

ZONING

425 Attachment 8

Manor Township

**Cluster Developments
(RH High-Density Residential; RH1 High-Density Residential Flex; and
MRC Mixed Residential/Commercial Zones)**

| Use ⁶ | Minimum Lot Area ² (square feet) | Maximum Density | Minimum Lot Width ¹ (feet) | Maximum Lot Coverage | Minimum Yard Setbacks | | | |
|---------------------------------------|--|-----------------|--|----------------------|------------------------------|--------------------|----------------------------|----------------|
| | | | | | Front ⁵ (feet) | One Side (feet) | Total Both Sides (feet) | Rear (feet) |
| Single-family detached dwelling | 6,000 | 6.0 | 60 | 50% | 10 | 6 ⁴ | 12 | 15 |
| Duplexes | 4,000 per unit | 7.26 | 45 per unit | 60% | 10 | 10 | N/A | 15 |
| Townhouses ² | 1,800 per unit | 10 | 20 per unit | 85% | 10 | 15 | End units | 15 |
| Multiple-family dwelling ³ | 43,560 | 12 | 100 | 70% | 25 | 20 | 40 | 30 |

NOTES:

- ¹ Minimum lot width shall be measured at the building setback line.
- ² 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 front yard setback; the minimum variation of setback shall be two feet. In addition, no more than two contiguous units shall have identical roof lines that generally parallel the ground along the same horizontal plan. All townhouse buildings shall be set back a minimum of 15 feet from any interior access drives, or 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 buildings are contained upon the same lot, the standards listed in the following Note 3 three shall apply.
- ³ In those instances where several multiple-family dwelling buildings and/or townhouse buildings are located on the same lot, the following separation distances will be provided between each building.
 - a. Front to front, rear to rear or front to rear, parallel buildings shall have at least 50 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.
 - d. All multiple-family dwelling buildings shall be set back a minimum of 15 feet from any interior access drives or parking facilities contained on commonly held lands.
- ⁴ Within a cluster development in the (RH) High-Density Residential; (RH1) High-Density Residential Flex; and (MRC) Mixed Residential/Commercial Zones, single-family detached dwellings may employ a zero-lot-line design when the following conditions have been satisfied:
 - a. One side wall of the structure may be located no less than one inch from one of the side lot lines when adjoining another zero-lot-line dwelling lot. The opposite side yard shall be at least 12 feet wide.
 - b. A perpetual four-foot wall-maintenance easement shall be provided on the lot adjacent to the zero-lot-line, which, with the exception of freestanding walls and/or fences, shall be kept clear of structures. This easement shall be shown on the plat and incorporated into each deed transferring title to the property.

MANOR CODE

The wall shall be maintained in its original color and treatment unless otherwise agreed to in writing by the two affected lot owners.

- c. Roof overhangs may penetrate the easement on the adjacent lot a maximum of 24 inches, but the roof shall be so designed that water runoff from the dwelling placed on the lot line is limited to the easement area.
 - d. The wall of a dwelling located along the zero-lot-line shall have no openings (e.g., windows, doors, air-conditioning units, vents, etc.) unless such openings are located at least eight feet above grade, and have translucent panels.
- ⁵ 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.
- ⁶ Required percentages:
- Single-family detached dwellings: 35% minimum, 50% maximum
 - Duplex dwellings: N/A minimum, 35% maximum
 - Multiple-family/townhouse dwellings: N/A minimum, 35% maximum