

# ZONING

## 27 Attachment 4

### Township of Manchester

#### Permitted Uses and Special Exceptions-RH High Density Residential District [Amended by Ord. 2016-04, 11/8/2016]

Use #	RH-High Density Residential	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			Lot Size	Street Frontage	Lot Size	Street Frontage	Lot Size	Street Frontage
<b>PERMITTED USES</b>										
1.	Single Family Semi-Detached Dwelling	See § 27-604			5,000 sq. ft. per dwelling unit	40 ft. per dwelling unit	Not Permitted		Not Permitted	
1a.	Single Family Detached Dwelling	See § 27-604			5,000 sq. ft. per dwelling unit	40 ft. per dwelling unit	Not Permitted		Not Permitted	
2.	Single Family Attached Dwelling	See § 27-604			2,500 sq. ft.	20 ft. per dwelling unit	Not Permitted		Not Permitted	
3.	Two Family Detached Dwelling	See § 27-604			5,000 sq. ft.	80 ft.	Not Permitted		Not Permitted	
4.	Two Family Semi-Detached Dwelling	See § 27-604			5,000 sq. ft.	100 ft.	Not Permitted		Not Permitted	
5.	Multi-Family Dwelling	See § 27-604			5,000 sq. ft.	80 ft.	Not Permitted		Not Permitted	
6.	Apartment Conversions	See § 27-604			5,000 sq. ft.	80 ft.	Not Permitted		Not Permitted	
7.	Boarding and Rooming Houses Excluding Hotels & Motels	See § 27-604			20,000 sq. ft.	100 ft.	Not Permitted		Not Permitted	
8.	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.
<b>SPECIAL EXCEPTIONS</b>										
9.	Domiciliary Care Unit	See § 27-604			5,000 sq. ft.	80 ft.	Not Permitted		Not Permitted	
10.	Child Care Home	See § 27-604			5,000 sq. ft.	40 ft.	Not Permitted		Not Permitted	
11.	House of Worship	50 ft.	50 ft.	25 ft.	1 acre	150 ft.	1 acre	150 ft.	1 acre	150 ft.
12.	Public and Non-Public School	50 ft.	50 ft.	25 ft.	1 acre	150 ft.	1 acre	150 ft.	1 acre	150 ft.
13.	Library	50 ft.	50 ft.	25 ft.	1 acre	150 ft.	1 acre	150 ft.	1 acre	150 ft.
14.	Home Occupation						Not Permitted		Not Permitted	
15.	Nursing or Convalescent Centers, Retirement Villages	50 ft.	50 ft.	25 ft.	2 acres	200 ft.	Not Permitted		Not Permitted	

MANCHESTER CODE

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		Minimum			Lot Size	Street Frontage	Lot Size	Street Frontage	Lot Size	Street Frontage
16.	Accessory Day Care	Setback per primary use- House of Worship/Non-Public School			See House of Worship/Non-Public School		See House of Worship/Non-Public School		See House of Worship/Non-Public School	
17.	Hospital	See § 27-604			5 acres	300 ft.	See § 27-1248		See § 27-1248	
18.	Public Utility Buildings and Structures	See § 27-1248			See § 27-1248		See § 27-1248		See § 27-1248	
19.	Personal Care Home	35 ft.	10 ft.	10 ft.*	2 acres	200 ft.	Not Permitted		Not Permitted	
20.	Community Commercial Sports Facility	See § 27-1257			5 acres	200 ft.	Not Permitted		Not Permitted	

NOTES:

\* Plus a buffer yard having a depth of 50 feet that shall include a ten-foot deep area adjacent to the property line planted as a “dense screen” as described in § 27-1105(C).