



TOWN OF WOODWAY

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ZONING MATRIX - 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	
Max. Bldg Height	30 feet	30 feet	25 feet	35 feet	
Building Setbacks	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
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 at a minimum of 5 ft tall with self-closing doors/gates. See Chapter 14 for lighting regulations.			One allowed, must comply with R-14.5 setbacks. Must have fence at a minimum of 5 ft tall with self-closing doors/gates. See Chapter 14 for lighting regulations.	
Barn	One allowed, must be 25' from primary and be 50' from any lot line. Must meet bulk regulations.	One allowed, must be 10' from primary and meet bulk regulations.	Not permitted.		
Game Court	One allowed, no size limit, 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.	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.			
Decks & Patios	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.	
Lot Coverage	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.		