

Township of Manheim

Uses Within Business Districts

**See also applicable T-Zone Overlay District for additional use regulations. **

KEY:

X = Right

SE = Special exception

C = Conditional

	B-1	B-2	B-3	B-4
Adult establishments				C
Agricultural uses and necessary buildings	X	X	X	X
Banks and financial institutions		X	X	X
Banks and financial institutions in combination with professional offices	SE	X	X	X
Bed-and-breakfast establishments	X	X	X	X
Body art establishments				SE
Houses of worship	SE	SE		
Cafes		X	X	
Commercial recreation facilities			SE	SE
Community facilities	X	X	X	X
Convenience stores		X	X	X
Conversion apartments		SE		
Day-care centers	SE	SE	SE	SE
Dwelling units in combination with professional offices or commercial uses	X	X	X	X
Education institutions			SE	SE
Forestry	X	X	X	X
Funeral homes	SE	SE		
Holiday tree sales			X	X
Hotels and motels, full-service			X	X
Hotels and motels, limited service			X	X
Motor vehicle sales			SE	X
Motor vehicle service stations or garages			SE	X
Motor vehicle washing facilities		SE	SE	SE
Municipal Uses	X	X	X	X
Offices, professional	X	X	X	X
Offices, medical or dental	X	X	X	X

	B-1	B-2	B-3	B-4
Office Park	C			
Personal service business		X	X	X
Public parks and recreation areas	X	X	X	X
Public utility installations	X	X	X	X
Regional Stormwater Facility	X	X	X	X
Restaurants			X	X
Restaurants in combination with professional offices	SE	X	X	X
Retail sales of alcoholic beverages			SE	X
Retail sales of goods and services excluding body art establishments and adult establishments				X
Retail sales of goods and services, excluding restaurants, motor vehicle service stations and garages, motor vehicle sales, body art establishments and adult establishments		X	X	
Retail sales of lawn and garden care products and the outdoor sale of nursery stock			X	X
Supermarkets				X
Telecommunications tower	SE	SE	X	X
Telecommunications tower, attached	X	X	X	X
Temporary retail sales			X	X
Veterinary office		SE	X	X
Veterinary hospital			SE	SE
Wholesale clubs				X

ARTICLE XI. BUSINESS DISTRICT B-1

SECTION 1101. PURPOSE

It is the purpose of this district to provide for various types of small-scale business and professional offices that provide services to local neighborhoods.

SECTION 1102. USES BY RIGHT

Uses by right shall be as follows:

1. Agricultural uses and necessary buildings, including farm dwellings and structures related to the tilling of the land, the raising of farm products, the raising and keeping of horses, cattle, and other livestock, the raising of poultry and poultry products, and the sale of farm and/or garden products on a retail basis.
2. Offices, professional and medical/dental.
3. Public parks and public recreation areas.
4. Community facilities.
5. Public utility installations.
6. Dwelling units in combination with professional offices or other permitted commercial uses in the same principal structure.
7. Bed-and-breakfast establishments.
8. Forestry.
9. Telecommunications tower, attached.
10. Municipal Uses.
11. Regional Stormwater Facility.
12. Accessory buildings and uses customarily incidental to the above permitted uses.

SECTION 1103. SPECIAL EXCEPTION USES

The following uses are permitted as a special exception when authorized by the Zoning Hearing Board. In granting any special exception, the Board may attach certain conditions to its approval which, in addition to the requirements listed within this ordinance, it feels are necessary requirements in order to preserve and protect the character of the district in which the proposed use would be located.

1. Houses of worship.
2. Day-care centers.
3. Banks and financial institutions in combination with professional offices.
4. Restaurants in combination with professional offices.

5. Funeral homes.
6. Telecommunications towers.
7. Accessory buildings and uses customarily incidental to the above uses by special exception.

SECTION 1104. CONDITIONAL USES

Conditional uses shall be as follows:

1. Office parks.

SECTION 1105. AREA AND BULK REGULATIONS FOR PRINCIPAL BUILDINGS AND USES PERMITTED BY RIGHT

1. Maximum building height: 35 feet, unless otherwise specified by the applicable T-Zone Overlay; however, all structures are subject to Section 2208 and Section 2214 of this ordinance.
2. Minimum lot requirements:
 - A. Agricultural uses/forestry: Such uses shall comply with the requirements of Section 2503.
 - (1) Minimum lot area: 10 acres.
 - (2) Minimum lot width: none.
 - (3) Minimum lot depth: none.
 - (4) Minimum yard dimensions:
 - [a] Front yard:
 - [i] Farm dwelling: 35 feet. (See Section 2213)
 - [ii] Agribusiness structures and feedlots: 100 feet from the property line and/or 200 feet from existing dwellings on adjacent property.
 - [iii] Other permanent structures: 75 feet.
 - [b] Side yard:
 - [i] Farm dwelling, each side: 12 feet.
 - [ii] Agribusiness structures and feedlots: 100 feet from the property line and/or 200 feet from existing dwellings on adjacent property.
 - [iii] Other permanent structures: 75 feet.
 - [c] Rear yard:
 - [i] Farm dwelling: 35 feet.
 - [ii] Agribusiness structures and feedlots: 100 feet from the

property line and/or 200 feet from existing dwellings on adjacent property.

[iii] Other permanent structures: 75 feet.

- (5) Minimum open area: 75%.
- (6) Sale of farm and/or garden products on a retail basis. Such activities shall comply with the requirements of Section 2503.1.

B. Professional offices, medical/dental offices and community facilities:

(1) Sewer and water. Public sewer and/or public water service are required.

(2) Minimum lot area: 20,000 square feet.

(3) Minimum lot width:

[a] Lots fronting on arterial and major collector roads:

[i] At street line: 100 feet.

[ii] At front yard setback line: 100 feet.

[b] Lots fronting on other road classifications:

[i] At street line: 60 feet.

[ii] At front yard setback line: 100 feet.

(4) Minimum lot depth: 150 feet.

(5) Minimum yard dimensions:

[a] Front yard: 50 feet, unless otherwise specified in the applicable T-Zone Overlay or Section 2213.

[b] Side yard, each side: 25 feet; provided, however, that if the lot is adjacent to a residential district, the side yard shall be 75 feet on the side contiguous with the residential district.

[i] No minimum side yard shall be required on either side of the common boundary of two or more separate, adjoining lots on which two or more buildings are adjoined side by side if:

[a] The buildings are connected by passageways, corridors or common areas; and

[b] Corridors or common areas are provided by cross easements for the benefit of the owners of all such buildings or structures and their respective employees, clients and/or visitors.

[ii] In order to reduce the continuous appearance of the adjoining buildings or structures, each of the adjoining and connected

buildings on the lots, not subject to the specified minimum side yard dimensions, shall have a visual break in the building facade at minimum distances of every 50 feet. Such visual breaks may consist of projections from the building, angles of deflection of the building's center line, or variations in the color or texture of the facade.

- [c] Rear yard: 25 feet; provided, however, that if the lot is adjacent to a residential district, the rear yard shall be 75 feet along the side contiguous with the residential district.
 - [i] No minimum side yard shall be required on either side of the common boundary of two or more separate, adjoining lots on which two or more buildings are adjoined side by side if:
 - [a] The buildings are connected by passageways, corridors or common areas; and
 - [b] Corridors or common areas are provided by cross easements for the benefit of the owners of all such buildings or structures and their respective employees, clients and/or visitors.
 - [ii] In order to reduce the continuous appearance of the adjoining buildings or structures, each of the adjoining and connected buildings on the lots, not subject to the specified minimum side yard dimensions, shall have a visual break in the building facade at minimum distances of every 60 feet. Such visual breaks may consist of projections from the building, angles of deflection of the building's center line, or variations in the color or texture of the facade.
- [d] Interior yards: open space between buildings on the same lot.
 - [i] When front to front, rear to rear, or front to rear, parallel buildings shall have 50 feet between faces of the building. If the front or rear faces are obliquely aligned, the above distance may be decreased by as much as 10 feet at one end if increased by similar or greater distance at the other end.
 - [ii] A yard space of 50 feet is required between end walls of buildings. If the buildings are at right angles to each other, the distance between the corners of the end walls of the building may be reduced to a minimum of 25 feet.
 - [iii] A yard space of 50 feet is required between end walls and front or rear faces of buildings.
- [e] Perimeter buffer: 20 feet.

- (6) Length of building. Unless otherwise specified in the applicable T-Zone Overlay, no building shall exceed 150 feet in length.
- (7) Maximum square footage. The maximum square footage of a medical/dental office shall be five thousand (5,000) square feet.
- (8) Minimum open area: 35%.

C. Dwelling units in combination with professional offices or other permitted commercial uses. Such uses shall comply with the requirements of Section 2525.

D. Public parks and public recreation areas:

- (1) Minimum lot area: none.
- (2) Minimum lot width: 50 feet.
- (3) Minimum lot depth: none.
- (4) Minimum yard dimensions:
 - [a] Front yard: 35 feet. (See Section 2213)
 - [b] Side yard, each side: 20 feet.
 - [c] Rear yard: 35 feet.
- (5) Minimum open area: none.

E. Public utility installations:

- (1) Minimum lot area: none.
- (2) Minimum lot width: none.
- (3) Minimum lot depth: none.
- (4) Minimum yard dimensions:
 - [a] Front yard: 25 feet. (See Section 2213)
 - [b] Side yard, each side: 12 feet.
 - [c] Rear yard: 12 feet.
- (5) Minimum open area: none.
- (6) Landscaping and screening. (See Section 2512 and Section 2513).

F. Bed-and-breakfast establishments: Such uses shall comply with the requirements of Section 2505.

- (1) Sewer and water. Public sewer and/or public water service are required.
- (2) Minimum lot area: 20,000 square feet.
- (3) Minimum lot width:

- [a] At street line: 50 feet.
- [b] At front yard setback line: 50 feet.
- (4) Minimum lot depth: 150 feet.
- (5) Minimum yard dimensions:
 - [a] Front yard: in accordance with the applicable T-Zone Overlay or Section 2213.
 - [b] Side yard, each side: 25 feet.
 - [c] Rear yard: 25 feet.

G. Telecommunications tower, attached. Such uses shall comply with the requirements of Section 2516.

SECTION 1106. AREA AND BULK REGULATIONS FOR PRINCIPAL BUILDINGS AND USES PERMITTED BY SPECIAL EXCEPTION

1. Maximum building height: 35 feet, unless otherwise specified in the applicable T-Zone Overlay; however, all structures are subject to Section 2208 and Section 2214 of this ordinance.
2. Minimum lot requirements:
 - A. Houses of worship:
 - (1) Sewer and water. Both public sewer and public water service are required.
 - (2) Minimum lot area: 5 acres.
 - (3) Minimum lot width:
 - [a] At street line: 100 feet.
 - [b] At front yard setback line: 150 feet.
 - (4) Minimum lot depth: 200 feet.
 - (5) Minimum yard dimensions:
 - [a] Front yard: 35 feet, unless otherwise specified in the applicable T-Zone Overlay District or Section 2213.
 - [b] Side yard: 25 feet, except, where adjacent to a residential district, the side yard shall be 50 feet.
 - [c] Rear yard: 50 feet.
 - (6) Minimum open area: 50%.
 - (7) Landscape and screening. (See Section 2512 and Section 2513)
 - B. Day-care centers: Such uses shall comply with the requirements of Section 2508.

- (1) Sewer and water. Both public sewer and public water service are required.
- (2) Minimum lot area: 20,000 square feet.
- (3) Minimum lot width:
 - [a] At street line: 100 feet.
 - [b] At front yard setback line: 100 feet.
- (4) Minimum lot depth: 150 feet.
- (5) Minimum yard dimensions:
 - [a] Front yard: 50 feet, unless otherwise specified in the applicable T-Zone Overlay or Section 2213.
 - [b] Side yard, each side: 25 feet.
 - [c] Rear yard: 50 feet.
 - [d] Perimeter buffer: 20 feet.
- (6) Minimum open area: 20%.

C. Banks and financial institutions in combination with professional offices. Such uses shall comply with the requirements of Section 2504.

D. Restaurants in combination with professional offices. Such uses shall comply with the requirements of Section 2504.

E. Funeral homes:

- (1) Sewer and water. Both public sewer and public water service are required.
- (2) Minimum lot area: 20,000 square feet.
- (3) Minimum lot width:
 - [a] At street line: 100 feet.
 - [b] At front yard setback line: 100 feet.
- (4) Minimum lot depth: 150 feet.
- (5) Minimum yard dimensions:
 - [a] Front yard: 25 feet, unless otherwise specified in the applicable T-Zone Overlay or Section 2213.
 - [b] Side yard: 25 feet.
 - [c] Rear yard: 50 feet.
 - [d] Perimeter buffer: 20 feet.
- (6) Minimum open area: 40%.

(7) Landscaping and screening. (See Section 2512 and Section 2513)

F. Telecommunications tower. Such uses shall comply with the requirements of Section 2516.

SECTION 1107. AREA AND BULK REGULATIONS FOR PRINCIPAL BUILDINGS AND USES PERMITTED BY CONDITION

1. Office parks. Such uses shall comply with the requirements of Section 2514.

SECTION 1108. SUPPLEMENTAL REGULATIONS

The uses in this district are also subject to applicable regulations contained in the following articles:

1. Article XVIII, Signs.
2. Article XX, Off-Street Parking and Loading.
3. Article XXI, Accessory Uses.
4. Article XXII, General Regulations.
5. Article XXIV, T-Zone Overlay Area.
6. Article XXV, Performance Standards.