

ZONING

27 Attachment 3

Township of Manchester

Permitted Uses and Special Exceptions—Open Space Residential Medium Density District

Use #	RM—Medium Density District	Front Yard	Rear Yard	Side Yard	Public Water and Public Sewer		Public Sewer/ No Public Water		No Public Water or Public Sewer	
					Minimum	Minimum	Minimum	Minimum	Minimum	Minimum
		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.	12,500 sq. ft.	80 ft.	20,000 sq. ft.	100 ft.	1 acre	150 ft.
2.	Open Space Residential Development	Mandatory for all tracts of 10 acres or greater pursuant to standards in § 27-509								
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.	15 ft.	12,500 sq. ft.	80 ft.	20,000 sq. ft.	150 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.	House of Worship	50 ft.	50 ft.	25 ft.	1 acre	150 ft.	1 acre	150 ft.	1 acre	150 ft.
7.	Child Care Home	35 ft.**	40 ft.	15 ft.	See § 27-1220		See § 27-1220		See § 27-1220	
8.	Public and Non-Public School	75 ft.	75 ft.	25 ft.	5 acres	300 ft.	5 acres	300 ft.	5 acres	300 ft.
9.	Library	50 ft.	50 ft.	25 ft.	1 acre	150 ft.	1 acre	150 ft.	1 acre	150 ft.

MANCHESTER CODE

		Front Yard	Rear Yard	Side Yard	Public Water and Public Sewer	Public Sewer/ No Public Water	No Public Water or Public Sewer			
					Minimum		Minimum		Minimum	
Use #	RM–Medium Density District	Minimum			Lot Size	Street Frontage	Lot Size	Street Frontage	Lot Size	Street Frontage
10.	Domiciliary Care Unit	35 ft.**	40 ft.	15 ft.	See § 27-1225		See § 27-1225		See § 27-1225	
11.	Home Occupation	35 ft.**	40 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 School			See House of Wor- ship/Non-Public School		See House of Wor- ship/Non-Public School		See House of Wor- ship/Non-Public School	
13.	Public Utility Build- ings 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 10 acres or less only. If a single-family detached dwelling existed prior to January 23, 1996, then for an expansion of the dwelling, the minimum rear yard may be reduced to 25 feet and the minimum side yard may be reduced to 10 feet and the minimum front yard may be reduced to 30 feet.
- \*\* See § 27-506–Setback–Non-open Space