

ZONING

27 Attachment 2

Township of Manchester

Permitted Uses and Special Exceptions-Open Space Residential/Low Density District

Use #	RL-Low Density	Front Yard	Rear Yard	Side Yard	Public Water and Public Sewer		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.	Single Family Detached Dwelling*	35 ft.**	35 ft.	15 ft.	24,000 sq. ft.	100 ft.	35,000 sq. ft.	125 ft.	1 acre	150 ft.
2.	Open Space Residential Development	Mandatory for all tracts of 15 acres or greater pursuant to standards in § 27-409								
3.	Public Parks and Recreation Areas, Crop Farming, or Forestry	50 ft.	50 ft.	25 ft.	1 acre	150 ft.	1 acre	150 ft.	1 acre	150 ft.
4.	Group Homes	35 ft.**	35 ft.	25 ft.	24,000 sq. ft.	100 ft.	35,000 sq. ft.	125 ft.	1 acre	150 ft.
<b>SPECIAL EXCEPTIONS</b>										
5.	Private and Semi-Public Outdoor Recreation Areas	250 ft.	250 ft.	250 ft.	5 acres	200 ft.	5 acres	200 ft.	5 acres	200 ft.
6.	Public and Non-public School	75 ft.	75 ft.	25 ft.	5 acres	200 ft.	5 acres	200 ft.	5 acres	200 ft.
7.	Child Care Home	35 ft.**	35 ft.	15 ft.	See § 27-1220		See § 27-1220		See § 27-1220	
8.	Library	50 ft.	50 ft.	25 ft.	1 acre	150 ft.	1 acre	150 ft.	2 acres	200 ft.

MANCHESTER CODE

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					Minimum		Minimum		Minimum	
Use #	RL-Low Density	Minimum			Lot Size	Street Frontage	Lot Size	Street Frontage	Lot Size	Street Frontage
9.	House of Worship	50 ft.	50 ft.	25 ft.	2 acres	200 ft.	2 acres	200 ft.	2 acres	200 ft.
10.	Domiciliary Care Unit	35 ft.**	35 ft.	15 ft.	See § 27-1225		See § 27-1225		See § 27-1225	
11.	Home Occupations	35 ft.	35 ft.	15 ft.	See § 27-1230		See § 27-1230		See § 27-1230	
12.	Accessory Day Care	Setback per primary use-House of Worship/Non-Public Schools			See House of Worship/Non-Public School		See House of Worship/Non-Public School		See House of Worship/Non-Public School	
13.	Public Utility Buildings and Structures	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.

\*\* See § 27-406–Setback–Non-open Space.