

ZONING

425 Attachment 9

Manor Township

**Cluster Developments
(RL Low-Density Residential and RL1 Low-Density Residential Flex Zones)**

Use	Minimum Lot Area (square feet)	Maximum Density	Minimum Lot Width ¹ (feet)	Maximum Lot Coverage	Minimum Yard Setbacks ²		
					One Side (feet)	Total Both Sides (feet)	Rear (feet)
Single-family detached dwelling	9,000	3.5	80	40%	5	10	25

NOTES:

¹ Minimum lot width shall be measured at the building setback line.

² Minimum front yard setbacks shall be 10 feet from the right-of-way line of a local street. However, 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.