

Township of Manheim

Uses Within Industrial Districts

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

KEY:

X = Right

SE = Special exception

C = Conditional

| | I-1 | I-2 | I-3 |
|---|------------|------------|------------|
| Agricultural, horticulture, hydroponic uses and necessary buildings | X | X | X |
| Airports | | | X |
| Banks and financial institutions | X | | |
| Building materials sales and storage | SE | SE | SE |
| Commercial recreation facilities | X | X | X |
| Community clubs | | | SE |
| Day-care centers | SE | SE | |
| Day-care centers as an accessory use | | | SE |
| Distribution facilities | | | X |
| Educational institutions | X | X | X |
| Forestry | X | X | X |
| Golf courses | SE | | SE |
| Golf driving ranges | SE | | SE |
| Hospice care facility | SE | | |
| Industrial activities involving processing, production, repair, or testing and conversion, assembly, and nontoxic chemical operations | X | X | X |
| Junkyard | | SE | |
| Retail sale of lawn and garden care products; outdoor sale of nursery stock | SE | SE | SE |
| Laboratories for research and development | X | X | X |
| Municipal Uses | X | X | X |
| Offices, professional | X | X | X |
| Offices, medical or dental | X | X | X |
| Public parks and recreational areas | X | X | X |
| Public utility installations | X | X | X |

| | I-1 | I-2 | I-3 |
|---|------------|------------|------------|
| Regional Stormwater Facility | X | X | X |
| Restaurants | SE | SE | SE |
| Retail sales, excluding supermarkets, motor vehicle service stations or garages, motor vehicle sales buildings, body art establishments, and adult establishments | X | | |
| Retail sales as an accessory use | | | X |
| Retail sale of products produced on the property | | X | |
| Retail sales on airport property | | | SE |
| Solid Waste Management Services & Facilities (up to 4 fast-fill CNG dispensers) | | X | |
| Solid Waste Management Services & Facilities (5 or more fast-fill CNG dispensers) | | SE | |
| Telecommunications towers | X | X | X |
| Theater churches | SE | SE | SE |
| Trucking terminals | | SE | |
| Warehousing and mini warehousing facilities | X | X | X |
| Wholesale sales | X | X | |

Amended by Ordinance 2021-04, dated June 28, 2021

ARTICLE XV. INDUSTRIAL DISTRICT I-1 (Amended by Ordinance 2021-04, dated June 28, 2021)

SECTION 1501. PURPOSE; INTENT

It is the purpose of this district to provide suitable regulations for manufacturing and industrial uses and operations which are free from offensive noise, vibration, smoke, odors, glare, hazards of fire, and other objectionable and dangerous conditions in order to protect adjacent land uses. This district is also intended to provide opportunities for the integration of complimentary office, light industrial and retail development, and promote redevelopment throughout the industrial areas of the Township.

SECTION 1502. USES BY RIGHT

Uses by right shall be as follows:

1. Agricultural, horticulture, hydroponic uses and necessary buildings, including farmhouses and structures related to the tilling of the land, the raising of farm products, the raising and keeping of horses, cattle, alpacas, llamas, emus and other livestock, the raising of poultry and poultry products, and the sale of farm products produced on-site and sold on a retail basis in accordance with Section 2503.
2. Offices, professional and medical/dental.
3. Industrial activities involving processing, production, repair, or testing of materials, goods, and/or products of those industries performing primarily conversion, assembly, or nontoxic chemical operations.
4. Laboratories for scientific or industrial research and development.
5. Warehousing and mini warehousing facilities.
6. Retail sales, excluding supermarkets, motor vehicle service stations or garages, motor vehicle sales buildings, body art establishments, and adult establishments.
7. Wholesale sales.
8. Banks and financial institutions.
9. Public parks and public recreation areas.
10. Commercial recreation facilities.
11. Public utility installations.
12. Educational institutions.
13. Forestry.
14. Telecommunications towers.
15. Municipal Uses.
16. Regional Stormwater Facility.

17. Accessory buildings and uses customarily incidental to the above permitted uses.

SECTION 1503. 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 this district.

1. Golf driving range.
2. Golf course.
3. Lawn and garden care products and the outdoor sale of nursery stock.
4. Building materials sales and storage, but with no outside storage of materials.
5. Day-care center.
6. Restaurants, provided there are no drive-through facilities.
7. Hospice care facility.
8. Theater churches.
9. Accessory buildings and uses customarily incidental to the above special exception uses.

SECTION 1504. AREA AND BULK REGULATIONS FOR PRINCIPAL BUILDINGS AND USES PERMITTED BY RIGHT

1. Maximum building height: 45 feet, unless otherwise specified in the applicable T-Zone Overlay and Section 2208 and Section 2214 of this ordinance.
2. Minimum lot requirements:
 - A. Agricultural uses or 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, feedlots and manure storage: 100 feet from the property lines and 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, feedlots and manure storage: 100 feet from the property lines and 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, feedlots and manure storage: 100 feet from the property lines and 200 feet from existing dwellings on adjacent property.

(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. Banks and financial institutions:

(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.

[c] 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.

[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.

[d] Perimeter buffer: 20 feet.

(6) Minimum open area: 20%.

C. Commercial recreation facilities:

- (1) Sewer and water. Both public sewer and public water service are required.
- (2) Minimum lot area: 40,000 square feet.
- (3) Minimum lot width:
 - [a] At street line: 150 feet.
 - [b] At front yard setback line: 150 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.
 - [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.
- (6) Length of building. Unless specified in accordance with the applicable T-Zone Overlay, no building shall exceed 150 feet in length.
- (7) Minimum open area: 20%.

D. 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)

E. 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: 25 feet. (See Section 2213)
 - [b] Side yard: 20 feet.
 - [c] Rear yard: 35 feet.
- (5) Minimum open area: none.

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

G. Other permitted uses by right:

- (1) Sewer and water. Both public sewer and public water service are required.
- (2) Minimum lot area: 40,000 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 accordance with 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 along the side contiguous with the residential district.
 - [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.
 - [d] Adjoining buildings or structures.
 - [i] No minimum side or rear 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.

- [e] Perimeter buffer: 10 feet; provided, however, that for any lot adjacent to a residential district, the perimeter buffer shall be 20 feet wide on all sides contiguous with the residential district.
- (6) Minimum open area: 20%.
- (7) Length of building. Unless specified in the applicable T-Zone Overlay, no building shall exceed 150 feet in length.

H. Retail sales. In addition to the previous applicable provisions, the following shall apply:

- (1) Separate structures for retail use shall be limited to 5,000 square feet.
- (2) Retail sales as part of structures shall be limited to 35% of the total floor area and shall not exceed 5,000 square feet for each retail use.

SECTION 1505. 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 and Section 2208 and Section 2214 of this ordinances.
- 2. Minimum lot requirements:
 - A. Golf driving ranges:
 - (1) Minimum lot area: seven acres.
 - (2) Minimum lot width: 300 feet.
 - (3) Minimum lot depth: 900 feet.
 - (4) Minimum yard dimensions:
 - [a] Front yard: 50 feet. (See 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.
 - [c] Rear yard: 25 feet; however, if the lot is adjacent to a residential district, the rear yard shall be 75 feet along the side contiguous with the residential district.
 - (5) Minimum open area: 80%.

(6) Landscape and screening. (See Section 2512 and Section 2513)

B. Golf courses:

(1) Minimum lot area: 100 acres for an eighteen-hole course or 50 acres for a nine-hole course.

(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: 50 feet.

[c] Rear yard: 50 feet.

(5) Minimum open area: 80%.

(6) Landscape and screening. (See Section 2512 and Section 2513)

C. Lawn and garden products/nursery stock and building materials:

(1) Minimum lot area: 40,000 square feet.

(2) Minimum lot width: 150 feet.

(3) Minimum lot depth: 150 feet.

(4) Minimum yard dimensions:

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

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

[c] Rear yard: 25 feet; however, if the lot is adjacent to a residential district, the rear yard shall be 75 feet along the side contiguous with the residential district.

[d] Perimeter buffer: 10 feet; however, for any lot adjacent to a residential district, the perimeter buffer shall be 20 feet wide on all sides contiguous with the residential district.

(5) Minimum open area: 40%.

D. Day-care centers and restaurants. Such use 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; provided, however, that if the lot is adjacent to a residential district, the side yard shall be 50 feet on the side contiguous with the residential district.
 - [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.
 - [d] Perimeter buffer: 20 feet.
- (6) Minimum open area: 20%.

- E. Hospice care facility:
 - (1) Sewer and water. Both public sewer and public water service are required.
 - (2) Minimum lot area: 40,000 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; provided, however, that if the lot is adjacent to a residential district, the side yard shall be 50 feet along the side contiguous with the residential district.
 - [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.
 - [d] Perimeter buffer: 10 feet; provided, however, that for any lot adjacent to a residential district, the perimeter buffer shall be 20 feet wide on all sides contiguous with the residential district.

(6) Minimum open area: 20%.

F. Theatre churches. Such uses shall comply with the regulations of Section 2519.

SECTION 1506. 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.