

ZONING

27 Attachment 7

Township of Manchester

Dimensional Requirements-I-Industrial District

Use #	I-Industrial District	Front Yard	Rear Yard	Side Yard	With Public Water and Public Sewer		With Public Sewer and Without Public Water		Without Public Sewer	
					Minimum		Minimum		Minimum	
		Minimum			Lot Size	Street Frontage	Lot Size	Street Frontage	Lot Size	Street Frontage
See § 27-902 regarding whether a use is permitted by right or special exception.										
1.	Manufacturing Use or Photo-Finishing Lab	30 ft.*	30 ft.	30 ft.	20,000 sq. ft.	100 ft.	1 acre	150 ft.	Not Permitted	
2.	Wholesaling, Storing and Warehousing	50 ft.	50 ft.	25 ft.	3 acres	175 ft.	3 acres	175 ft.	Not Permitted	
3.	Bus and Truck Terminals, Motor Freight Depots	75 ft.	75 ft.	75 ft.	5 acres	200 ft.	5 acres	200 ft.	Not Permitted	
4.	Dairy	30 ft.*	30 ft.	30 ft.	3 acres	125 ft.	3 acres	175 ft.	Not Permitted	
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.	Mobile Home Parks	See Subdivision and Land Development Ordinance [Chapter 22]			10 acres	300 ft.	10 acres	300 ft.	10 acres	300 ft.
7.	School Commercial	See § 27-804			15,000 sq. ft.	100 ft.	15,000 sq. ft.	100 ft.	1 acre	100 ft.

MANCHESTER CODE

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		Lot Size	Street Frontage	Lot Size	Street Frontage	Lot Size	Street Frontage	Lot Size	Street Frontage	
8.	Communication Transmitting and Receiving Facilities (Note: The minimum lot size may be the area of an easement on a larger lot)	Height of Tower			10,000 sq. ft.	100 ft.	10,000 sq. ft.	100 ft.	10,000 sq. ft.	100 ft.
9.	Adult Regulated Facility	30 ft.*	30 ft.	15 ft.	1 acre	150 ft.	1 acre	100 ft.	1 acre	150 ft.
10.	Child Care Centers	30 ft.*	30 ft.	30 ft.	20,000 sq. ft.	100 ft.	Not Permitted		Not Permitted	
11.	Natural Production Uses	75 ft.	75 ft.	25 ft.	5 acres	200 ft.	5 acres	200 ft.	5 acres	200 ft.
12.	Accessory Commercial Center	See § 27-1206								
13.	Kennels	150 ft.	150 ft.	150 ft.	5 acres	200 ft.	5 acres	200 ft.	5 acres	200 ft.
14.	Mini-Storage Warehouses	30 ft.*	30 ft.	30 ft.	2 acres	150 ft.	2 acres	150 ft.	2 acres	150 ft.
15.	Public Utility Building and Structures	See § 27-1248			See § 27-1248		See § 27-1248		See § 27-1248	
16.	Laundry and Dry Cleaning Establishments	30 ft.*	30 ft.	30 ft.	20,000 sq. ft.	100 ft.	Not Permitted		Not Permitted	
17.	Offices	30 ft.*	25 ft.	20 ft.	20,000 sq. ft.	100 ft.	Not Permitted		Not Permitted	
18.	Other Allowed Uses	30 ft.*	30 ft.	30 ft.	20,000 sq. ft.	100 ft.	1 acre	150 ft.	1 acre	150 ft.

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					Minimum		Minimum		Minimum	
					Lot Size	Street Frontage	Lot Size	Street Frontage	Lot Size	Street Frontage
19.	Personal Care Home	35 ft.	10 ft.	10 ft.**	2 acres	200 ft.	Not Permitted		Not Permitted	

NOTES:

\* See § 27-904(2)-Setback.

\*\* 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).