ARTICLE I. GENERAL PROVISIONS

SECTION 101. TITLE

This ordinance shall be known and may be cited as the "Zoning Ordinance of Manheim Township 2014, as amended."

SECTION 102. PURPOSE

This ordinance is enacted to reflect the policy goals of Manheim Township, as set forth in the Manheim Township Comprehensive Plan and Growing Together: A Comprehensive Plan for Central Lancaster County, with consideration for the character of the Township, its various parts, and the suitability of the various parts for particular uses. This ordinance is enacted for the following purposes:

1. To promote, protect, and facilitate the public health, safety, morals, and the general welfare; coordinated and practical community development and proper density of population; emergency management preparedness and operations; the provision of adequate light and air; access to incident solar energy; police protection; vehicle parking and loading space; transportation; water; sewerage; schools; recreational facilities; public grounds; the provision of a safe, reliable and adequate water supply for domestic, commercial, agricultural, or industrial use; and other public requirements; as well as preservation of the natural, scenic, and historic values in the environment and preservation of forests, wetlands, aquifers, and floodplains.

2. To prevent overcrowding of land; blight; overburdening of public improvements and facilities; and loss of health, life, or property from fire, flood, panic, or other dangers.

3. To promote safe and adequate travel and transportation facilities and controls.

4. To preserve prime agriculture and farmland, considering topography, soil type and classification, and present use.

5. To provide for the use of land within the Township for residential housing of various dwelling types encompassing all basic forms of housing.

6. To accommodate reasonable overall community growth, including population and employment growth, and opportunities for development of a variety of residential dwelling types and nonresidential uses.