

ZONING

425 Attachment 1

Manor Township

Design Standards  
RM Medium-Density Residential Zone

[Amended 11-6-2025 by Ord. No. 2-2025]

Use	Minimum Lot Area (square feet)	Maximum Density	Minimum Lot Width <sup>1</sup> (feet)	Maximum Lot Coverage	Minimum Yard Setbacks			
					Front (feet) (Subject to § 425-33 of this chapter)	One Side <sup>3</sup> (feet)	Total Both Sides (feet)	Rear (feet)
Single-family detached dwellings	10,000	4.35	80	35%	25 <sup>2</sup>	10	20	30
Duplex	7,260 per unit	6	50	40%	25 <sup>2</sup>	10	N/A	30
Other uses	20,000	N/A	100	35%	25 <sup>2</sup>	20	40	30
Accessory uses	N/A	N/A	N/A	N/A	Not permitted in front yard (except permitted signs)	—	—	—
Fifteen feet or less in height						5	10	5
Up to 30 feet in height						10	20	30

**NOTES:**

<sup>1</sup> Minimum lot width shall be measured at the building setback line.

<sup>2</sup> Those properties abutting an arterial road as identified on the Official Zoning Map shall provide a minimum front yard setback of 40 feet from the right-of-way line of an arterial and a minimum front yard setback of 30 feet from the right-of-way line of a collector.

<sup>3</sup> Accessory buildings constructed at the same time may be located in pairs or groups on contiguous lots along common side lot lines.