

### **31-604: M-Municipal**

#### **31-604.01 – Intent:**

The purpose of this zone is to promote municipal or municipally beneficial uses. The property does not have to be owned or maintained by the Borough of Manville, but its existence is one that enhances the character of the community or provides similar function for the Borough’s residents and visitors. Stormwater management and parking areas are inherently beneficial uses that are supported by this zone. Previously approved uses within this zone are permitted to continue, however any future development of parcels following the adoption of this ordinance within this zone must conform to the intent of this chapter – future uses must be of benefit and use to the greater municipality.

#### **31-604.02 – Permitted Uses:**

- a. Municipal Facilities, including administrative buildings, police departments, fire departments and fire houses, emergency response buildings and Department of Public Work Yards
- b. Parks and Open Space, including unoccupied or vacant land.
- c. Municipally Beneficial Uses including parking lots, stormwater management facilities, affordable housing, EV Charging facilities, and any other manner of built environment that serves public need as determined by Mayor and Council.
- d. All current uses on each lot are considered permitted for the respective lot at the time of ordinance adoption. All future uses must be in conformance with item “c” above.

#### **31-604.03 – Permitted Accessory Uses:**

- a. Any permitted use within this ordinance is an acceptable accessory use. For the purposes of bulk-schedule interpretation, all uses are considered principal, however setback requirements are only enforceable on structures, (e.g. parking and stormwater management have no restrictions)
- b. Any use considered customarily accessory to the principal use, subject to review and approval by the Planning Board.

#### **31-604.04 – Area and Bulk Requirements**

(See Table)