

ZONING

425 Attachment 5

Manor Township

Design Standards RH1 High-Density Residential Flex Zone

Use	Minimum Lot Area (square feet)	Maximum Density	Minimum Lot Width ¹ (feet)	Maximum Lot Coverage	Minimum Yard Setbacks			
					Front ⁴ (feet)	One Side ⁵ (feet)	Total Both Sides (feet)	Rear (feet)
Single-family detached dwellings	None	5.8	None	45%	10 ⁶	10	20	20
Duplexes	None	7.26	None	55%	10 ⁶	10	N/A	20
Townhouses ^{2,3}	None	8	20 per unit	85%	10 ⁶	15	End units	15
Multiple family dwellings ³	43,560 (minimum 3,000 lot area per dwelling unit)	8	100	70%	10 ⁶	20	40	35
Other uses	20,000	N/A	100	45%	10 ⁶	20	40	35
Accessory uses	N/A	N/A	N/A	N/A	Not permitted in front yard (except permitted signs)	—	—	—
15 feet or less in height						5	10	5
Up to 30 feet in height						10	20	20

NOTES:

- ¹ Minimum lot width shall be measured at the building setback line.
- ² 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, 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 note 3 shall apply.
- ³ 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.
- ⁴ If the property abuts an arterial road as identified in § 425-45 of this chapter, the minimum front yard setback shall be 40 feet from the right-of-way line. If the property abuts a collector road as identified in § 425-45 of this chapter, the minimum front yard setback shall be 30 feet from the right-of-way line.
- ⁵ Accessory buildings constructed at the same time may be located in pairs or groups on contiguous lots along common side lot lines.
- ⁶ Steps and unenclosed porches are permitted to extend into the front yard.