

ZONING

425 Attachment 10

Manor Township

**Cluster Developments
(RM Medium-Density Residential and RM1 Medium-Density Residential Flex Zones)**

| Use | Minimum Lot Area | Minimum Lot Width ¹ (feet) | Maximum Lot Coverage | Minimum Yard Setbacks ² | | |
|---------------------------------|-------------------|---------------------------------------|----------------------|------------------------------------|-------------------------|-------------|
| | | | | One Side (feet) | Total Both Sides (feet) | Rear (feet) |
| Single-family detached dwelling | 7,500 square feet | 70 | 40% | 10 | 20 | 20 |
| Duplexes | 5,500 per unit | 45 per unit | 45% | 10 | N/A | 20 |

NOTES:

¹ Minimum lot width shall be measured at the building setback line.

² Minimum front yard setbacks shall be 10 feet from the right-of-way line of a local street. However, if the property abuts a collector road as identified in § 425-45 of this chapter, the minimum front yard setback shall be 30 feet, and if the property abuts an arterial road, the minimum front yard setback shall be 40 feet from the right-of-way line.