

ZONING

27 Attachment 1

Township of Manchester

Permitted Uses and Special Exceptions-Open Space Residential/Agriculture District

Use #	A-Agriculture District	Front Yard	Rear Yard	Side Yard	Public Water and No Public Water		Public Sewer/No Public Water		No Public Water or Public Sewer	
		Minimum			Lot Size	Street Frontage	Lot Size	Street Frontage	Lot Size	Street Frontage
<b>PERMITTED USES</b>										
1.	Agriculture and Animal Husbandry in compliance with § 27-1117 or Forestry [Ord. 2005-12]	50 ft.	50 ft.	50 ft.	1 acre	150 ft.	1 acre	150 ft.	1 acre	150 ft.
2.	Greenhouse, Nursery	50 ft.	50 ft.	50 ft.	1 acre	150 ft.	1 acre	150 ft.	1 acre	150 ft.
3.	Single Family Detached Dwelling*	50 ft.	50 ft.	50 ft.	47,500 sq. ft.	150 ft.	47,500 sq. ft.	150 ft.	47,500 sq. ft.	150 ft.
4.	Cemetery	75 ft.	75 ft.	75 ft.	5 acres	200 ft.	5 acres	200 ft.	5 acres	200 ft.
5.	Public Parks and Recreation Areas	50 ft.	50 ft.	50 ft.	1 acre	150 ft.	1 acre	150 ft.	1 acre	150 ft.
6.	Public Uses and Buildings	50 ft.	50 ft.	50 ft.	1 acre	150 ft.	1 acre	150 ft.	1 acre	150 ft.
7.	Library	50 ft.	50 ft.	50 ft.	1 acre	150 ft.	1 acre	150 ft.	1 acre	150 ft.
8.	Group Home	50 ft.	50 ft.	50 ft.	47,500 sq. ft.	150 ft.	47,500 sq. ft.	150 ft.	47,500 sq. ft.	150 ft.
9.	Open Space Development-Mandatory for all tracts of 15 acres or greater pursuant to standards in § 27-309									
<b>SPECIAL EXCEPTIONS</b>										
10.	Camp, shall also comply with § 27-1218	75 ft.	75 ft.	75 ft.	5 acres	200 ft.	5 acres	200 ft.	5 acres	200 ft.
11.	Child Care Home	50 ft.	50 ft.	50 ft.	See § 27-1220		See § 27-1220		See § 27-1220	
12.	Animal Hospital	50 ft.	50 ft.	50 ft.	1 acre	150 ft.	1 acre	150 ft.	1 acre	150 ft.
13.	Riding Academy or Boarding Stable	75 ft.	75 ft.	50 ft.	5 acres	200 ft.	5 acres	200 ft.	5 acres	200 ft.

MANCHESTER CODE

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		Minimum			Lot Size	Street Frontage	Lot Size	Street Frontage	Lot Size	Street Frontage
14.	House of Worship	50 ft.	50 ft.	50 ft.	1 acre	150 ft.	1 acre	150 ft.	1 acre	150 ft.
15.	Kennel	150 ft.	150 ft.	150 ft.	5 acres	200 ft.	5 acres	200 ft.	5 acres	200 ft.
16.	Public and Nonpublic Schools	75 ft.	75 ft.	50 ft.	5 acres	200 ft.	Not Permitted		Not Permitted	
17.	Colleges and Universities	75 ft.	75 ft.	50 ft.	10 acres	200 ft.	Not Permitted		Not Permitted	
18.	Domiciliary Care	50 ft.	50 ft.	50 ft.	See § 27-1225		See § 27-1225		See § 27-1225	
19.	Home Occupations									
20.	Outdoor Recreation Areas, Private & Semi Private and Membership Clubs	250 ft.	250 ft.	250 ft.	50 acres	300 ft.	50 acres	300 ft.	50 acres	300 ft.
21.	Skeet, Rifle or Archery Range	150 ft.	150 ft.	150 ft.	10 acres	300 ft.	10 acres	300 ft.	10 acres	300 ft.
22.	Campgrounds, shall also comply with § 27-1218 [Ord. 2005-12]	150 ft.	150 ft.	150 ft.	5 acres	200 ft.	5 acres	200 ft.	5 acres	200 ft.
23.	Bed & Breakfast Inn	50 ft.	50 ft.	50 ft.	47,500 sq. ft.	150 ft.	47,500 sq. ft.	150 ft.	47,500 sq. ft.	150 ft.
24.	Group Quarters	50 ft.	50 ft.	50 ft.	47,500 sq. ft.	150 ft.	47,500 sq. ft.	150 ft.	47,500 sq. ft.	150 ft.
25.	Communication, Transmitting and Receiving Facilities	Height of Facility			1 acre	150 ft.	1 acre	150 ft.	1 acre	150 ft.
26.	Accessory Day Care	Setback per primary use-House of Worship/Nonpublic School			See House of Worship/Nonpublic School		See House of Worship/Nonpublic School		See House of Worship/Nonpublic School	
27.	Public Utility Buildings and Structure	See § 27-1248			See § 27-1248		See § 27-1248		See § 27-1248	

NOTES:

\* Standard for non-open space residential development. Permitted on tracts of 15 acres or less only.