

ZONING

27 Attachment 8

Township of Manchester

Permitted Uses and Special Exceptions-HI-Heavy Industrial District

Use #	HI-Heavy Industrial 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.	Manufacturing Use	30 ft.*	30 ft.	30 ft.	20,000 sq. ft.	100 ft.	1 acre	150 ft.	Not Permitted	
2.	Public Parks and Recreation Areas	50 ft.	50 ft.	25 ft.	1 acre	150 ft.	1 acre	150 ft.	1 acre	150 ft.
3.	Public Uses and Buildings	30 ft.*	30 ft.	30 ft.	20,000 sq. ft.	100 ft.	1 acre	150 ft.	1 acre	150 ft.
4.	Contractors Offices	30 ft.*	30 ft.	30 ft.	20,000 sq. ft.	100 ft.	1 acre	150 ft.	Not Permitted	
5.	Indoor Recreation Facilities such as Theaters, Pool Parlors & Bowling Alleys	30 ft.*	30 ft.	30 ft.	20,000 sq. ft.	100 ft.	30,000 sq. ft.	125 ft.	1 acre	150 ft.
6.	Radio and Television Station	30 ft.*	30 ft.	30 ft.	20,000 sq. ft.	100 ft.	30,000 sq. ft.	125 ft.	Not Permitted	
7.	Wholesaling, Storing and Warehousing	50 ft.	50 ft.	25 ft.	3 acres	175 ft.	3 acres	175 ft.	Not Permitted	
8.	Bus and Truck Terminals, Motor Freight Depots	75 ft.	75 ft.	25 ft.	5 acres	200 ft.	5 acres	200 ft.	Not Permitted	
9.	Animal Hospital	30 ft.*	30 ft.	30 ft.	20,000 sq. ft.	100 ft.	30,000 sq. ft.	125 ft.	1 acre	150 ft.
10.	Newspaper and Printing Establishments	30 ft.*	30 ft.	30 ft.	20,000 sq. ft.	100 ft.	30,000 sq. ft.	125 ft.	1 acre	150 ft.
11.	Office Corporate	30 ft.*	25 ft.	10 ft.	20,000 sq. ft.	100 ft.	Not Permitted		Not Permitted	
12.	Parking Garage	30 ft.*	30 ft.	30 ft.	1 acre	200 ft.	1 acre	200 ft.	1 acre	200 ft.

MANCHESTER CODE

Use #	HI-Heavy Industrial 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	
					Lot Size	Street Frontage	Lot Size	Street Frontage	Lot Size	Street Frontage
13.	Parking Lot	30 ft.*	30 ft.	30 ft.	1 acre	200 ft.	1 acre	200 ft.	1 acre	200 ft.
14.	Agribusiness	35 ft.*	25 ft.	10 ft.	20,000 sq. ft.	80 ft.	20,000 sq. ft.	80 ft.	20,000 sq. ft.	80 ft.
15.	Dairy	30 ft.*	30 ft.	30 ft.	3 acres	125 ft.	3 acres	175 ft.	Not Permitted	
16.	Industrial Park	50 ft.	50 ft.	25 ft.	5 acres	250 ft.	5 acres	250 ft.	5 acres	250 ft.
SPECIAL EXCEPTIONS										
17.	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.
18.	Mobile Home Parks	See Subdivision and Land Development Ordinance [Chapter 22]			10 acres	300 ft.	Not Permitted		Not Permitted	
19.	Business Services; Professional Offices	30 ft.*	30 ft.	30 ft.	20,000 sq. ft.	100 ft.	Not Permitted		Not Permitted	
20.	Automobile Body Shop (Autos, Trucks or any type of vehicle)	30 ft.*	30 ft.	30 ft.	15,000 sq. ft.	80 ft.	30,000 sq. ft.	125 ft.	30,000 sq. ft.	125 ft.
21.	School Commercial	See § 27-804			15,000 sq. ft.	100 ft.	15,000 sq. ft.	100 ft.	15,000 sq. ft.	100 ft.
22.	Membership Clubs	35 ft.*	25 ft.	10 ft.	20,000 sq. ft.	100 ft.	Not Permitted		Not Permitted	
23.	Communication Transmitting and Receiving Facilities	Height of Tower			1 acre	150 ft.	1 acre	150 ft.	1 acre	150 ft.
24.	Junkyard	75 ft.	75 ft.	25 ft.	1 acres	200 ft.	5 acres	200 ft.	5 acres	200 ft.
25.	Adult Regulated Facility	30 ft.*	30 ft.	15 ft.	20,000 sq. ft.	100 ft.	30,000 sq. ft.	100 ft.	1 acre	150 ft.
26.	Massage Parlor	30 ft.*	30 ft.	15 ft.	20,000 sq. ft.	100 ft.	30,000 sq. ft.	100 ft.	1 acre	150 ft.
27.	Child Care Centers	30 ft.*	30 ft.	30 ft.	20,000 sq. ft.	100 ft.	Not Permitted		Not Permitted	
28.	Natural Production Uses	75 ft.	75 ft.	25 ft.	5 acres	200 ft.	5 acres	1 200 ft.	5 acres	200 ft.
29.	Solid Waste Processing Facility	75 ft.	75 ft.	75 ft.	5 acres	200 ft.	Not Permitted		Not Permitted	

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					Minimum		Minimum		Minimum	
					Lot Size	Street Frontage	Lot Size	Street Frontage	Lot Size	Street Frontage
30.	Accessory Commercial Center	See § 27-1206								
31.	Kennels	150 ft.	150 ft.	150 ft.	5 acres	200 ft.	5 acres	200 ft.	5 acres	200 ft.
32.	Mini-Storage Warehouses	30 ft.*	30 ft.	30 ft.	2 acres	150 ft.	2 acres	150 ft.	2 acres	150 ft.
33.	Colleges and Universities	30 ft.*	30 ft.	30 ft.	10 acres	200 ft.	Not Permitted		Not Permitted	
34.	Solid Waste Landfill	See PA DEP Requirements			10 acres	200 ft.	Not Permitted		Not Permitted	
35.	Public Utility Building and Structures	See § 27-1248			See § 27-1248		See § 27-1248		See § 27-1248	
36.	Emergency Medical Treatment Facilities	30 ft.*	30 ft.	30 ft.	20,000 sq. ft.	100 ft.	Not Permitted		Not Permitted	
37.	Automobile Garage (Major)	30 ft.*	30 ft.	30 ft.	15,000 sq. ft.	80 ft.	30,000 sq. ft.	125 ft.	30,000 sq. ft.	125 ft.
38.	Group Quarters	35 ft.	35 ft.	25 ft.	20,000 sq. ft.	100 ft.	Not Permitted		Not Permitted	
39.	Laundry and Dry Cleaning Establishments	30 ft.*	30 ft.	30 ft.	20,000 sq. ft.	100 ft.	Not Permitted		Not Permitted	
40.	Mobile Home Sales Lot	30 ft.*	30 ft.	30 ft.	1 acre	150 ft.	1 acre	150 ft.	1 acre	150 ft.
41.	Office Center	50 ft.*	30 ft.	30 ft.	2 acres	200 ft.	Not Permitted		Not Permitted	

NOTES:

* See § 27-904-Setback.