

ZONING

425 Attachment 3

Manor Township

Design Standards

V Village Zone

Use	Required Public Utilities	Minimum Lot Area ³ (square feet)	Maximum Permitted Density	Minimum Lot Width @ Setback/ Frontage ³ (feet)	Maximum Lot Coverage	Minimum Yard Setbacks ³			Maximum Permitted Height (feet)
						Front	Sides One/Both (feet)	Rear (feet)	
Single-family detached dwellings and other principal uses other than duplexes, townhouses and multiple-family dwellings	None	43,560 ¹	1.00	60/60	70%	Note 2	5/15	30	35
	Either public sewer or public water	20,000 ¹	2.18	60/60	70%		5/15	30	35
	Both public sewer and public water	10,800	4.03	60/60	70%		5/15	30	35
Duplexes	Both public sewer and public water	6,000 per unit	7.26	35/35 per unit	70%		10 N/A	30	35
Townhouses ^{4,5}	Both public sewer and public water	2,000 per unit	8.0	20/20 per unit	70%		15 end units	30	35
Multiple-family dwellings ⁵	Both public sewer and public water	87,120	8.0	200/200	70%		30/60	30	35

NOTES:

- ¹ The minimum required lot size may be increased to ensure an acceptable level of nitrate-nitrogen in the adjoining groundwater; such determination will be made by the PADEP, through its sewer module review process.
- ² Within this zone, the required minimum front yard setback will be equal to the distance between that existing building on the block that is closest to the adjoining street; however, in no case shall any new building be located within the street right-of-way. For undeveloped blocks, the minimum required front yard setback shall be 20 feet. For corner lots within this zone, the front yard shall only be considered that area located between the building and the right-of-way for the street of address. The area located between the building and any nonaddress street shall be considered a side yard.
- ³ Within this zone, existing lots on December 7, 1996 that contain at least 5,000 square feet of lot area, and are at least 30 feet wide, may be developed with a single-family detached dwelling by permitted use if at least five-foot side yard setbacks are provided on each side, and the applicant utilizes an approved means of sewage disposal.
- ⁴ No more than 20% of the total number of townhouse groupings shall contain more than six units and in no case shall any grouping contain more than eight units. For each townhouse grouping containing more than four units,

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no more than 60% of such units shall have the same front yard setback; the minimum variation of setback shall be two feet. All townhouse buildings shall be set back a minimum of 15 feet from any parking facilities contained on commonly held lands. All townhouse buildings shall be set back at least 30 feet from any perimeter boundary of the development site. In those instances where several townhouse groupings are contained upon the same lot, the standards listed in the following footnote 5 shall apply.

- ⁵ In those instances where several multiple-family dwelling buildings and/or townhouse groupings are located on the same lot, the following separation distances will be provided between each building:
- a. Front to front, rear to rear, parallel buildings shall have at least 70 feet between faces of the building. If the front or rear faces are obliquely aligned, the above distances may be decreased by as much as 10 feet at one end if increased by similar or greater distance at the other end.
 - b. A minimum yard space of 30 feet is required between end walls of buildings. If the buildings are at right angles to each other, the distance between the corners of the end walls of the building may be reduced to a minimum of 20 feet.
 - c. A minimum yard space of 30 feet is required between end walls and front or rear faces of buildings.