

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
Regional Stormwater Facility	X	X	X

	I-1	I-2	I-3
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 XVII. INDUSTRIAL DISTRICT I-3 (Amended by Ordinance 2021-04, dated June 28, 2021)

SECTION 1701. PURPOSE

It is the purpose of this district to provide for manufacturing, industrial, office and commercial recreation uses and operations which contribute to the economic well-being and vitality of the area in the vicinity of the Lancaster Airport and to allow the limited use of existing movie theaters for worship and community activities.

SECTION 1702. USES BY RIGHT

Uses by right shall be as follows:

1. Agricultural, horticulture, hydroponic 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, 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. Airports.
3. Industrial activities involving processing, production, repair or testing of materials, goods and/or products, involving those industries primarily performing conversion, assembly, or nontoxic chemical operations.
4. Laboratories for scientific or industrial research and development.
5. Warehousing, mini warehousing, and distribution facilities.
6. Offices, professional and medical or dental.
7. Public parks and recreation areas.
8. Public utility installations.
9. Retail sales as an accessory use to any of the industrial activities listed under Section 1702.3 and limited to a maximum of 10% of the total space of such activity. Supermarkets, motor vehicle service stations or garages, motor vehicle sales, and adult establishments are not permitted.
10. Community recreation facilities.
11. Distribution facilities.
12. Forestry.
13. Telecommunications tower.
14. Educational institutions.
15. Municipal Uses.
16. Regional Stormwater Facility.

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

SECTION 1703. 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 as an accessory use to any of the uses by right.
6. Retail sales within an airport; provided, however, that supermarkets, motor vehicle service stations or garages, motor vehicle sales buildings, body art establishments, and adult establishments are not provided.
7. Theater churches.
8. Community clubs in existing movie theaters.
9. Restaurants, provided there are no drive-through facilities.
10. Accessory buildings and uses customarily incidental to the above special exception uses.

SECTION 1704. 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 line 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 line 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 line and 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. Airports:

- (1) Minimum lot area: 10 acres.

- (2) Minimum lot width: 300 feet.

- (3) Minimum lot depth: 300 feet.

- (4) 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: 50 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: 50 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 (all sides): 10 feet provided; 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: 80%.

C. Offices, professional and medical/dental:

- (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 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 50 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.
 - [i] 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%.

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. 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) Minimum open area: Twenty (20%).
- (7) Landscaping and screening. (See Section 2512 and Section 2513)
- (8) Perimeter buffer: 20 feet.
- (9) Length of building: 300'.

G. Telecommunications tower. Such use shall comply with the requirements of Section 2516.

H. 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 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] 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%.

3. Any use located within the boundaries of the Airport Safety Zone shall be subject to approval by the Lancaster Airport Authority.

SECTION 1705. 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) Landscaping and screening. (See Section 2512 and Section 2513)

B. Golf courses:

- (1) Minimum lot area: 50 acres for a nine-hole course and 100 acres for an eighteen-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) Landscaping 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 the applicable T-Zone Overlay District. (See 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.
 - [e] 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 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; 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; 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.
 - [e] Perimeter buffer: 20 feet.
- (6) Minimum open area: 20%.

E. Retail sales within an airport boundary. Such use shall comply with the requirements of Section 2409.

F. Theater churches and community clubs in existing movie theaters. Such uses shall comply with the requirements of Section 2519 and Section 2520.

3. Any use located within the boundaries of the Airport Safety Zone shall be subject to approval by the Lancaster Airport Authority.

SECTION 1706. 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, particularly Section 2214, Airport Safety Zone.
5. Article XXIV, T-Zone Overlay Area.
6. Article XXV, Performance Standards.