

Township of Manheim

Uses Within Residential Districts

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

KEY:

X = Right

SE = Special exception

C = Conditional

	R-1	R-2	R-3
Accessory dwelling units	SE	SE	SE
Agricultural, horticulture, hydroponic uses and necessary buildings	X	X	X
Agritourism	C	C	
Apartment dwellings			X
Bed-and-breakfast establishments	SE	SE	
Boardinghouses			SE
Houses of worship	SE	SE	SE
Community clubs		C	C
Conversion of large nonresidential buildings		SE	
Conversion of single-family detached farm dwelling	SE	SE	
Duplex dwellings			X
Elementary and secondary schools	SE	SE	SE
Farm related occupations	C	C	
Forestry	X	X	X
Golf courses	SE	SE	
Group homes	X	X	X
Home occupation, major	SE	SE	SE
Home occupation, minor	X	X	X
Horticultural uses	X		
Kennels	SE		
Large Animal Veterinary Office	C		
Mobile home parks			C
Municipal Uses	X	X	X
No-impact home-based business	X	X	X
Planned residential developments	C	C	C
Public parks and recreation areas	X	X	X
Public utility installations	C	C	C
Regional Stormwater Facility	X	X	X
Single-family detached dwellings	X	X	X
Single-family semidetached dwellings		X	X
Stables and riding schools	C		
Telecommunications towers, attached	C	C	C
Townhouse dwellings			X

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

ARTICLE IX. RESIDENTIAL DISTRICT R-3 (Amended by Ordinance 2021-04, dated June 28, 2021)

SECTION 901. PURPOSE

It is the purpose of this district to permit medium- and higher-density residential development by permitting a variety of dwelling types.

SECTION 902. 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. Single-family detached dwellings.
3. Single-family semidetached dwellings.
4. Duplex dwellings.
5. Townhouse dwellings.
6. Apartment dwellings.
7. Public parks and public recreation areas.
8. Forestry.
9. Home occupation, minor.
10. No-impact home-based business.
11. Municipal Uses.
12. Regional Stormwater Facility.
13. Accessory buildings and uses customarily incidental to the above permitted uses.

SECTION 903. 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 chapter, 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. Elementary and secondary schools.
3. Boardinghouses.
4. Accessory dwelling unit.

5. Home occupation, major.
6. Accessory buildings and uses customarily incidental to the above special exception uses.

SECTION 904. CONDITIONAL USES

The following uses are permitted by conditional use when authorized by the Board of Commissioners:

1. Planned residential developments.
2. Public utility installations.
3. Mobile home parks.
4. Community clubs.
5. Telecommunications tower, attached.
6. Accessory buildings and uses customarily incidental to the above conditional uses.

SECTION 905. AREA AND BULK REGULATIONS FOR PRINCIPAL BUILDINGS AND USES PERMITTED BY RIGHT

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. 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: 25 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: 10 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 from all property lines.

[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 products on a retail basis. Such activities shall comply with the requirements of Section 2503.1.

B. Single-family detached dwellings.

(1) Permitted lots.

[a] In those areas of the district where public water and public sewer are not provided, or where only public water or public sewer exists, the owner of record shall be permitted to sell and/or build on lots according to the following:

Size of Total Tract	No. of Dwelling Units/Lots Permitted
0 to 10 acres	1
11 to 25 acres	2
26 to 45 acres	3
46 to 70 acres	4
71 to 100 acres	5
Over 100 acres	6, plus 1 dwelling unit for every 30 acres over 100 acres

[b] No more than two driveways shall be permitted to have access to a public road. If more than two driveways are needed to provide access to the residential lots, a single access drive leading to a cluster of lots should be considered.

(2) In those areas of the district where public water and public sewer are not provided or where only public water or public sewer exists, lots which are permitted as stated in Section 905.2.B(1)[a] are subject to the following:

[a] Minimum lot area: 60,000 square feet.

[b] Minimum lot width:

- [i] At street line: 100 feet.
 - [ii] At front yard setback line: 150 feet.
 - [c] Minimum lot depth: 200 feet.
 - [d] Minimum yard dimensions:
 - [i] Front yard: 25 feet unless otherwise specified in the applicable T-Zone Overlay or Section 2213.
 - [ii] Side yard, each side: 10 feet.
 - [iii] Rear yard: 35 feet.
 - [e] Minimum open area: 80%.
- (3) In those areas of the district where both public water and public sewer are provided, lots are permitted as follows:
- [a] Minimum lot area: 7,000 square feet.
 - [b] Minimum lot width:
 - [i] At street line: 50 feet.
 - [ii] At front yard setback line: 70 feet.
 - [c] Minimum lot depth: 100 feet.
 - [d] Minimum yard dimensions:
 - [i] Front yard: 25 feet, unless otherwise specified in the applicable T-Zone Overlay or Section 2213.
 - [ii] Side yard, each side: 10 feet.
 - [iii] Rear yard: 35 feet.
 - [e] Minimum open area: 50%.

C. Single-family semidetached dwellings:

- (1) Sewer and water. Both public sewer and public water service are required.
- (2) Minimum lot area: 6,000 square feet per dwelling unit.
- (3) Minimum lot width:
 - [a] At street line: 40 feet per dwelling unit.
 - [b] At front yard setback line: 50 feet per dwelling unit.
- (4) Minimum lot depth: 100 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, one side:

[i] With attached garage or carport: 12 feet;

[ii] Without attached garage or carport: 24 feet.

[c] Interior yard: none; however, any building or structural additions or revisions to a dwelling unit shall be constructed to a common wall on an interior lot line or shall be constructed a minimum distance of three feet from an interior lot line.

[d] Rear yard: 35 feet.

(6) Minimum open area: 35%.

D. Duplex dwellings:

(1) Sewer and water. Both public sewer and public water service are required.

(2) Minimum lot area: 6,000 square feet per dwelling unit.

(3) Minimum lot width:

[a] At street line: 75 feet.

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

(4) Minimum lot depth: 100 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, each side: 20 feet.

[c] Rear yard: 35 feet.

(6) Minimum open area: 35%.

E. Apartment dwellings.

(1) In those areas of the district where both public water and public sewer are provided, lots are permitted as follows:

[a] Minimum lot area: Six thousand (6,000) square feet per dwelling unit; provided, however, that the minimum lot area shall be 20,000 square feet.

[b] Minimum lot width:

[i] At street line: 100 feet.

[ii] At front yard setback line: 150 feet.

[c] Minimum lot depth: 150 feet.

[d] Minimum yard dimensions:

[i] Front yard: 25 feet, unless otherwise specified in the applicable T-

Zone Overlay or Section 2213.

- [ii] Side yard: 30 feet from all property lines.
- [iii] Rear yard: 50 feet all property lines.
- [iv] Interior yards: open space between buildings on the same lot.
 - [a] When front to front, rear to rear, or front to rear, parallel buildings shall have 35 feet between faces of the building. If the front or rear faces or 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.
 - [b] A yard space of 30 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.
 - [c] A yard space of 50 feet is required between end walls and front or rear faces of buildings.
- [e] Length of building. No building shall exceed 200 feet in length unless otherwise specified in the applicable T-Zone Overlay.
- [f] Minimum open area: 35%.
- (2) In those areas of the district where both public water and public sewer are provided and a proposed development utilizes transferable development rights in accordance with Article XXVI, Transfer of Development Rights (TDR), of this chapter, lots are permitted as follows:
 - [a] Minimum lot area: 5,000 square feet per dwelling unit; provided, however, that the minimum lot area shall be 20,000 square feet.
 - [b] Minimum lot width:
 - [i] At street line: 100 feet.
 - [ii] At front yard setback line: 150 feet.
 - [c] Minimum lot depth: 150 feet.
 - [d] Minimum yard dimensions:
 - [i] Front yard: 25 feet, unless otherwise specified in the applicable T-Zone Overlay or Section 2213.
 - [ii] Side yard: 30 feet from all property lines, except the side yard setback for an apartment building located adjacent to an existing residential use where the apartment building exceeds 35 feet in height shall be 75 feet on the side property line adjacent to the residential use and shall comply with the landscaping requirements set forth in Section 2512 of this ordinance. Preservation of existing vegetation within this setback is encouraged.

- [iii] Rear yard: 50 feet from all property lines, except the rear yard setback for an apartment building located adjacent to an existing residential use where the apartment building exceeds 35 feet in height shall be 75 feet on the rear property line adjacent to the residential use and shall comply with the landscaping requirements set forth in Section 2512 of this ordinance. Preservation of existing vegetation within this setback is encouraged.
- [iv] Interior yards: open space between buildings on the same lot.
 - [a] When front to front, rear to rear, or front to rear, parallel buildings shall have 35 feet between faces of the building. If the front or rear faces or 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.
 - [b] A yard space of 30 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.
 - [c] A yard space of 50 feet is required between end walls and front or rear faces of buildings.
- [e] Length of building. No building shall exceed 200 feet in length unless otherwise specified in the applicable T-Zone Overlay.
- [f] Minimum open area: 35%.
- [g] Maximum building height: 35 feet; provided, however, that the maximum height may be increased to 50 feet with the acquisition of transferable development rights in accordance with Article XXVI. For each additional apartment dwelling unit or portion thereof located above 35 feet, one development right shall be acquired. All structures are subject to Section 2208 and Section 2214 of this ordinance.

F. Townhouse dwellings:

- (1) Sewer and water. Both public sewer and public water service are required.
- (2) Minimum lot area: Three thousand (3,000) square feet.
- (3) Minimum lot width:
 - [a] At street line: 16 feet per dwelling unit.
 - [b] At front yard setback line: 20 feet per dwelling unit.
- (4) Minimum lot depth: 125 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: one side on end dwelling unit:

- [i] With attached garage or carport: 12 feet;
 - [ii] Without attached garage or carport: 24 feet.
 - [c] Interior yard: none; however, any building or structural additions or revisions to a dwelling unit shall be constructed to a common wall on an interior lot line or shall be constructed a minimum distance of three feet from an interior lot line.
 - [d] Rear yard: 35 feet.
- (6) Minimum open area: 35%.
- G. 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, each side: 20 feet.
 - [c] Rear yard: 35 feet.
 - (5) Minimum open area: none.
- H. Home occupation, minor. Such use shall comply with the requirements of Section 2110.

SECTION 906. 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: 25 feet, unless otherwise specified in the applicable T-Zone

Overlay or Section 2213.

[b] Side yard, each side: 50 feet.

[c] Rear yard: 50 feet.

(6) Minimum open area: 50%.

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

B. Elementary and secondary schools:

(1) Sewer and water. Both public sewer and public water service are required.

(2) Minimum lot area: 10 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: 25 feet, unless otherwise specified in the applicable T-Zone Overlay or Section 2513.

[b] Side yard, each side: 50 feet.

[c] Rear yard: 50 feet.

(6) Minimum open area: 65%.

C. Boardinghouse:

(1) Sewer and water. Both public sewer and public water service are required.

(2) Minimum lot area: 30,000 square feet.

(3) Minimum lot width:

[a] At street line: 100 feet.

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

(4) Minimum lot depth: 200 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, each side: 25 feet.

[c] Rear yard: 35 feet.

(6) Minimum open area: 60%.

D. Accessory dwelling unit. Such use shall comply with the requirements of Section

2515.

- E. Home occupation, major. Such uses shall comply with the requirements of Section 2110.

SECTION 907. AREA AND BULK REGULATIONS FOR PRINCIPAL BUILDINGS AND USES PERMITTED BY CONDITION

- 1. Planned residential developments. Such uses shall comply with the requirements of Article XIX, Planned Residential Development provisions.
- 2. Public utility installations:
 - A. Minimum lot area: none.
 - B. Minimum lot width: none.
 - C. Minimum lot depth: none.
 - D. Minimum yard dimensions:
 - (1) Front yard: 25 feet. (See Section 2213)
 - (2) Side yard, each side: 10 feet.
 - (3) Rear yard: 10 feet.
 - E. Minimum open area: none.
 - F. Landscaping and screening. (See Section 2512 and Section 2513)
- 3. Mobilehome parks. Such uses shall comply with Chapter 329, Mobilehome and Mobilehome Parks.
- 4. Community clubs:
 - A. Sewer and water. Both public sewer and public water service are required.
 - B. Minimum lot area: 5 acres.
 - C. Minimum lot width:
 - (1) At street line: 100 feet.
 - (2) At front yard setback line: 150 feet.
 - D. Minimum lot depth: 200 feet.
 - E. Minimum yard dimensions:
 - (1) Front yard: 25 feet, unless otherwise specified in the applicable T-Zone Overlay or Section 2213.
 - (2) Side yard, each side: 50 feet.
 - (3) Rear yard: 50 feet.
 - F. Minimum open area: 50%.
 - G. Landscaping and screening. (See Section 2512 and Section 2513)

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

SECTION 908. 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.