

ZONING ORDINANCE

31 Attachment 1

Borough of Manville Bulk Schedule
[Ord. No. 2020-1235; Ord. No. 2024-1317, 5-20-2024]

Zone District	Minimum Lot Size		Minimum Yard Requirements								Maximum Building Height		Total Impervious Coverage
	Area	Width (FT)	Principal					Accessory			Stories	Feet	
			Front (FT)	Rear (FT)	Side (FT)			Front (FT)	Side (FT)	Rear (FT)			
					One	Both	Corner						
R - Residential ¹	5000 SF	50	25	25	8	18	12	25	8	10	2.5	35	40%
	6000 SF	60	25	25	8	18	15	25	10	10	2.5	35	40%
	7500 SF	75	30	25	10	22	18	30	10	10	2.5	35	40%
	8000 SF	80	25	25	8	18	15	25	8	25	2.5	35	40%
	10000 SF	100	30	25	12	27	25	30	10	10	2.5	35	40%
C-Commercial	10000 SF	100	10	50	—	—	—	10	—	20	4	50	70%
I-Industrial	1 AC	300	50	50	25	35% Width	50	50	50	2	35	40%	
M-Municipal	5000 SF	50	25	25	8	18	12	25	8	10	4	50	70%

¹ For residential lots 8,000 square feet and greater, duplexes and townhouses are permitted provided no variances are required for impervious coverage and parking counts. For these lots, the height is permitted to extend to three stories or 40 feet.