

ZONING

425 Attachment 11

Manor Township

Shopping Center Design Requirements

Use	Minimum Required Lot Area (acres)	Minimum Required Lot Width (feet)	Required Minimum Yard Setbacks			Minimum Required Setback from Residential District (feet)	Maximum Permitted Impervious Lot Coverage	Maximum Permitted Building Height (feet)	
			Front, as Measured from Street ROW (feet)	One Side (feet)	Both Sides (feet)				Rear (feet)
Shopping center, as defined herein, with up to 75,000 square feet of gross floor area.	2	250 at the building setback line	35 for buildings and structures (except permitted signs); 20 for off-street parking; no off-street loading nor dumpsters are permitted within the front yard	25 for buildings and structures (except permitted signs); 15 for off-street parking and loading spaces and dumpsters	50 for buildings and structures (except permitted signs); 30 for off-street parking and loading spaces and dumpsters	25 for all buildings, structures, off-street parking and loading spaces and dumpsters	50 for buildings, structures, off-street parking and loading spaces and dumpsters	75%	70
Shopping center, as defined herein, with between 75,000 and 150,000 square feet of gross floor area. See Note A below.	5	400 at the building setback line	50 for buildings, off-street parking and structures (except permitted signs); no off-street loading, nor dumpsters are permitted within the front yard	35 for buildings and structures (except permitted signs); off-street parking and loading spaces and dumpsters	70 for buildings and structures (except permitted signs), off-street parking and loading spaces and dumpsters	50 for buildings and structures (except permitted signs), off-street parking and loading spaces and dumpsters	75 for buildings and structures (except permitted signs), off-street parking and loading spaces and dumpsters	70%	70
Shopping center, as defined herein, with over 150,000 square feet of gross floor area; See Note B below.	7	500 at the building setback line	100 for buildings, off-street parking and structures (except permitted signs); no off-street loading nor dumpsters are permitted within the front yard	50 feet for buildings and structures (except permitted signs), off-street parking and loading spaces and dumpsters	100 for buildings and structures (except permitted signs), off-street parking and loading spaces and dumpsters	50 for buildings and structures (except permitted signs), off-street parking and loading spaces and dumpsters	100 for buildings and structures (except permitted signs), off-street parking and loading spaces and dumpsters	65%	70

**NOTES:**

**Note A** - Shopping centers with more than 75,000 square feet, but less than 150,000 square feet, of gross floor area shall locate no less than 40% of the total area comprised of the gross floor area of the principal building plus the required off-street parking either above, below or both the ground level floor (i.e., two stories minimum).

**Note B** - Shopping centers with 150,000 square feet or more, of gross floor area shall locate no less than 60% of the total area comprised of the gross floor area of the principal building plus the required off-street parking either above, below or both, the ground-level floor (i.e., three stories required). No single story shall contain less than 30% of the total area comprised of the gross floor area of the principal building plus the required off-street parking, and no single story shall contain more than 40% of the total area comprised of the gross floor area of the principal building plus the required off-street parking.