

ZONING

27 Attachment 5

Township of Manchester

Permitted Uses and Special Exceptions—O—Office District
[Amended by Ord. 2016-04, 11/8/2016]

Use #	O—Office 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	
		Lot Size	Street Frontage	Lot Size	Street Frontage	Lot Size	Street Frontage	Lot Size	Street Frontage	
PERMITTED USES										
1.	Professional Offices	35 ft.*	35 ft.	15 ft.	20,000 sq. ft.	80 ft.	Not Permitted		Not Permitted	
2.	Business Services	35 ft.*	35 ft.	15 ft.	20,000 sq. ft.	80 ft.	Not Permitted		Not Permitted	
3.	Medical and Similar Laboratories and Clinics	35 ft.*	35 ft.	15 ft.	20,000 sq. ft.	80 ft.	Not Permitted		Not Permitted	
4.	Business and Office Equipment Sales and Service	35 ft.*	35 ft.	15 ft.	20,000 sq. ft.	80 ft.	Not Permitted		Not Permitted	
5.	Mortuary or Undertaking Establishments	35 ft.*	35 ft.	15 ft.	20,000 sq. ft.	80 ft.	Not Permitted		Not Permitted	
6.	House of Worship	35 ft.*	35 ft.	15 ft.	1 acre	150 ft.	Not Permitted		Not Permitted	
7.	Drug Stores	35 ft.*	35 ft.	15 ft.	20,000 sq. ft.	80 ft.	Not Permitted		Not Permitted	
8.	Florist	35 ft.*	35 ft.	15 ft.	20,000 sq. ft.	80 ft.	Not Permitted		Not Permitted	
9.	Personal Services	35 ft.*	35 ft.	15 ft.	20,000 sq. ft.	80 ft.	Not Permitted		Not Permitted	
10.	Office, Corporate	35 ft.*	35 ft.	15 ft.	20,000 sq. ft.	80 ft.	Not Permitted		Not Permitted	
11.	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.
SPECIAL EXCEPTIONS										
12.	Child Care Centers	35 ft.*	35 ft.	15 ft.	20,000	80 ft.	Not Permitted		Not Permitted	

MANCHESTER CODE

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		Minimum			Lot Size	Street Frontage	Lot Size	Street Frontage	Lot Size	Street Frontage
					sq. ft.					
13.	Laundry and Dry Cleaning Establishments (Personal)	35 ft.*	35 ft.	15 ft.	20,000 sq. ft.	80 ft.	Not Permitted		Not Permitted	
14.	Accessory Day Care	Setback pre Primary Use-House of Worship			See House of Worship		See House of Worship		Not Permitted	
15.	Colleges and Universities	35 ft.*	1 35 ft.	115 ft.	5 acres	1200 ft.	Not Permitted		Not Permitted	
16.	Public Utility Buildings and Structures	See § 27-1248			See § 27-1248		See § 27-1248		See § 27-1248	
17.	Group Quarters	35 ft.*	35 ft.	25 ft.	20,000 sq. ft.	100 ft.	Not Permitted		Not Permitted	
18.	Drive-In Facilities for Permitted Use	35 ft.*	35 ft.	15 ft.	20,000 sq. ft.	100 ft.	Not Permitted		Not Permitted	
19.	Community Commercial Sports Facility	See § 27-1257			5 acres	200 ft.	Not Permitted		Not Permitted	

NOTES:

* See § 27-704-Setbacks and Yards.