



# TOWN OF WOODWAY

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## ZONING MATRIX - PLEASE NOTE: THE WMC MAY HAVE CHANGED SINCE THIS DOCUMENT WAS PUBLISHED. SEE WMC CHAPTER 14, ZONING CODE, FOR FULL DETAILS

|                           | R-87 - 2 acre  | R-43 - 1 acre   | R-14.5 - 1/3 acre  | Woodway Highlands  |  |
|---------------------------|--|---|--|--|--|
|                           |  |   |  | UR - > 14,520 sq. ft   | UR - < 14,520 sq. ft   |
| <b>Max. Bldg Height</b>   | 30 feet  | 30 feet   | 25 feet  | 35 feet  |  |
| <b>Building Setbacks</b>  | front 100, rear 50, sides 50   | front 30, rear 20, sides 20   | front 30, rear 20, sides 10  | front 30, rear 20, sides 10  | front 25, rear 20, sum of sides 15 feet, minimum 5 feet per side |
| <b>Guest Cottage</b>      | One allowed, must be 25' from primary or 10' when connected w/ breezeway. Footprint shall not exceed 900 sq ft and must meet bulk regulations.                         |   | Not permitted.   |  |  |
| <b>Swimming Pool</b>      | One allowed, must meet bulk regulations. Must have fence that complies with Appendix G of the International Residential Code. See Chapter 14 for lighting regulations. |   |  | One allowed, must comply with R-14.5 setbacks. Must have fence that complies with Appendix G of the International Residential Code. See Chapter 14 for lighting regulations.   |  |
| <b>Barn</b>               | One allowed, must be 25' from primary residential building. Must meet bulk regulations.  | One allowed, must be 10' from primary and meet bulk regulations.  | Not permitted.   |  |  |
| <b>Game Court</b>         | One allowed, maximum size is 7,200 s.f., may have 12' high fence, & must comply with setbacks of R-14.5 zoning. No court lighting allowed.                             |   |  |  |  |
| <b>Detached Garage</b>    | One allowed and must meet bulk regulations.  |   |  |  |  |
| <b>Green House</b>        | One allowed and must meet bulk regulations.  |   |  |  |  |
| <b>Hobby Shops</b>        | Allowed, permitted as any secondary bldg. Must be permitted in any primary or secondary building.  |   |  |  |  |
| <b>Play Structures</b>    | Allowed, may not exceed 15' tall and 120 s.f. May not be lighted. One tree house as high as the primary residence is allowed. Must comply with R-43 setbacks.          | Allowed, may not exceed 15' tall and 120 s.f. May not be lighted. One tree house as high as the primary residence is allowed. Must comply with R-14.5 setbacks. |  |  |  |
| <b>Decks &amp; Patios</b> | Decks under 18" and patios are unlimited; not allowed in setbacks. Decks over 18" must be included in lot coverage calculation.  |   |  | Decks under 18" and patios are unlimited; not allowed in setbacks. Decks over 18" must be included in lot coverage calculation. There are maximum impervious surface square footages allowed for each lot. Check with Town Hall for more information and restrictions. |  |
| <b>Lot Coverage</b>       | Total footprint of primary & all other structures may not exceed 20% of lot.   |   | Total footprint of primary & all other structures may not exceed 30% of lot. |  |  |