# Zoning Matrix

**Please Note:** The WMC may have changed since this document was published. See WMC Chapter 14, Zoning Code, for full details.

<table>
<thead>
<tr>
<th>Building Setbacks</th>
<th>Woodway Highlands</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max. Bldg Height</td>
<td>UR - &gt; 14,520 sq. ft</td>
</tr>
<tr>
<td>R-87 - 2 acre</td>
<td>30 feet</td>
</tr>
<tr>
<td>R-43 - 1 acre</td>
<td>30 feet</td>
</tr>
<tr>
<td>R-14.5 - 1/3 acre</td>
<td>25 feet</td>
</tr>
</tbody>
</table>

**Guest Cottage**

- 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.

**Swimming Pool**

- 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.

**Barn**

- One allowed, must be 25' from primary residential building. Must meet bulk regulations.
- Not permitted.

**Game Court**

- 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.

**Detached Garage**

- One allowed and must meet bulk regulations.

**Green House**

- One allowed and must meet bulk regulations.

**Hobby Shops**

- Allowed, permitted as any secondary bldg, must be screened to be obscured from public view.

**Play Structures**

- 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.

**Decks & Patios**

- Decks under 18' and patios are unlimited; not allowed in setbacks. Decks over 18' must be included in lot coverage calculation.

**Lot Coverage**

- Total footprint of primary & all other structures may not exceed 20% of lot.