

ZONING

27 Attachment 6

Township of Manchester

Permitted Uses and Special Exceptions-C-Commercial District

Use #	C-Commercial	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	
					Lot Size	Street Frontage	Lot Size	Street Frontage	Lot Size	Street Frontage
PERMITTED USES										
1.	Retail Businesses	See § 27-804			10,000 sq. ft.	80 ft.	12,000 sq. ft.	100 ft.	30,000 sq. ft.	125 ft.
2.	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.
3.	Public Buildings and Uses	See § 27-804								
4.	House of Worship	50 ft.	50 ft.	50 ft.	1 acre	150 ft.	1 acre	150 ft.	1 acre	150 ft.
5.	Nursery, Horticulture	See § 27-804			15,000 sq. ft.	100 ft.	20,000 sq. ft.	100 ft.	30,000 sq. ft.	125 ft.
6.	Radio and Television Stations	See § 27-804			20,000 sq. ft.	100 ft.	30,000 sq. ft.	125 ft.	1 acre	150 ft.
7.	Mortuaries and Undertaking Establishments	See § 27-804			20,000 sq. ft.	100 ft.	20,000 sq. ft.	100 ft.	30,000 sq. ft.	125 ft.
8.	Indoor Recreation Facilities such as Theaters, Pool Parlors & Bowling Alleys	See § 27-804			20,000 sq. ft.	100 ft.	30,000 sq. ft.	125 ft.	1 acre	150 ft.
9.	Business Services	See § 27-804			10,000 sq. ft.	80 ft.	12,000 sq. ft.	100 ft.	30,000 sq. ft.	125 ft.
10.	Personal Services	See § 27-804			10,000 sq. ft.	80 ft.	12,000 sq. ft.	100 ft.	30,000 sq. ft.	125 ft.

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11.	Laundry and Dry Cleaning Establishment Personal (§ 27-1236(A)-(F))	See § 27-804			10,000 sq. ft.	80 ft.	Not Permitted		Not Permitted	
12.	Medical or Dental Laboratory or Clinic	See § 27-804			15,000 sq. ft.	100 ft.	20,000 sq. ft.	100 ft.	30,000 sq. ft.	125 ft.
13.	Restaurant	See § 27-804			15,000 sq. ft.	100 ft.	20,000 sq. ft.	100 ft.	1 acre	150 ft.
14.	Contractors Offices	See § 27-804			10,000 sq. ft.	80 ft.	12,000 sq. ft.	100 ft.	30,000 sq. ft.	125 ft.
15.	Parking Garage	See § 27-804			1 acre	200 ft.	1 acre	200 ft.	1 acre	200 ft.
16.	Parking Lot	See § 27-804			1 acre	200 ft.	1 acre	200 ft.	1 acre	200 ft.
17.	Hotel/Motel	See § 27-804			20,000 sq. ft.	100 ft.	30,000 sq. ft.	125 ft.	1 acre	150 ft.
18.	Professional Offices	35 ft.	35 ft.	15 ft.	20,000 sq. ft.	80 ft.	Not Permitted		Not Permitted	
SPECIAL EXCEPTIONS										
19.	Automobile Service Station, Garage (Minor), Automobile/ Trailer Sales	See § 27-804			15,000 sq. ft.	100 ft.	20,000 sq. ft.	100 ft.	30,000 sq. ft.	125 ft.
20.	School, Commercial	See § 27-804			15,000 sq. ft.	100 ft.	15,000 sq. ft.	100 ft.	15,000 sq. ft.	100 ft.
21.	Automobile Body Shop (Autos only)	See § 27-804			15,000 sq. ft.	100 ft.	20,000 sq. ft.	100 ft.	30,000 sq. ft.	125 ft.
22.	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.
23.	Kennel	150 ft.	150 ft.	150 ft.	5 acres	200 ft.	5 acres	200 ft.	5 acres	200 ft.

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24.	Drive-In Establishments	See § 27-804			15,000 sq. ft.	100 ft.	20,000 sq. ft.	100 ft.	30,000 sq. ft.	125 ft.
25.	Shopping Center	See § 27-804			10 acres	250 ft.	10 acres	250 ft.	10 acres	250 ft.
26.	Dairies	See § 27-804			10 acres	250 ft.	10 acres	250 ft.	10 acres	250 ft.
27.	Animal Hospital	See § 27-804			15,000 sq. ft.	100 ft.	20,000 sq. ft.	100 ft.	1 acre	150 ft.
28.	Mini-Storage Warehouses	30 ft.*	30 ft.	30 ft.	15,000 sq. ft.	100 ft.	20,000 sq. ft.	100 ft.	30,000 sq. ft.	125 ft.
29.	Hospital	See § 27-804			5 acres	300 ft.	Not Permitted		Not Permitted	
30.	Convenience Store with Gas Dispensing	See § 27-804			15,000 sq. ft.	100 ft.	20,000 sq. ft.	100 ft.	30,000 sq. ft.	125 ft.
31.	Accessory Day Care	Setback per primary use-House of Worship			See House of Worship		See House of Worship		See § 27-803	
32.	Automobile Washing	See § 27-804			15,000 sq. ft.	100 ft.	Not Permitted		Not Permitted	
33.	Colleges or Universities	35 ft.*	15 ft.	35 ft.	5 acres	200 ft.	Not Permitted		Not Permitted	
34.	Membership Clubs	See § 27-804			15,000 sq. ft.	100 ft.	20,000 sq. ft.	100 ft.	1 acre	150 ft.
35.	Child Care Center	See § 27-804			15,000 sq. ft.	100 ft.	20,000 sq. ft.	100 ft.	1 acre	150 ft.
36.	Public Utility Building and Structures	See § 27-1248			See § 27-1248		See § 27-1248		See § 27-1248	
37.	Emergency Medical Treatment Facility	30 ft.	30 ft.	30 ft.	20,000 sq. ft.	100 ft.	Not Permitted		Not Permitted	

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38.	Group Quarters	35 ft.	35 ft.	25 ft.	20,000 sq. ft.	100 ft.	Not Permitted		Not Permitted	
39.	Drive-In Facilities for Permitted Uses	35 ft.	35 ft.	15 ft.	20,000 sq. ft.	100 ft.	20,000 sq. ft.	100 ft.	20,000 sq. ft.	100 ft.
40.	Nightclubs	150 ft.	150 ft.	150 ft.	2 acres	300 ft.	Not Permitted		Not Permitted	
41.	Taverns	150 ft.	150 ft.	150 ft.	2 acres	300 ft.	Not Permitted		Not Permitted	

NOTES:

* See § 27-804 - Setbacks and Buffer Yards.