

## **ARTICLE IV. ZONING DISTRICTS**

### **SECTION 401. ESTABLISHMENT OF DISTRICTS**

1. The Township is hereby divided into the following 12 districts:

Agricultural District A  
Residential District R-1  
Residential District R-2  
Residential District R-3  
Institutional District IN  
Business District B-1  
Business District B-2  
Business District B-3  
Business District B-4  
Industrial District I-1  
Industrial District I-2  
Industrial District I-3

2. In addition, the following nine overlay areas shall apply:

T-1 Natural Resource Overlay  
T-4 Urban Neighborhoods Overlay  
T-5 Neffsville Village Overlay  
T-5 Oregon Village Overlay  
T-6 Urban Transition Overlay  
D-R Retrofit Overlay  
D-A Airport Overlay  
D-C Corridor Overlay  
Historic Overlay

### **SECTION 402. DISTRICT BOUNDARIES**

The boundaries of the zoning districts are hereby established as shown on the Manheim Township Zoning Map, which is made a part hereof by reference.

1. Interpretation of district boundary lines. The district boundary lines shall be as shown on the Zoning Map. Such lines are intended to coincide with property lines, center lines of streets, utility rights-of-way, bodies of water, or the corporate boundary of the Township, unless the contrary is indicated on the Zoning Map. In case of dispute, the Zoning Hearing Board shall determine the exact location of the district boundaries.
2. District regulations apply to school, parks, and other public uses. Public parks, playgrounds, cemeteries, public utilities, street rights-of-way, or other public uses shall be subject to the zoning regulations of the zoning district in which they are located. In case of doubt, the zoning regulations of the most restricted adjoining zoning district shall govern.

3. Vacation of public ways. Whenever any street, alley, or other public way is vacated in the manner authorized by law, the zoning district adjoining each side of such street, alley, or public way shall be automatically extended to the center of such vacation, and all area included in the vacation shall then and henceforth be subject to all regulations of the extended zoning districts.

#### **SECTION 403. ZONING MAP**

The official Manheim Township Zoning Map shall be filed in the Township office. This map shall be the final determination of all questions relative to the boundaries of the zoning districts. As evidence of the authenticity of the map, it shall be duly certified by the Township Manager-Secretary. Whenever said Zoning Map is amended, the same form of authentication shall be duly followed.