

**ARTICLE VI
AREA, YARD AND HEIGHT REQUIREMENTS**

DISTRICT	R-1 RESIDENTIAL CONVENTIONAL	R-2 RESIDENTIAL CONVENTIONAL	R-3 RESIDENTIAL	R-4 RESIDENTIAL PARK	C-1 COMMERCIAL NEIGHBORHOOD COMMERCIAL	C-2 COMMERCIAL CENTRAL BUSINESS DISTRICT	C-3 COMMERCIAL HIGHWAY COMMERCIAL	I-1 INDUSTRIAL LIGHT INDUSTRIAL	I-2 INDUSTRIAL HEAVY INDUSTRIAL
PRIMARY USE	SINGLE FAMILY DETACHED	SINGLE FAMILY DETACHED DUPLEX (2 HSG. UNITS) TRIPLEX (3 HSG. UNITS) FOURPLEX (4 HSG. UNITS)	MULTIFAMILY	MOBILE HOME PARK	NEIGHBORHOOD COMMERCIAL	CENTRAL BUSINESS DISTRICT	HIGHWAY COMMERCIAL	LIGHT INDUSTRIAL	HEAVY INDUSTRIAL
MINIMUM LOT AREA	8,500 SQ. FT.	7,500 SQ. FT. NOTE A	NOTE A	4.0 ACRES (6,000 SQ. FT. PER UNIT)	10,000 SQ. FT.	NA	10,000 SQ. FT.	1.0 ACRE	1.0 ACRE
MAXIMUM BUILDING AREA	45.00%	45.00%	45.00%	80.00%	50.00% NA	NA	50.00% NA	30%	30.00%
MINIMUM LOT WIDTH (FEET)	85	85 SFD DUPLEX-100 TRIPLEX-120	NOTE C		NA	NA	NA	150	150
MINIMUM FRONT YARD (FEET)	25	25	25		25 NOTE E				
MINIMUM SIDE YARD (FEET)	15	15	15		NOTE E	NOTE E	NOTE E	25 NOTE F	25 NOTE F
MINIMUM REAR YARD (FEET)	25	25	20		NOTE E	NOTE E	NOTE E	35 NOTE F	35 NOTE F
MAXIMUM BUILDING HEIGHT (FEET)	35	35	35		35	NOTE E	NOTE E	NOTE G NOTE H	NOTE G

NOTE A	Duplex Units	6,000 sq. ft./unit=1,200 sq. ft./structure
	Triplex Units	5,000 sq. ft./unit=15,000 sq. ft./structure
	Fourplex Units	4,000 sq. ft./unit=16,000 sq. ft./structure
	Apartment Complexes with Five or More Units	3,600 sq. ft./unit

NOTE B All area yard and height requirements for this District, except for the minimum lot area, shall comply with each applicable land use category. For example, since different uses will be combined within this district, the residential portion will apply to the appropriate residential requirements as previously set forth in this Ordinance.

NOTE C	Single Family Detached	85 ft.
	Two Family Structures	100 ft.
	Three Family Structures	120 ft.
	Four Family Structures	140 ft.
	Apartment Complexes with Five or More Units	150 ft.

NOTE D There shall be no height limitation in these districts except that all buildings in excess of 45 feet shall receive the written certification of the City Building Official as to conformance with building codes and the City of Waynesboro Fire Department so as to conform to the fire prevention codes; within 150 feet of an R-1 or R-2 Residential District, no building shall exceed the maximum height requirements of that Residential District.

NOTE E All requirements relative to front, side and rear yards shall be the same as required in the Residential District to which the front, side or rear of property in a C-1, C-2, c-3, I-1, or I-2 District adjoins; 25 feet front, no side or rear yards shall be required on a side of such property adjacent to a non-residential district. Whenever a residential use is permitted in any area classified as commercial or industrial, such residential use shall comply with the minimum setback restrictions provided for in an R-3 classification.

NOTE F In instances where this district use abuts a residential district, a minimum side and rear yard of 100 feet shall be provided on the sides adjacent to the residential district. Such spaces shall be screened from the abutting residential district by walls, fences, or other screening not less than six feet in height in a manner acceptable to the Planning and Zoning commission.

NOTE G Building heights for industrial uses are to be controlled by applicable provisions of the Building Code with written certification by the City Building Official and the Fire Prevention Codes with written approval of the Chief of the City of Waynesboro Fire Department.

NOTE H Ground-mounted transmission towers shall be located on sites of sufficient dimension to contain a tower failure within the property upon which situated.