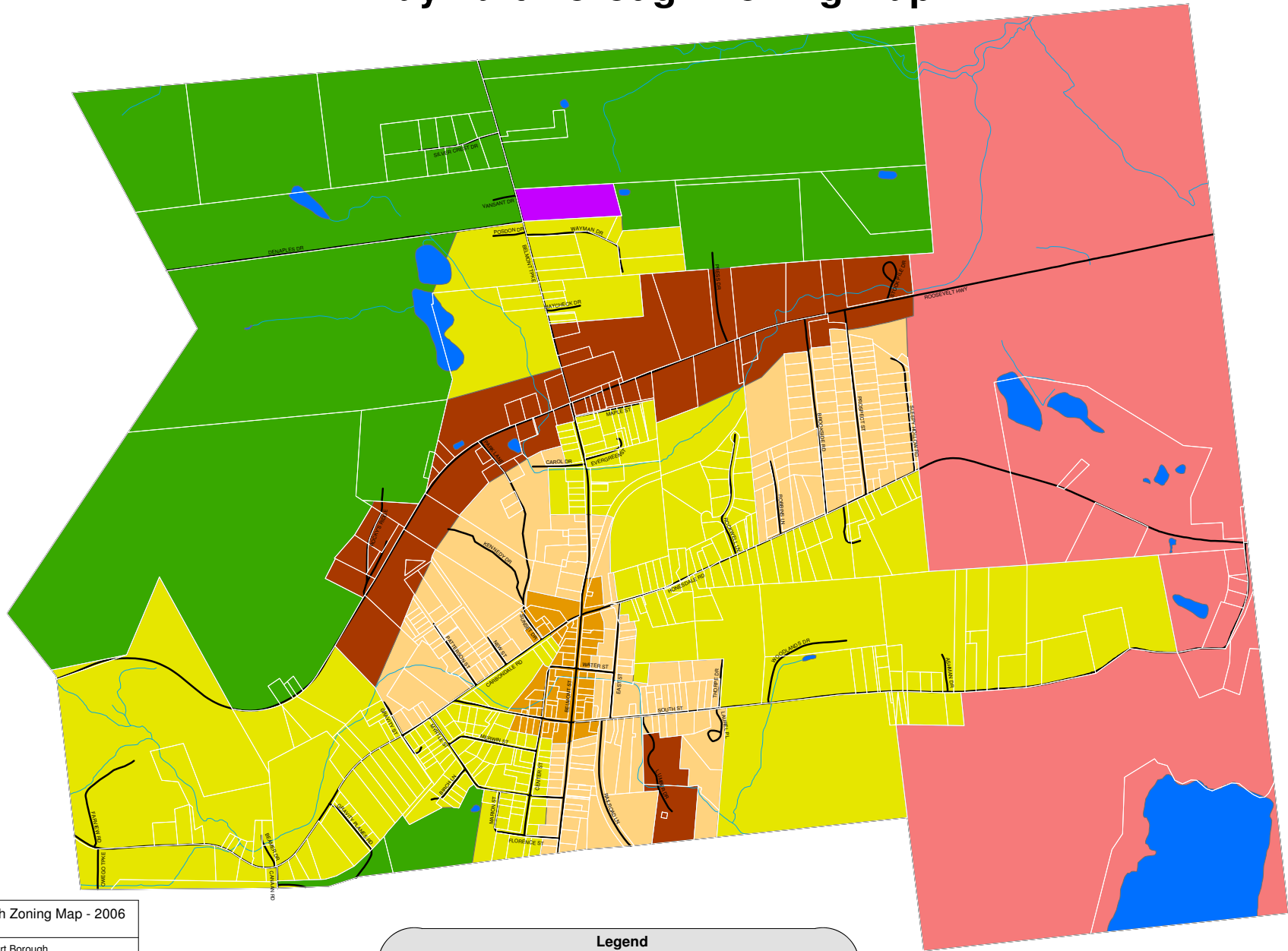


Waymart Borough Zoning Map



Waymart Borough Zoning Map - 2006

Waymart Borough
Wayne County, Pennsylvania

Adopted by Waymart Borough Council on _____

Attest:

Zoning map information compiled from Waymart Borough Zoning Ordinance adopted August 2, 1988

Parcel line data obtained from Wayne County Assessment Office

Prepared by Wayne County Department of Planning

Legend

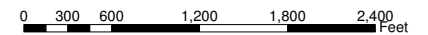
Features



Districts



Districts



1 inch equals 300 feet

PART 3

BASIC ZONING REGULATIONS

§301. OFFICIAL ZONING MAP.

The Borough of Waymart is hereby divided into zoning districts, as shown on the Official Zoning Map located at Borough Hall, which together with all explanatory matter thereon, is hereby adopted by reference and declared to be part of this Chapter, together with all future notations, references and amendments.

(Ord. 8/2/1988, §301)

§302. CLASSES OF DISTRICTS.

1. Waymart Borough shall consist of seven zoning districts as follows:
 - A. R-R - Rural Residential
 - B. R-1 - Low Density Residential
 - C. R-2 - High Density Residential
 - D. C-G - Commercial-General
 - E. C-N - Commercial-Neighborhood
 - F. C-R - Commercial-Recreational
 - G. I-Industrial
2. The intent of each district and regulations which shall apply in each are given in the Schedule of District Regulations, §307.
3. An additional classification is hereby made for the purpose of regulating floodplains as designated by the Federal Emergency Management Agency and the U.S.D.A. Soil Conservation Service.

(Ord. 8/2/1988, §302)

§303. DISTRICT BOUNDARIES.

District boundary lines are intended to follow or be parallel to the center line of streets, streams and railroads and lot or property lines as they exist on a recorded deed or plan of record in the Wayne County Recorder of Deed's Office and the Wayne County Tax Maps at the time of the enactment of this Chapter unless such district boundary lines are fixed by

ZONING

dimensions as shown on the Zoning Map. In any case of uncertainty, the Waymart Borough Council shall interpret the intent of the map as to location of district boundaries.

(Ord. 8/2/1988, §303)

§304. DISTRICT REGULATIONS GENERALLY.

District regulations are of two types: use regulations and development standards which shall apply to any proposed new use, expansion of an existing use or change of use of land and/or structures in Waymart Borough.

(Ord. 8/2/1988, §304)

§305. USE REGULATIONS.

1. Use regulations and statements of intent for each district are provided in the Schedule of District Regulations, §307. Permits for principal permitted uses and accessory uses shall be issued as a matter of right; provided, the standards contained in this Chapter are otherwise met. Conditional uses shall be subject to additional review procedures as specified herein.
2. Whenever any proposed use is neither specifically permitted nor denied under this Chapter as presently written, the Zoning Officer shall refer the application to the Council which shall determine whether the use shall be permitted or denied based on its similarity to other permitted or denied uses which are specifically identified in this Chapter. The Council shall, if it determines the use is permitted, classify it as either a principal permitted, conditional or accessory use and direct the Zoning Officer to proceed accordingly.

(Ord. 8/2/1988, §305)

§306. DEVELOPMENT STANDARDS.

The development standards which apply to each district include minimum lot sizes, minimum average widths, minimum lot depth, yard requirements, maximum lot coverage for buildings and maximum height. These standards vary among districts and are so depicted in the Schedule of District Regulations which follows. Supplementary regulations (Part 4) may establish additional or differing standards as they apply to specific uses.

(Ord. 8/2/1988, §307)

§307. SCHEDULE OF DISTRICT REGULATIONS.

DISTRICT DESIGNATION AND INTENT	PERMITTED PRINCIPAL USES	PERMITTED ACCESSORY USES	CONDITIONAL USES	DEVELOPMENT REGULATIONS
R-R Rural Residential District: The purpose of this district is to ensure the preservation of certain agricultural areas and open space while providing for development compatible with the objective of protecting environmentally sensitive areas.	<ol style="list-style-type: none"> 1) Agricultural activities including the raising of crops and livestock operations, horticultural and forestry enterprises 2) Public recreational facilities 3) Single-family detached dwellings 	<ol style="list-style-type: none"> 1) Private swimming pools 2) Private garages 3) Tool sheds 4) Barns 5) Private stables 6) Electronic reception devices 7) Fences 8) Other accessory uses common to residential and agricultural uses 	<ol style="list-style-type: none"> 1) Excavating and quarrying 2) Cluster development 3) Mobile home parks 4) Boarding or tourist homes 5) Private recreational facilities 6) Medical clinics, nursing homes, etc. 7) Kennels 8) Undertaking establishments 9) Junkyards 10) Adult stores 11) Commercial stables 12) Greenhouses 13) Home occupations 14) Multifamily dwellings 	<p>Minimum lot size: 1 acre Minimum average width: 150 feet Minimum front yard: 50 feet Minimum side/rear yard: 25 feet Maximum building height: 50 feet Max. lot coverage: 25%</p>
R-1 Low Density Residential District: The purpose of this district is to provide for low density residential development on lots served with offsite sewage disposal in order to provide for overcrowding but provide for residential needs of the Borough.	<ol style="list-style-type: none"> 1) Single-family detached dwellings not including mobile homes 2) Two-family dwellings 3) Public recreational facilities 4) Essential services 	<ol style="list-style-type: none"> 1) Private swimming pools 2) Private garages 3) Tool sheds 4) Electronic reception devices 5) Fences 6) Other accessory uses common to residential uses 	<ol style="list-style-type: none"> 1) Boarding or tourist homes 2) Cluster development 3) Health facilities 4) Undertaking establishments 5) Professional services 6) Cultural facilities 7) Home occupations 	<p>Minimum lot size: 10,000 square feet Minimum average width: 100 feet Minimum front yard: 30 feet Minimum side/rear yard: 15 feet Maximum building height: 35 feet Max. lot coverage: 50%</p>
R-2 High Density Residential: The purpose of this district is higher density housing appropriate to existing patterns in areas provided with offsite sewage disposal and providing for reasons of family size, income or need to be located near commercial centers; for households who may require apartments.	<ol style="list-style-type: none"> 1) All permitted uses permitted in the R-1 District 2) Garden apartments 3) Townhouses 	<ol style="list-style-type: none"> 1) Private swimming pools 2) Private garages 3) Tool sheds 4) Electronic reception devices 5) Fences 	<ol style="list-style-type: none"> 1) All conditional uses permitted R-1 District 2) Multifamily dwellings 3) Home occupations 	<p>Minimum lot size: 10,000 square feet Minimum average width: 100 feet Minimum front yard: 30 feet Minimum side/rear yard: 15 feet Maximum building height: 35 feet Max. lot coverage: 60%</p>
C-G Commercial General: The purpose of this district is to provide locations for retail and service establishments designed to serve the needs of both the immediate area and the surrounding region and to exclude incompatible uses.	<ol style="list-style-type: none"> 1) Retail and service establishments designed to serve needs of immediate area 2) Retail stores 3) Cultural facilities 4) Indoor theaters 5) Public recreation facilities 6) Restaurants 7) Taverns 8) Fraternal clubs 9) Medical clinics 10) Medical clinics 11) Professional service shops 12) Undertaking establishments 13) Essential services 	<ol style="list-style-type: none"> 1) All accessory uses permitted in R-2 District 2) Other accessory uses common to commercial uses 	<ol style="list-style-type: none"> 1) Service stations 2) Vehicle and equipment sales operations 3) Car washes 4) Hotels and motels 5) Two-family dwellings 6) Multifamily dwelling 7) Supermarkets 8) Nursing homes 9) Fast food establishments 10) Shopping centers or malls 11) Body and fender shops 	<p>Minimum lot size: 30,000 square feet Minimum average width: 100 feet Minimum front yard: 50 feet Minimum side/rear yard: 35 feet Minimum building height: 50 feet Maximum lot coverage: 50%</p>

ZONING

DISTRICT DESIGNATION AND INTENT	PERMITTED PRINCIPAL USES	PERMITTED ACCESSORY USES	CONDITIONAL USES	DEVELOPMENT REGULATIONS
C-N Commercial-Neighborhood: The purpose of this district is to provide for the location of retail and services establishments designed to serve the immediate needs of the area and to allow the nearby location of families and individuals who need to be within walking distance of those facilities and services.	<ol style="list-style-type: none"> 1) Two-family dwellings 2) Public recreational facilities 3) Undertaking establishments 4) Professional services 5) Medical clinics 6) Cultural clinics 7) Retail and service establishments designed to serve the needs of immediate surrounding area 8) Essential services 	Same as C-G District	<ol style="list-style-type: none"> 1) Nursing homes, etc. 2) Cluster development 3) Boarding or tourist homes 4) Restaurants 5) Taverns 6) Specialty shops 7) Fraternal clubs 8) Multifamily dwellings 9) Retail stores 	Minimum lot size: 7,500 square feet Minimum average width: 75 feet Minimum front yard: 25 feet Minimum side/rear yard: 15 feet Minimum building height: 50 feet Maximum lot coverage: 50%
C-R Commercial-Recreational: The purpose of this district is to provide locations for private recreational activities both for profit and nonprofit that will be compatible with other land uses in the Borough while ensuring adequate room for expansion of an important element of the Borough's economic base.	<ol style="list-style-type: none"> 1) Boarding or tourist homes 2) Children's camps 3) Fraternal clubs 4) Restaurants 5) Indoor theaters 6) Hotels and motels 7) Cultural facilities 8) Public recreational facilities 9) Essential services 	Accessory buildings common to recreational uses	<ol style="list-style-type: none"> 1) Amusement parks and related activities 2) Taverns 3) Outdoor theaters 4) Multifamily dwellings 5) Retail and service establishments designed to serve needs of immediate area 6) Retirement villages and retreats 7) Campgrounds 8) Ski-runs 9) Resorts 10) Single-family and two-family dwellings 	Minimum lot size: 2 1/2 acres Minimum average width: 200 feet Minimum front yard: 75 feet Minimum side/rear yard: 50 feet Maximum building height: 50 feet Maximum lot coverage: 30%
I-Industrial District: The purpose of this district is to provide sufficient space in appropriate locations to meet future needs for light manufacturing activity.	<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 	Accessory buildings common to industrial uses	<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 and terminals 9) Other light manufacturing uses 	Minimum lot size: 2 acres Minimum average width: 200 feet Minimum front yard: 75 feet Minimum side/rear yard: 50 feet Maximum building height: 60 feet Maximum lot coverage: 50%

(Ord. 8/2/1988, §307; as amended by Ord. 7/3/1990)