

ZONING

27 Attachment 2

Borough of Manor

APPENDIX B YARD, AREA AND BULK REQUIREMENTS

Yard, Area and Bulk Requirements	A-1	R-1	R-2	C-1	I-1	O-S
Lot Area Per Dwelling w/o Public Water or Sewage	1 acre	20,000 s/f	20,000 s/f	N/A	N/A	N/A
Lot Area Per Dwelling w/either Public Water or Sewage	20,000 s/f	10,000 s/f	10,000 s/f	N/A	N/A	N/A
Lot Area Per Dwelling w/Public Water and Sewage	12,000 s/f	8,500 s/f	8,500 s/f	N/A	N/A	N/A
Lot Area for Multifamily Dwellings	N/A	20,000 + 5,000 per dwelling unit	20,000 + 3,000 per dwelling unit	N/A	N/A	N/A
Front Yard Depth	30'	25'	25' or average depth of yards on block	25' or average of front yards on block	35'	30'
Rear Yard Depth	35'	35'	30' or average depth of yards on block	15'	35' abutting R Districts/25' otherwise	35'
Lot Width (Interior Lot)	90'	70'	70'	N/A	200'	90'
Lot Width (Corner Lot)	120'	90'	90'	N/A	200'	120'
Side Yard (Interior Lot)	8' min - 20' aggregate	8' min - 20' aggregate	7' min - 16' aggregate	7.5' or to the property line	25' abutting R Districts/15' or front yard	8' min - 20' aggregate
Side Yard (Corner Lot)	30' along street - 8' on other	25' along street - 8' on other	25' along street - 8' on other	same as front yard on adjacent property	N/A	30' along street - 8' on other
Commercial Use Side Yards Abutting an R District	N/A	N/A	N/A	25'	N/A	N/A
Height (Single-Family Dwellings)	2 stories/30'	2 stories/30'	2 stories/30'	N/A	N/A	2 stories/30'
Other Main Structures	3 stories-45' maximum	3 stories - 45' maximum	3 stories - 45' maximum	3 stories - 45' maximum	80'	3 stories - 45' maximum
Accessory Structures	1 story-15'	1 story - 15 ft.	1 story - 15'	1 story - 15'	15'	1 story - 15'
Accessory Structures (i.e., silos, church steeples, etc.)	Determined by Zoning Officer	Determined by Zoning Officer	Determined by Zoning Officer	N/A	N/A	Determined by Zoning Officer