

ZONING

425 Attachment 13

**Township of Manor  
Design Standards  
MUC Mixed-Use Campus Zone**

	<b>Single-Family Detached Dwellings</b>	<b>Duplexes</b>	<b>Townhouses<sup>6</sup></b>	<b>Apartment Buildings<sup>7</sup></b>	<b>Senior Housing Facilities</b>	<b>Commercial Uses, Industrial Uses, and Mixed-Use Buildings<sup>8,9</sup></b>	
Minimum Lot Area (square feet)	None required	None required	None required	None required	None required	4,000; unless otherwise specified for a particular use in Article IV of this chapter.	
Minimum Lot Width (feet)	None required	None required	None required	None required	None required	40	
Minimum Lot Depth (feet)	None required	None required	None required	None required	None required	100	
Minimum Perimeter Setback <sup>1</sup>	35	35	35	35	35	35	
Maximum Building Height (feet) <sup>2</sup>	75	75	75	75	75	75	
Maximum Residential Density (per acre) <sup>3</sup>	7.5	7.5	7.5	7.5	32	7.5	
Maximum Lot Coverage <sup>4</sup>	70%	70%	70%	70%	70%	70%	
Minimum Separation Distances (feet) <sup>5</sup>	Same Use	5	5	5	20	20	5
	Different Use	10	10	10	20	20	20 feet; unless otherwise specified for a particular use in Article IV of this chapter.

<sup>1</sup> Setbacks for all buildings and structures, including, without limitation, parking and loading areas, access drives, driveways, and outdoor storage areas shall be measured only from the perimeter of the mixed-use campus tract. There shall be no minimum setbacks from interior lot lines of individual lots within the mixed-use campus tract or from street rights-of-way established within the mixed-use campus tract, regardless of classification. The minimum perimeter setback of 35 feet shall only apply to buildings. For parking or loading areas, access drives, driveways, outdoor storage areas, and other structures, the minimum perimeter setback shall be the setback designated for such structures/uses elsewhere in this chapter.

<sup>2</sup> Any building with a height greater than 35 feet, if permitted, shall be setback from the perimeter of the mixed-use campus tract at least the horizontal distance equal to its height.

<sup>3</sup> The overall maximum residential density within the mixed-use campus tract shall be 7.5 dwelling units per acre. Density shall be calculated by dividing the gross acreage of the mixed-use campus tract against the total number of all dwelling units existing and proposed within the mixed-use campus tract. Senior housing facilities shall not be included in the calculation of density.

<sup>4</sup> The overall maximum lot coverage for the mixed-use campus tract shall be 70%, based on the gross acreage of the mixed-use campus tract as depicted on the

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master development plan. The maximum lot coverage shall not apply to individual lots within the mixed-use campus tract.

- <sup>5</sup> These minimum separation distances shall apply regardless of the building layout (e.g., front to front, rear to rear, parallel, etc.). Accessory structures less than 15 feet tall for all use types and freestanding alley loaded garages for residential uses regardless of height shall be required to be located a minimum of five feet from any other structure, whether the same use or a different use. Accessory structures between 15 feet tall and 30 feet tall (excluding freestanding alley loaded garages) shall be setback a distance equal to their height. The maximum height for all accessory structures is 30 feet. Additionally, the requirements of § 425-39B requiring driveways not to be located within three feet of adjoining lot lines shall not apply within the mixed-use campus tract.
- <sup>6</sup> No townhouse building shall contain more than eight units. For each townhouse building containing more than four units, no more than 60% of such units shall have the same offset along the front of the building. In addition, no more than two contiguous units shall have identical roof lines that generally parallel the ground along the same horizontal plane. All townhouse buildings shall be set back a minimum of 15 feet from interior access drives or parking facilities.
- <sup>7</sup> All multi-family dwelling unit buildings (not including mixed-use buildings) shall be set back a minimum of 15 feet from any interior access drives or parking facilities. Senior Housing Facilities shall have no more than 32 units per acre calculated based on the acreage of the lot where the facility is located.
- <sup>8</sup> Mixed-use buildings shall include any buildings with apartment dwellings located on the upper floors above commercial uses.
- <sup>9</sup> A maximum of 50% of the gross acreage of the mixed-use campus tract may be designated for commercial and industrial uses.