

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, horticulture, hydroponic 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
Municipal Uses	X	X	X	X
Offices, professional	X	X	X	X

	B-1	B-2	B-3	B-4
Offices, medical or dental	X	X	X	X
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

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

ARTICLE XIV. BUSINESS DISTRICT B-4 (Amended by Ordinance 2021-04, dated June 28, 2021)

SECTION 1401. PURPOSE

It is the purpose of this district to provide for various office and commercial uses for local residents, as well as the general public. These uses may be independent activities or part of a coordinated grouping of stores within a single building or center.

SECTION 1402. 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. Offices, professional and medical/dental.
3. Banks and financial institutions.
4. Banks and financial institutions in combination with professional offices.
5. Dwelling units in combination with professional offices or commercial uses.
6. Personal service businesses.
7. Supermarkets.
8. Restaurants with or without outdoor dining.
9. Restaurants in combination with professional offices.
10. Retail sales of goods and services.
11. Retail sales of alcoholic beverages.
12. Convenience stores.
13. Wholesale clubs.
14. Full-service hotels.
15. Limited-service hotels.
16. Motor vehicle service stations or garages.
17. Motor vehicle sales.
18. Retail sales of lawn and garden care products and the outdoor sale of nursery stock.
19. Public parks and public recreation areas.
20. Community facilities.

21. Public utility installations.
22. Veterinarian offices.
23. Temporary retail sales.
24. Holiday tree sales.
25. Bed-and-breakfast establishments.
26. Forestry.
27. Telecommunications tower.
28. Municipal Uses.
29. Regional Stormwater Facility.
30. Accessory buildings and uses customarily incidental to the above permitted uses.

SECTION 1403. 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. Motor vehicle washing facilities.
2. Commercial recreation facilities.
3. Day-care centers.
4. Educational institutions.
5. Body art establishments.
6. Veterinary hospitals.
7. Accessory buildings and uses customarily incidental to the above special exception uses.

SECTION 1404. CONDITIONAL USES

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

1. Adult establishments.

SECTION 1405. 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 and Section 2208 and Section 2214 of this ordinance.
2. Minimum lot requirements:

A. Agricultural uses or forestry:

- (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. Full-service hotels:

- (1) Sewer and water. Public sewer and/or public water are required.
- (2) Minimum lot area: 200,000 square feet.
- (3) Minimum lot width:
 - [a] At street line: 300 feet.
 - [b] At front yard setback line: 300 feet.

- (4) Minimum lot depth: 300 feet.
- (5) Minimum yard dimensions:
 - [a] Front yard: 100 feet, unless otherwise specified in accordance with the applicable T-Zone Overlay or Section 2213.
 - [b] Side yard, each side: 50 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: 50 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.
- (6) Length of building: in accordance with the applicable T-Zone Overlay.
- (7) Minimum open area: 40%.

C. Limited-service hotels:

- (1) Sewer and water. Public sewer and/or public water are required.
- (2) Minimum lot area: 80,000 square feet.
- (3) Minimum lot width:
 - [a] At street line: 200 feet.
 - [b] At front yard setback line: 200 feet.
- (4) Minimum lot depth: 200 feet.
- (5) Minimum yard dimensions:
 - [a] Front yard: 50 feet, unless otherwise specified in the applicable T-Zone Overlay or Section 223.
 - [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: 10 feet.
- (6) Length of building: in accordance with the applicable T-Zone Overlay.
- (7) Minimum open area: 20%.

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: 25 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 2110.

- (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: 100 feet.
 - [b] At front yard setback line: 100 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: 30 feet.
- [d] Perimeter buffer: 10 feet.
- (6) Minimum open area: 25%.
- G. Temporary retail sales. Such use shall comply with the requirements of Section 2517.
- H. Holiday tree sales. Such use shall comply with the requirements of Section 2518.
- I. Telecommunication tower. Such use shall comply with the requirements of Section 2516.
- J. Other permitted uses by right:
 - (1) Sewer and water. Public sewer and/or 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.
 - [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: 20 feet.

- (6) Length of building: in accordance with the applicable T-Zone Overlay.
- (7) Minimum open area: 20%.

SECTION 1406. 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. Motor vehicle washing 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.
 - [d] 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) Minimum open area: 20%.
- (8) All water for washing of automobiles shall be collected and discharged into an approved public sewerage facility. No water utilized for washing shall be permitted to sheet flow from the site or drain into a stormwater conveyance facility.

B. 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.
 - [d] 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) Minimum open area: 20%.
- (8) All pedestrian and vehicular traffic patterns shall be located in a manner that reduces or eliminates potential hazards to the people utilizing the facility.

C. Day-care centers. 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.
 - [c] Rear yard: 50 feet.
 - [d] Perimeter buffer: 20 feet.
- (6) Minimum open area: 20%.

D. Educational institutions:

- (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.
- (6) 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: 20 feet.
- (7) Length of building. Unless otherwise specified in the applicable T-Zone Overlay, no building shall exceed 150 feet in length.
- (8) Minimum open area: 20%.
- (9) All pedestrian and vehicular traffic patterns shall be located in a manner that reduces or eliminates potential hazards to people utilizing the institution.

E. Body art establishments. Such use shall comply with the requirements of Section 2506.

F. Veterinary hospital:

- (1) Sewer and water. Both public sewer and public water service are required.
- (2) Minimum lot area: three acres.
- (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: 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: 50%.
- (7) Any outdoor runs or exercise areas shall be located to the side or rear of the principal building, outside of all required yards. Such areas shall be fully enclosed by an opaque fence a minimum of six feet high.

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

SECTION 1407. AREA AND BULK REGULATIONS FOR PRINCIPAL BUILDINGS AND USES PERMITTED BY CONDITION

1. Maximum building height: 35 feet, unless otherwise specified in accordance with the applicable T-Zone Overlay; however, all structures are subject to Section 2208 and Section 2214 of this ordinance.
2. Minimum lot requirements:
 - A. Adult establishments. Such use shall comply with the requirements of Section 2502.
 - (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.
 - [c] Rear yard: 50 feet.
 - (6) Length of building. Unless otherwise specified in the T-Zone Overlay, no building shall exceed 150 feet in length.
 - (7) Minimum open area: 20%.
 - (8) Perimeter buffer: 20 feet.

SECTION 1408. 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.

