

ARTICLE XXIV. T-ZONE OVERLAY AREAS (Amended by Ordinance 2020-15, dated 07/27/2020, Ordinance 2023-10, dated 08/14/2023, Ordinance 2023-16, dated 11/27/2023)

SECTION 2401. PURPOSE

The purpose of the T-Zone Overlay Areas is as follows:

1. To address and incorporate the goals of the Manheim Township Comprehensive Plan.
2. To promote the efficient use of land within the urban and village growth areas of Manheim Township, thereby preserving agricultural areas outside of the designated growth areas.
3. To organize and enhance the form of development based on the rural to urban transect, where the development within each T-Zone Overlay Area has distinct physical characteristics, regardless of use, worthy of being preserved, promoted and emulated.
4. To encourage design compatibility between new development, infill and redevelopment and existing neighborhoods.
5. To enhance streetscapes throughout Manheim Township to become more pedestrian friendly.
6. To promote a greater mix of compatible uses and dwelling types throughout the Township.
7. To expand and enhance the open space and pedestrian network.
8. To provide focused provisions to address the unique needs of particular areas, such as the Villages of Neffsville and Oregon, highway regeneration along commercial corridors, the Lancaster Airport, and urban transition areas identified in the Manheim Township Comprehensive Plan.
9. To promote context-sensitive massing, proportion, height, articulation and detailing of buildings, streetscape elements, signage, and landscaping in accordance with Appendix A, Form-Based Code Standards.
10. To promote more appropriate development types in specific areas of Manheim Township as illustrated in Appendix B, Transformation Concepts.
11. To promote the use of best practices and sound land use planning principles in Planned Residential Development in accordance with Appendix C, Design Standards.
12. To promote the use of best practices and sound land use planning principles in accordance with Appendix D, Best Practices and Models.

SECTION 2402. APPLICABILITY; EXPLANATION OF PROVISIONS; SUPPLEMENTAL REGULATIONS

1. This article applies to all new development, change of use, and redevelopment, including development and redevelopment of accessory buildings and uses incidental to elementary and secondary schools, located within a T-Zone Overlay Area as described herein and shown on the T-Zone Overlay Area Map, which is incorporated herein by reference and made a part of this ordinance. The T-Zone Overlay Area Map is separated into eight distinct T-Zone

Overlay Areas, each with specific regulations as set forth in this article and in Appendixes A, B, C, and D, particularly Table A-1, Applicability of Appendix A. The T-Zone Overlay Areas are as follows:

- A. T-1 Natural Resources Overlay Area (T-1);
 - B. T-4 Urban Neighborhood Overlay Area (T-4);
 - C. T-5 Oregon Village Overlay Area (T-5);
 - D. T-5 Neffsville Village Overlay Area (T-5);
 - E. T-6 Urban Transition Overlay Area (T-6);
 - F. D-Retrofit Overlay Area (D-R);
 - G. D-Airport Overlay Area (D-A);
 - H. D-Corridor Overlay Area (D-C).
- 2. All existing uses within the T-Zone Overlay Areas shall be governed by the applicable underlying zoning district regulations.
 - 3. All subdivision, land development, and redevelopment located within a T-Zone Overlay Area as shown on the T-Zone Overlay Area Map shall be governed by and comply with the district regulations in this Article XXIV. Where such regulations conflict with those of the underlying district, these regulations shall supersede, unless otherwise specified. Where such regulations conflict with those governed by the Planned Residential Development regulations, the Planned Residential Development regulations shall apply. Where regulations are not specified herein, but are specified within the underlying district, the underlying district regulations shall rule.
 - 4. Unless otherwise specified, the supplemental regulations found in Articles XVIII, XX, XXI, XXII, XXV and XXVI shall apply.
 - 5. The design standards, transformation concepts, and best practices found in Appendixes A, B, C and D shall apply.

SECTION 2403. T-1 NATURAL RESOURCES OVERLAY AREA

- 1. Purpose. The following natural resource protection standards are established to protect the public health, safety, and welfare by minimizing adverse environmental impacts and are specifically authorized by Section 604 of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10604. These standards are intended to meet the following purposes:
 - A. Promote and implement Sections 603(c)(7), 603(g)(2), and 604(1) of the Act, providing for the protection and preservation of environmentally sensitive areas and natural resources through municipal zoning ordinances.
 - B. Define and delineate selected environmental resources within the Township and establish resource protection standards to assist the Township in reducing the impact proposed uses will have on the environment.
 - C. Conserve, protect, and preserve valuable natural resources within the Township in

accordance with the goals and objectives of the Manheim Township Comprehensive Plan.

2. Applicability. It shall be a violation of this article to regrade, fill, pipe, divert, channel, build upon, or otherwise alter or disturb a natural resource protected by this section prior to the submission, review, and approval of an application for development.
 - A. Where disturbance of a natural resource is permitted, it shall not take place until it has been determined that such disturbance is consistent with the provisions of this section and other applicable article provisions.
 - B. Restrictions to the disturbance of resources shall apply before, during, and after construction on a site.
 - C. In the event that two or more natural resource areas identified in this section overlap, the resources with the most restrictive standard (the least amount of permitted alteration, regrading, clearing, or building) shall apply to the area of overlap.
3. Floodplains. All floodplain areas shall be subject to Chapter 265, Manheim Township Floodplain Management. Areas subject to flooding, as defined in Chapter 265, Manheim Township Floodplain Management, shall not be used to compute minimum lot area requirements, but may be used to compute density in Planned Residential Developments and apartment developments.
4. Riparian Buffers/Riparian Forest Buffers.
 - A. Delineation.
 - (1) The required riparian buffer or riparian forest buffer width shall be fifty (50) feet from the edge of all natural permanent or intermittent streams, rivers, brooks, runs, creeks, channels, swales, ponds, lakes or other body of surface water carrying or holding surface water or watercourse measured perpendicularly from the following reference points: top of bank of perennial streams, center line of intermittent streams, and mean water level of lakes and ponds. A riparian buffer or riparian forest buffer shall not be required adjacent to man-made swales or man-made detention facilities utilized solely for stormwater management from the project site.
 - (2) Where areas of the 100-year floodplain or a wetland abut the riparian buffer or riparian forest buffer, the riparian buffer or riparian forest buffer shall be extended to encompass the entire 100-year floodplain and wetland area.
 - B. Protection standards.
 - (1) Existing vegetated areas shall be preserved to the maximum extent possible, except that invasive species shall be removed and replaced with native species.
 - (2) The following uses shall have a minimum separation distance from the top of bank of any stream, floodplain, or wetland included in the riparian buffer or riparian forest buffer, unless a more stringent separation distance is required by the jurisdictional agency:

Use	Minimum Separation Distance (as measured from top of stream bank) (feet)
Septic drain fields and sewer disposal systems	100
Solid waste disposal facilities/junkyards	300
Petroleum storage facilities	150
Application of biosolids	100

(3) Filling, regrading or disturbance.

[a] Except as listed below, no filling, regrading, or disturbance shall be permitted within the Riparian Buffer or Riparian Forest Buffer outside of the floodplain:

[i] Provision for unpaved trail access;

[ii] A soil or stream conservation project, including reforestation and stream bank stabilization, approved by the Lancaster County Conservation District;

[iii] Livestock crossings; and

[iv] Infrastructure and public utilities.

[b] The above uses shall be permitted to disturb a maximum of five (5) of the Riparian Buffer or Riparian Forest Buffer.

(4) Areas of the Riparian Buffer or Riparian Forest Buffer within the floodplain shall be in accordance with Chapter 265, Manheim Township Floodplain Management.

(5) There shall be no disposal of trash or any other materials, except as permitted above, within the Riparian Buffer or Riparian Forest Buffer.

5. Wetlands.

A. Delineation. The applicant shall delineate the limits of wetlands on the site in accordance with the following:

(1) A full wetland delineation report conducted by a qualified wetland biologist, soil scientist, or environmental professional of demonstrated qualifications shall be submitted to Manheim Township. If there is a question as to the accuracy of the wetland delineation report, the Township may hire a qualified consultant to review the delineation and recommend revisions at the applicant's expense.

(2) Such a professional shall certify that the methods used correctly reflect the currently accepted technical concepts set forth and accepted by the U.S. Army Corps of Engineers, including identification and analysis of wetland vegetation, hydric soils, and hydrologic indicators. Methods used in the delineation report

shall be acceptable to the Township Engineer.

- (3) The wetland report shall include a determination of whether wetlands are present or not present on the site and a full delineation, area measurement (in square feet), and description of any wetlands determined to be present.
- (4) A wetlands delineation report shall identify areas where the following criteria are met, even if the report concludes that such areas do not meet the standards:
 - [a] Areas delineated as Wetlands in the National Wetlands Inventory and/or the 1990 Lancaster County Natural Areas Inventory;
 - [b] Areas consisting of one or more of the following soil types having a very high percentage of hydric components, as designated by the Natural Resource Conservation Service:
 - [i] Bail silt loam (Ba).
 - [ii] Bowmansville silt loam (Bo).
 - [iii] Holly silt loam (Hg).
 - [iv] Towhee silt loam, 0% to 3% slopes (ToA).
 - [v] Watchung extremely stony silt loam, 0% to 8% slopes (WbB)B.

B. Resource protection standards.

- (1) Any applicant proposing a use, activity, or improvement which would entail the regrading or placement of fill in wetlands shall provide the Township with proof that the PA DEP and the U.S. Army Corps of Engineers have been contacted to determine the applicability of state and federal wetland regulations. The applicant shall concurrently provide to the Township a copy of the application and any other wetlands information submitted to PA DEP and the U.S. Army Corps of Engineers.
- (2) Wetlands shall not be regraded, filled, piped, diverted, channeled, built upon, or otherwise altered or disturbed except where state or federal permits have been obtained.
- (3) Existing wetlands shall not be used for stormwater management, except where the wetlands are highly degraded and a mitigation program is provided.
- (4) A thirty-five (35) foot wetlands buffer shall be maintained around the wetlands boundary. This buffer shall be conserved for naturally occurring vegetation or the reestablishment of native plant species. No land disturbance is permitted within the wetlands buffer.
- (5) No septic drainfields or sewage disposal systems shall be located within one hundred (100) feet of the wetlands boundary. The replacement of existing septic systems shall comply with the one-hundred (100) foot setback, regardless of the location of the existing system.

SECTION 2404. T-4 URBAN NEIGHBORHOODS OVERLAY AREA

1. Permitted uses. Uses shall be permitted in accordance with the underlying Zoning District.
2. Area and bulk regulations:
 - A. Maximum building height: Thirty-six (36) feet, except that nonresidential or mixed-use buildings within one hundred fifty (150) feet of the T-6 Urban Transition Overlay Area, the D-C Corridor Overlay Area, or the D-R Retrofit Overlay Area shall be permitted to increase the maximum height to fifty (50) feet with the purchase of transferable development rights in accordance with Article XXVI. However, all structures are subject to Section 2208 and Section 2214 of this ordinance.
 - B. Build-to line.
 - (1) A build-to line shall be established for each development, or in the case of a Planned Residential District, for each block within the development. Such build-to line shall fall within the range of ten (10) feet to twenty-five (25) feet for all uses, except that:
 - [a] Agricultural uses shall be in accordance with the underlying zoning district regulations;
 - [b] In the case of infill properties, the build-to line for new principal structures shall be equal to or less than the front yard setback of the principal buildings on adjacent parcels, but shall not exceed the maximum of twenty-five (25) feet, except that the building setbacks listed in Section 2213 shall apply.
 - (2) In the case of an existing nonconforming building that cannot meet the build-to line, a fence, hedge or wall shall be constructed along the build-to line in order to maintain the street wall.
 - C. Minimum required open area:
 - (1) Residential uses: in accordance with the underlying zoning district;
 - (2) Nonresidential uses: Twenty-five (25) percent.
 - D. Minimum lot area and setback requirements: Unless otherwise specified, in accordance with the underlying zoning district.
3. Design requirements.
 - A. All subdivision, land development, and redevelopment within the T-Zone Overlay Areas shall comply with the design standards in Appendix A.
 - B. All subdivision, land development and redevelopment shall be consistent with the design standards of applicable transformation concepts in Appendix B.
 - C. All subdivision, land development, and redevelopment within the T-Zone Overlay Areas shall comply with the design standards in Appendix C.
 - D. All subdivision, land development and redevelopment shall be consistent with the applicable best practices in Appendix D.

SECTION 2405. T-5 NEFFSVILLE VILLAGE OVERLAY AREA

1. Purpose: to enhance the viability of the Village of Neffsville as a traditional village where growth is intended to be directed, while preserving and enhancing the traditional physical character, mix of uses, and promoting economic development.
2. Permitted uses. Uses shall be permitted in accordance with the underlying zoning district, except that:
 - A. Motor vehicle sales and service and washing facilities shall not be permitted within the overlay area.
 - B. The following additional uses shall be permitted in any nonresidential district within the T-5 Neffsville Village Overlay Area:
 - (1) Apartments in combination with business uses.
 - (2) Hotels/motels with a maximum of twenty-five (25) guest rooms.
 - (3) Park-and-ride facilities.
 - (4) Restaurants with or without outdoor dining. (See Section 2526)
 - C. Planned residential development shall be required on all new residential development on five (5) acres or more within the T-5 Neffsville Village Overlay Area.
3. Maximum density. The maximum density permitted in the T-5 Neffsville Village Overlay Area shall be in accordance with the underlying zoning district, except that such density may be increased through the purchase of transferable development rights in accordance with Article XXVI.
4. Area and bulk regulations:
 - A. Maximum building height: Thirty (36) feet, except that buildings along Lititz Pike shall be permitted to increase the maximum height to fifty (50) feet with the purchase of transferable development rights in accordance with Article XXVI. However, all structures are subject to Section 2208 and Section 2214 of this ordinance.
 - B. Build-to line.
 - (1) A build-to line shall be established for each development, or in the case of planned residential development, for each block within the development. Such build-to line shall fall within the range of ten (10) feet to twenty (20) feet for all uses, except that:
 - [a] Agricultural uses shall be in accordance with the underlying zoning district regulations.
 - [b] In the case of infill properties, the build-to-line for new principal structures shall be equal to or less than the front yard setback of the principal buildings on adjacent parcels, but shall not exceed the maximum of twenty-five (25) feet.
 - (2) In the case of an existing nonconforming building that cannot meet the build-to

line, a fence, hedge or wall shall be constructed along the build-to line in order to maintain the street wall.

C. Minimum required open area:

- (1) Single-family detached dwellings: Forty (40) percent.
- (2) Single-family semidetached and duplex dwellings: Forty (40) percent.
- (3) Single-family attached/townhouses and apartment buildings: Thirty (30) percent.
- (4) Nonresidential uses: Twenty (20) percent.

D. Building size.

- (1) New nonresidential or mixed-use buildings, other than elementary and secondary schools, shall have a maximum building footprint of seven thousand five hundred (7,500) square feet.
- (2) New nonresidential or mixed-use buildings, other than elementary and secondary schools, shall have a maximum length of one hundred fifty (150) feet.
- (3) Accessory buildings associated with elementary and secondary schools shall have a maximum building footprint of 20,000 square feet and a maximum building length of 250 feet.

(E) Minimum lot area and setback requirements: Unless otherwise specified, in accordance with the underlying zoning district.

5. General design requirements.

- A. All subdivision, land development, and redevelopment within the T-Zone Overlay Areas shall comply with the design standards in Appendix A.
- B. All subdivision, land development and redevelopment shall be consistent with the design standards of applicable transformation concepts in Appendix B.
- C. All subdivision, land development and redevelopment shall be consistent with the applicable design standards in Appendix C.
- D. All subdivision, land development and redevelopment shall be consistent with the applicable best practices in Appendix D.

SECTION 2406. T-5 OREGON VILLAGE OVERLAY AREA

1. Purpose: to permit as an option in specific circumstances and by conditional use a coordinated master site planned development process which permits a mixture of medium and higher density residential development via providing a variety of dwelling types and a mixture of various office, commercial uses and hospitality services by capitalizing on the transportation opportunities and public utilities while protecting the surrounding agricultural uses and historic character of the Village of Oregon. The intent of the Board of Commissioners in enacting the Oregon Village Overlay Area is:

- A. To encourage a variety of uses, including medium and higher density mixed residential and commercial development.
 - B. To encourage increased flexibility in order to promote mixed use.
 - C. To encourage development in an orderly and compatible manner which maximizes the transportation opportunities along the major roadways while protecting the quality and character of the Village of Oregon and surrounding agricultural uses.
 - D. To encourage a pattern of vehicular circulation and pedestrian accessibility to minimize traffic congestion while promoting safe and easy pedestrian movement.
 - E. To reduce the excessive sprawl of development and segregation of land uses that result in the inefficient use of irreplaceable natural resources due to the dependence on private vehicles for transportation.
 - F. To discourage generic-type modern suburban development that bears no relation to the historic development pattern of Lancaster County.
 - G. To promote a high quality of design for buildings, parking areas and open space areas.
 - H. To provide for the growth of existing businesses within the T-5 Oregon Village Overlay Area.
 - I. To protect and preserve our natural environment.
 - J. To protect and preserve historical structures.
 - K. To encourage more efficient use of land through compact development in areas capable of supporting compact development.
2. Location and general development criteria.
- A. All regulations within the T-5 Oregon Village Overlay Area shall apply to those uses listed below if the master site planned development process is pursued. All other uses shall be controlled by the regulations of the underlying zoning district. Where the regulations of the T-5 Oregon Village Overlay Area conflict with other provisions of this ordinance, the regulations of the T-5 Oregon Village Overlay Area shall prevail. The T-5 Oregon Village Overlay Area shall be permitted as a conditional use in accordance with the general standards as set forth in Section 2810.3 herein and specific criteria as set forth below. Where the general and specific criteria overlap, the specific criteria shall supersede the general criteria.
 - B. In compliance with Section 605(2) and (3) of the Municipalities Planning Code, this overlay provides an optional set of design standards that can be applied to property within the Oregon Village Overlay Area. The Board of Commissioners may also, by conditional use approval, permit the applicant to modify the design standards of this overlay, if such modification will enable the design of a better development. The design standards of this overlay and the modified design standards that may be approved by the Board of Commissioners shall be considered voluntarily self-imposed by the applicant but enforceable by the Township.

3. Options for development. The T-5 Oregon Village Overlay Area provides for flexibility in planning and designing new developments by providing for two forms of development referred to as "options" and summarized below:
 - A. Option One: uses and developments permitted in the underlying zoning district. The provisions of the underlying zoning districts shall govern. See the applicable underlying zoning districts for permitted uses, lot and building-related dimensional standards and provisions.
 - B. Option Two: master site planned development.
 - (1) Where the Option Two provisions of this section are chosen, the provisions of the T-5 Oregon Village Overlay Area shall be met and shall supersede the provisions of the underlying zoning district, unless otherwise provided by this section.
 - (2) After a master site planned development is approved by conditional use, the land area included in the master site plan shall be permitted to be developed in accordance with the approved master site plan and reviewed and approved in accordance with the preliminary and final plan requirements in the Subdivision and Land Development Ordinance.
 - (3) Master site planned developments may be developed in phases and be owned and constructed by different applicants, provided that the phase of the master site plan development is consistent with the master site plan. A phase of the master site planned development shall not contain less than two acres.
 - (4) If the applicant's land extends into an adjacent municipality or zoning district, the master site plan shall also show such area with a plan for coordinated road and infrastructure system.
 - (5) Where feasible and appropriate, the master site plan shall be coordinated with any existing, proposed or approved development on adjacent land.
 - (6) Any changes proposed within a previously approved master site planned development will require the obtainment of a conditional use. Minor revisions of the master site planned development that were previously approved as a part of the master site planned development are permitted by right if they do not violate any conditions imposed as a part of the approval of the master site planned development and do not change any principal use. An owner of a part of the property within the master site planned development shall be permitted to propose the modification of the portion of the master site plan owned by such applicant, provided that the area within the master site plan complies with the area and bulk regulations set forth in Section 2406.7.
 - (7) One (1) transferable development right is required to be acquired in accordance with Article XXVI for each three (3) gross acres included in the master site planned development.
 - (8) Building heights shall be permitted to increase to the maximum height of fifty-five (55) feet with the purchase of transferable development rights in accordance

with Article XXVI.

4. Minimum requirements for a master site planned development.
 - A. Both public sewer and public water service are required.
 - B. Minimum tract acreage. A minimum of ten (10) gross acres of land shall be required to qualify for a master site planned development. The acres comprising the master site planned development shall not be required to be contiguous if the tracts are separated by a street. Applications that expand previously approved master site planned development shall have no minimum area requirement.
5. Permitted uses. The following uses are permitted within approved master site planned developments:
 - A. Agricultural uses and necessary buildings, including farm dwellings, related to the tilling of the land, the raising of farm products, the raising and keeping of horses, cattle, and other livestock, the raising of poultry and poultry products, and the sale of farm and/or garden products on a retail basis (See Section 2503), subject to the area and bulk regulations set forth in Section 605.
 - B. Single-family detached dwellings.
 - C. Single-family semidetached dwellings.
 - D. Duplex dwellings.
 - E. Apartment dwellings.
 - F. Townhouse dwellings.
 - G. Houses of worship. (See Section 2513)
 - H. Community clubs. (See Section 2513)
 - I. Offices, professional and medical/dental.
 - J. Full-service hotels.
 - K. Limited-service hotels.
 - L. Banks and financial institutions. (See Section 2504)
 - M. Retail sales of goods and services; provided, however, that adult establishments and body art establishments are not permitted.
 - N. Holiday tree sales.
 - O. Convenience stores.
 - P. Retail sales of lawn and garden care products and the outdoor sale of nursery stock.
 - Q. Public parks and public recreation areas.
 - R. Community facilities.

- S. Public utility installations. (See Section 2513)
 - T. Temporary retail sales. (See Section 2517)
 - U. Day-care centers. (See Section 2508)
 - V. Restaurants with or without outdoor dining. (See Section 2526)
 - W. Fueling station associated with a retail store or convenience store.
 - X. Bed-and-breakfast establishments. (See Section 2505)
 - Y. Commercial recreation facilities.
 - Z. Agritourism enterprises.
 - AA. Educational institutions.
 - BB. Elementary and secondary schools.
 - CC. Group homes.
 - DD. Municipal services.
 - EE. Supermarkets.
 - FF. Accessory buildings and uses customarily incidental to the above permitted uses.
6. Master site plan development components. Development within a master site planned development may be composed of two (2) components or portions thereof. Each development qualifying for consideration as a master site planned development shall comply with the following:
- A. The residential component shall be permitted to comprise a part of or all of the gross acres within the master site planned development and shall comply with the following:
 - (1) Residential development, including single-family detached, single-family semidetached, duplex dwellings, townhouse dwellings and apartment dwellings, shall not exceed a maximum of ten (10) dwelling units per gross acre of the residential component within the master site planned development. The maximum dwelling units per gross acre proposed within the various phases or areas within the master site plan shall be identified. The number of dwelling units per gross acre as used herein shall be based upon the number of dwelling units in relation to the total land area proposed for the residential component within the master site planned development, including, but not limited to, the area for the nonresidential uses as set forth in Section 2406.6.A.(2) below, rights-of-way, interior parking areas, access drives, private streets, sidewalks, common open space, public or semipublic parks and playgrounds, and stormwater facilities.
 - (2) Nonresidential uses, as set forth in Section 2406.5, shall not exceed twenty-five (25) percent of the gross acres of the residential component.
 - (3) Single-family detached dwellings shall abut existing single-family detached dwellings on adjoining lots that are not a part of the master site plan development.

This requirement shall not apply if the residential uses are separated from each other by a public street, dedicated to and maintained by the Township, or where a setback of one hundred fifty (150) feet from the property line is provided.

- (4) Agricultural uses: no minimum or maximum area of the residential component.
- B. The mixed center component shall be permitted to comprise a part of or all of the gross acres within the master site planned development and shall comply with the following:
 - (1) Nonresidential uses: As set forth in Section 2406.5.
 - (2) Residential uses, including apartments on upper floors over permitted ground-floor nonresidential uses, and those residential uses as set forth in Section 2406.5, shall not exceed a maximum of six (6) dwelling units per gross acre of the mixed center component of the master site planned development and shall not be less than two (2) dwelling units per gross acre of the mixed center component of the master site planned development. The number of dwelling units per gross acre as used herein shall be based upon the number of dwelling units in relation to the total land area proposed for the mixed center component of the master site planned development, including, but not limited to, the area for the nonresidential uses, rights-of-way, interior parking areas, access drives, private streets, sidewalks, common open space, public or semipublic parks and playgrounds, and stormwater facilities.
 - (3) Agricultural uses: no minimum or maximum area of the gross acres of the component.
- C. Common open space.
 - (1) A minimum of twenty (20) percent of the gross tract area shall be designated as common open space. Where both a mixed center component and a residential component are proposed, a minimum of twenty (20) percent of the required open space shall be located within the mixed center component. Common open space shall be combined into an interconnected network of open space and pedestrian gathering places that also connect to adjoining tracts.
 - (2) A maximum of fifty (50) percent of the required common open space may contain stormwater and drainage easements.
 - (3) The master site planned development shall have at least one central plaza or green that is a minimum of seven thousand five hundred (7,500) square feet that serves as a gathering place for patrons, employees, visitors and/or residents. This central plaza or green shall be embellished with pedestrian amenities, such as civic art or fountains, benches, pedestrian-scale lighting, walkways or sidewalks, and landscaping consisting of native species.
 - (4) Existing attractive or unique natural features, such as streams, creeks, ponds, woodlands, specimen trees and other areas of mature vegetation, are encouraged to be preserved in a natural state as part of a greenway.
 - (5) As part of the conditional use approval, the Board of Commissioners may

condition that a nonmotorized path or greenway be accommodated and/or installed in accordance with the standards in the Subdivision and Land Development Ordinance.

- (6) The ownership, administration and maintenance of common open space shall be approved by the Board of Commissioners and shall be arranged in accordance with Section 2216.
 - (7) The construction schedule of the development shall coordinate the improvements of the common open space with the construction of the development. At no time in the development of the various phases may the total area of common open space in the phases developed be less than fifteen (15) percent of the gross area of the developed lands, unless additional areas to produce the required percentage are permanently reserved as common open space on the remaining land of the total development.
- 7. Area and bulk regulations for principal buildings and permitted uses. See the table of area and bulk regulations.
- 8. Streets within a master site planned development.
 - A. A minimum of two (2) interconnections with the existing public street system shall be provided where possible.
 - B. If an alley is proposed, it shall conform to the following requirements:
 - (1) The alley shall be a private street and shall not be dedicated to the Township. The rights of access and maintenance must be clearly defined in an agreement and approved by the Township Solicitor.
 - (2) Minimum paved width: Ten (10) feet (one way).
 - (3) Width of easement: Twenty (20) feet (two way).
 - (4) No parking shall be permitted on either side of the cartway of the alley.
 - (5) Curbing shall not be required except at corners of intersections with other street types. At such corner locations, curbing shall be required for the entire corner radius and five feet preceding same. Such curbing shall not extend more than six inches above the finished pavement.
 - (6) Alley lighting shall be provided on garages or poles adjacent to the alley. Lighting fixtures and poles shall be of consistent architectural style and shall complement the predominant architectural theme.
 - (7) Design speed shall not exceed 10 mph.
- 9. Parking. The master site planned development shall meet the parking requirements contained in Article XX, except as modified herein:
 - A. Parking for apartment dwellings shall be located within four hundred (400) feet of the apartment building entrance.

- B. All off-street parking spaces required within a master site planned development for two (2) or more uses may be provided in common parking garages/decks or parking lots, provided that the number of spaces is not less than the sum of the spaces required for each use individually, unless modified hereby.
 - C. All or part of the off-street parking spaces required within a master site planned development may be provided in parking garages/decks or parking lots located on a separate lot or lots within three hundred (300) feet walking distance from the use for which the parking is required, provided that the separate lot must be located within the master site planned development.
 - D. Parking for permitted uses within the master site planned development that share common parking facilities, excluding residential and hotel spaces, four and one half (4.5) spaces per one thousand (1,000) square feet of gross floor area shall be provided for all such uses.
 - E. The parking lot layout shall take into consideration pedestrian circulation. Pedestrian crosswalks shall be provided where necessary and appropriate and shall be integrated into the network of pedestrian walkways, sidewalks and nonmotorized paths.
 - F. A protected sidewalk or pathway within parking lots shall be required if the number of parking spaces within the parking lot exceeds one hundred (100) spaces.
 - G. Parking areas shall not be required to be located in the same zoning district as the building use, provided that the parking area is within the master site planned development area within the Oregon Village Overlay Area.
10. Loading and other service areas. When provided, the master site planned development shall meet the loading requirements contained in Article XX, Section 2010, in addition to the following:
- A. Screening and landscaping shall prevent direct views of the loading areas and other service areas from adjacent properties or from the public right-of-way. Screening shall also prevent spillover glare, noise or exhaust fumes.
 - B. Screening and buffering shall be achieved through walls, fences and/or landscaping and shall be a minimum of five (5) feet high at time of planting. Recesses in the buildings or depressed access ramps may also be used.
 - C. The placement of loading docks, solid waste facilities, recycling facilities and other service areas shall be placed with consideration to apartments located on the upper floor of mixed-use buildings.
 - D. Dumpsters shall be setback a minimum of twenty-five (25) feet from any residentially zoned properties adjoining the master site planned development and shall be enclosed or screened from view from adjoining properties, residential uses, or the public right-of-way.
11. Sidewalks and nonmotorized paths.
- A. Sidewalks with a minimum of five (5) feet in width within the residential component and a minimum width of eight (8) feet within the mixed center component shall be

provided on both sides of all streets within the master site planned development. Where sidewalks are provided, the width of the sidewalk shall accommodate the following where applicable:

- (1) Sidewalks shall be wide enough to accommodate a five (5) foot clearance for outdoor seating for restaurant uses.
- (2) Bus shelters or waiting areas.
- (3) Sidewalk displays in front of retail establishments.
- (4) Decorative trash receptacles in the vicinity of nonresidential and nonagricultural uses.

- B. The establishment of nonmotorized paths is integral to the overall pedestrian connectivity in the Township. Linkages to adjacent developments and neighborhoods with pedestrian and nonmotorized paths are recommended wherever possible. The Board of Commissioners may require, as a condition of final plan approval, the dedication and/or improvement of nonmotorized paths. The standards for nonmotorized paths are set forth in the Subdivision and Land Development Ordinance.

12. Additional building and site design standards.

- A. Architectural guidelines shall be submitted with the application for overall master site planned development approval by the Township. The guidelines shall be prepared by a registered architect licensed to practice in the Commonwealth of Pennsylvania. The architectural guidelines shall demonstrate architectural styling and themes for the neighborhood and clearly prescribe suggested architectural elements, proportions, fenestration, roof pitches, detailing, alignment, and hierarchy. When the architectural guidelines have been approved in conjunction with the approval of the overall master site planned development approval, these architectural guidelines shall then be recorded in the Lancaster County Recorder of Deeds office concurrent with the recording of final land development plan for the master site planned development. Architectural guidelines will be reviewed by the Board of Commissioners and approved as it deems appropriate.
- B. Sidewalk displays. See Section 2527.

13. Master site plan and accompanying documents. The applicant shall prepare and submit a master site plan with its application for conditional use. Such master site plan shall include the following specifications and accompanying documents:

- A. Tract boundary and adjacent landowners.
- B. Location of development within the Township and adjacent municipalities.
- C. North point, scale and date.
- D. Landmarks within the tract, including the location of all existing streets, buildings, easements, rights-of-way, sanitary sewers, water mains, storm drainage structures, and watercourses.

- E. All existing land uses and lot lines within two hundred (200) feet of the proposed development, including the location of all public and private streets, drives or lanes, railroads, historic sites and other significant natural or man-made features.
 - F. Significant topographical and physical features.
 - G. A list of site data, including but not limited to the following:
 - (1) Total acreage of the tract.
 - (2) Proposed gross area of the development.
 - (3) Proposed gross mixed center.
 - (4) Proposed gross residential density.
 - (5) Acreage and percentage of open space.
 - (6) Proposed number of parking spaces.
 - (7) Proposed number of lots.
 - (8) Potential size and location of proposed structures.
 - (9) Identification of proposed generalized land uses.
 - (10) Potential lot configuration.
 - (11) Proposed landscape plan.
 - (12) Proposed interior street layout and parking lot configuration.
 - (13) Proposed interior circulation plan for vehicular and pedestrian traffic, including sidewalks, nonmotorized paths and bikeways.
 - (14) Proposed open space areas.
 - (15) Proposed phasing plan for the development.
 - H. Proposed architectural guidelines for the master site planned development.
14. Supplemental regulations. The uses in the T-5 Oregon Village Overlay Area are also subject to applicable regulations contained in the following articles, except to the extent modified in this section:
- A. Article XVIII, Signs.
 - B. Article XX, Off-Street Parking and Loading.
 - C. Article XXI, Accessory Uses.
 - D. Article XXII, General Regulations.
 - E. Article XXVI, Transfer of Development Rights (TDR).
 - F. Article XXV, Performance Standards.

G. Appendices A, B, and D.

Township of Manheim

Area and Bulk Regulations

Use	Maximum Building Height (feet)*	Minimum Lot Area (square feet)	Minimum Lot Width (feet)		Minimum Lot Depth (feet)	Minimum Yard Dimensions (feet)				Perimeter Buffer	Minimum Open Area (%)	Maximum Building Length (feet)
			At Street Line – ROW	At Front Yard Setback Line		Front Yard	Side Yard	Rear Yard	Interior Yard			
Single-family detached dwellings	35	3,800	35	40	95	12	9	8		None	40%	None
Single-family semidetached dwellings	35	3,100 (per DU)	30 (per DU)	32 (per DU)	95	12	9 (each side)	8		None	40%	None
Duplex dwellings	35	3,100 (per DU)	30	32	95	12	9 (each side)	8		None	40%	None
Apartment dwellings**	55	2,000 (per DU)	100	150	150	25	50	50	25	None	40%	200
Townhouse dwellings	35	1,900	16	20	95	12	9 (each side)	8		None	40%	None
Houses of worship (See Section 2513)	55	40,000	100	150	100	25	25	50		20	50%	150
Community clubs (See Section 2513)	35	40,000	100	150	100	25	25	50		20	50%	150
Offices, professional	35	40,000	150	150	150	50	25; 75 (adjacent to res)	25; 75 (adjacent to res)	25	20	20%	150
Full-service hotels	55	80,000	100	200	200	100	50; 75 (adjacent to res)	50; 75 (adjacent to res)	25	10	40%	300

Use	Maximum Building Height (feet)*	Minimum Lot Area (square feet)	Minimum Lot Width (feet)		Minimum Lot Depth (feet)	Minimum Yard Dimensions (feet)				Perimeter Buffer	Minimum Open Area (%)	Maximum Building Length (feet)
			At Street Line – ROW	At Front Yard Setback Line		Front Yard	Side Yard	Rear Yard	Interior Yard			
Limited-service hotels	55	80,000	200	200	200	50	25; 75 (adjacent to res)	25; 75 (adjacent to res)	25	10	20%	300
Banks and similar financial institutions (See Section 2504)	35	40,000	150	150	150	50	25; 75 (adjacent to res)	25; 75 (adjacent to res)		20	20%	150
Offices, medical/dental, professional	35	40,000	150	150	150	50	25; 75 (adjacent to res)	25; 75 (adjacent to res)	25	20		150
Retail sales of goods and services (provided, however, that adult and body art establishments are not permitted)	35	40,000	150	150	150	50	25; 75 (adjacent to res)	25; 75 (adjacent to res)	25	20	20%	
Supermarkets	35	80,000	150	200	200	100	50; 75 (adjacent to res)	50; 75 (adjacent to res)	25	10	20%	300
Holiday tree sales (See Section 2518)												
Convenience stores	35	40,000	150	150	150	50	25; 75 (adjacent to res)	25; 75 (adjacent to res)	25	20	20%	150
Retail sales of lawn and garden products and the outdoor sale of nursery stock	35	40,000	150	150	150	50	25; 75 (adjacent to res)	25; 75 (adjacent to res)		20	20%	150
Public parks and public recreation areas	35	None	50	50	None	25	20	35			None	None

Use	Maximum Building Height (feet)*	Minimum Lot Area (square feet)	Minimum Lot Width (feet)		Minimum Lot Depth (feet)	Minimum Yard Dimensions (feet)				Perimeter Buffer	Minimum Open Area (%)	Maximum Building Length (feet)
			At Street Line – ROW	At Front Yard Setback Line		Front Yard	Side Yard	Rear Yard	Interior Yard			
Community facilities		40,000	150	150	150	50	25; 75 (adjacent to res)	25; 75 (adjacent to res)		20	20%	150
Public utility installations (See Section 2513)	35	None	None	None	None	25	10	10	25		None	
Temporary retail sales (See Section 2517)												
Day-care centers (See Section 2508)	35	20,000	100	100	150	50	25	50		20	20%	50
Restaurants (See Section 2504)	35	20,000	100	100	150	25	25	25	25	20	20%	150
Fueling station associated with a retail store or convenience store	35	40,000	150	150	150	50	25; 75 (adjacent to res)	25; 75 (adjacent to res)		20	20%	150
Bed-and-breakfast establishments (See Section 2505)												
Commercial recreation facilities	35	40,000	150	150	150	50	25; 75 (adjacent to res)	25; 75 (adjacent to res)		20	20%	150
Agritourism enterprise (See Section 2503.3)		10 acres										
Educational institutions	35	40,000	100	150	100	25	25	50		20	50%	150
Elementary and secondary schools	35	40,000	100	150	100	25	25	50		20	50%	150
Group homes (See Section 2509)	35	20,000	100	100	150	50	25	50		20	20%	150

Use	Maximum Building Height (feet)*	Minimum Lot Area (square feet)	Minimum Lot Width (feet)		Minimum Lot Depth (feet)	Minimum Yard Dimensions (feet)				Perimeter Buffer	Minimum Open Area (%)	Maximum Building Length (feet)
			At Street Line – ROW	At Front Yard Setback Line		Front Yard	Side Yard	Rear Yard	Interior Yard			
Municipal services	35	40,000	150	150	150	50	25; 75 (adjacent to res)	25; 75 (adjacent to res)		20	20%	150
Accessory buildings and uses customarily incidental to the above permitted uses												

NOTE:

* Building heights increased above 35 feet are required to purchase transferable development rights in accordance with Article XXVI.

** Building heights apply to both stand alone apartment buildings and apartments located above non-residential uses.

SECTION 2407. T-6 URBAN TRANSITION OVERLAY AREA

1. Purpose: The purpose of this Overlay is to encourage integrated mixed use, high density residential, pedestrian interconnectivity, enhanced visual character, transit oriented development around the Amtrak Train Station
2. Permitted uses:
 - A. Existing uses provided redevelopment or expansion of existing uses are consistent with this Article.
 - B. Apartment dwellings.
 - C. Townhouse dwellings.
 - D. Public parks and recreation areas.
 - E. Group homes. (Section 2509)
 - F. Offices, professional and medical/dental.
 - G. Community facilities.
 - H. Public utility installations.
 - I. Banks and financial institutions.
 - J. Markets.
 - K. Restaurants with or without outdoor dining. (See Section 2526)
 - L. Retail sales of goods and services.
 - M. Retail sales of alcoholic beverages.
 - N. Full-service hotels.
 - O. Limited-service hotels.
 - P. Veterinarian offices.
 - Q. Temporary retail sales. (See Section 2517)
 - R. Holiday tree sales. (See Section 2518)
 - S. Day-care centers. (See Section 2508)
 - T. Educational institutions (less than 20,000 square feet of gross floor area)
 - U. Parking structures and parking garages.
 - V. Bed-and-breakfast establishments. (See Section 2505)
 - W. Accessory buildings and uses customarily incidental to the above permitted uses.
3. 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 T- 6 Urban Transition Overlay in which the proposed use would be located.
 - A. Houses of worship.
 - B. Community clubs.
 - C. Elementary and secondary schools.

- D. Boardinghouses.
 - E. Commercial recreation facilities.
 - F. Educational institutions (20,000 square feet of gross floor area or greater)
4. The following uses shall not be permitted within the T- 6 Urban Transition Overlay, regardless of underlying district:
- A. Drive -through facilities, adult establishments, motor vehicle sales area or building, motor vehicle fueling stations, motor vehicle service station or garage, motor vehicle washing facility, and motor vehicle wrecking facility.
5. Area and bulk regulations:
- A. Building height:
 - (1) Minimum building height: Thirty-five (35) feet.
 - (2) Maximum building height: Eighty- five (85) feet. However, all structures are subject to Section 2208 and Section 2214 of this Ordinance. Such height increase may be permitted in accordance with the following:
 - [a] The perimeter buffer shall be increased by one (1) foot along the side and rear yards for each five (5) feet (or fraction thereof) of height over thirtyfive when the structure is adjacent to a residential use in a residential district and that structure is less than eighty (85) feet in height.
 - B. Build-to line.
 - (1)) A build -to line shall be established for each development, or for each block within the development, so long as the build -to line becomes shallower with more intensely developed blocks. Such build -to line shall fall within the range of eight (8) feet to fifteen (15) feet for all uses, except that.
 - [a]] In the case of an existing nonconforming building that cannot meet the build -to line, a fence, hedge or wall shall be constructed along the build -to line in order to maintain the street wall.
 - C. Maximum building length. No building shall exceed two hundred (200) feet in length; provided, however, that:
 - (1) There must be a visual break in the building facade every seventy- five (75) feet. Such break shall consist of, as a minimum, a two (2) foot recess or projection projecting from the building for a linear distance of fifteen (15) feet along the facade; or at least a thirty (30) degree angle of deflection of the building's center line. Such break shall extend the entire height of the building. Color and texture variations may accompany the above facade treatments.
 - (2) The maximum length may be increased to a length of three hundred (300) feet with the purchase of transferable development rights in accordance with Article XXVI.
 - D. Public parks and public recreation areas:
 - (1) Minimum lot area: none.
 - (2) Minimum lot width: Fifty (50) feet.
 - (3) Minimum lot depth: none.

- (4) Minimum yard dimensions:
 - [a] Side yard, each side: Twenty (20) feet.
 - [b] Rear yard: Thirty- five (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] Side yard, each side: Twelve (12) feet.
 - [b] Rear yard: Twelve (12) feet.
- (5) Perimeter buffer: Ten (10) feet along all lot lines, including the front yard.
- (6) Minimum open area: none
- (7) Landscaping and screening. (See Section 2512)

F. Bed-and-breakfast establishments. Such uses shall comply with the requirements of Section 2505.

G. Other permitted uses by right, except when located in an existing building:

- (1) Sewer and water. Public sewer and/ or public water service are required.
- (2) Minimum lot area: Twenty thousand (20, 000) square feet.
- (3) Minimum lot width:
 - [a] At street line: Fifty (50) feet.
 - [b] At front yard setback line: Fifty (50) feet
- (4) Minimum lot depth: One hundred (100) feet.
- (5)) Minimum yard dimensions:
 - [a] Side yard, each side: Ten (10) feet; subject to Section 2407.5.A.(2). (a) which requires an increased setback with an increase in height when adjacent to a residential use or residential district.
 - [b] Rear yard, each side; Ten (10) feet; subject to Section 2407.5.A.(2).(a) which requires an increased setback with an increase in height when adjacent to a residential use or residential district.
 - [c] Perimeter buffer, rear and residential district.
- (6) Minimum open area: Fifteen (15) percent.

H. Uses by special exception, except where located in an existing building, shall meet the following requirements:

- (1) Sewer and water. Both public sewer and public water service are required.
- (2) Minimum lot area: Forty thousand (40, 000) square feet.
- (3) Minimum lot width:
 - [a] At street line: One hundred fifty (150) feet.

[b] At front yard setback line: One hundred fifty (150) feet.

(4) Minimum lot depth: One hundred fifty (150) feet.

(5) Minimum yard dimensions:

[a] Side yard, each side: Ten (10) feet; subject to Section 2407. 5.A.(2).(a)

Which requires an increased setback with an increase in height when adjacent to a residential use or residential district.

[b] Rear yard: Twenty (20) feet; subject to Section 2407. 5.A.(2).(a) which requires an increased setback with an increase in height when adjacent to a residential use or residential district.

[c] Perimeter buffer, rear and side yards: Ten (10) feet.

(6) Minimum open area: Twenty (20) percent.

(7) All pedestrian and vehicular traffic patterns shall be located in a manner that reduces or eliminates potential hazards to the people utilizing the facility.

6. Design Requirements.

A. All subdivision, land development, and redevelopment within the T -Zone Overlay shall comply with the design standards in Appendix A.

B. All subdivision, land development and redevelopment shall be consistent with the applicable transformation concepts in Appendix B.

C. All subdivision, land development and redevelopment shall be consistent with the applicable design standards in Appendix C.

D. All subdivision, land development and redevelopment shall be consistent with the applicable best practices in Appendix D.

E. All subdivision, land development and redevelopment shall comply with Article XVIII. Signs, Article XX. Off -Street Parking and Loading, Article XXI. Accessory Uses, Article XXII. General Regulations, and Article XXV. Performance Regulations.

F. Mixed -use buildings that provide apartments or office uses over ground -floor commercial uses are strongly encouraged. Any use proposed in a mixed -use

building shall be a permitted use within the overlay or underlying zoning district.

G. The street and alley network shall maintain blocks that emulate those found in northern Lancaster City, south of the T- 6 Urban Transition Overlay. Existing streets and alleys shall be extended, where feasible.

H. For residential or mixed - use development, common open space areas shall be provided in accordance with Appendix A.

SECTION 2408. D-R RETROFIT OVERLAY AREA

1. Permitted uses:

- A. Uses permitted per the underlying zoning district continue to be permitted in the overlay.
- B. Offices, professional.
- C. Community facilities.
- D. Office, medical and dental.
- E. Banks and financial institutions, whether or not in combination with offices.
- F. Full-service hotels.
- G. Limited-service hotels.
- H. Commercial recreation facilities.
- I. Laboratories for research and development.
- J. Educational institutions.
- K. Warehousing and mini warehousing facilities.
- L. Public parks and public recreation areas.
- M. Public utility installations.
- N. Veterinarian offices. (See Section 2513)
- O. Temporary retail sales. (See Section 2517)
- P. Holiday tree sales. (See Section 2518)
- Q. Accessory buildings and uses customarily incidental to the above permitted uses.

2. Area and bulk regulations:

- A. Maximum building height: Forty-five (45) feet, except that buildings shall be permitted to increase the maximum height to sixty (64) feet with the purchase of transferable development rights in accordance with Article XXVI. However, all structures are subject to Section 2208 and Section 2214 of this ordinance. Such height increase may be permitted in accordance with the following:
- (1) No height increase shall be permitted within one hundred fifty (150) feet of residentially zoned district or within one hundred fifty (150) feet of the T-4 Urban Neighborhood Overlay, except where adjacent buildings in the T-4 Urban Neighborhood Overlay have been built to the maximum permitted height;
 - (2) The perimeter buffer area shall be increased by one (1) foot along the side and rear yards for each additional five (5) feet of height, or fraction thereof, above forty-five (45) feet;
 - (3) Any floor area above the fifth story shall be set back an additional ten (10) feet from the build-to line.
- B. Build-to line.
- (1) A build-to line shall be established for each development, or for each block within the development, so long as the build-to line becomes shallower with more intensely developed blocks. Such build-to line shall fall within the range of fifteen (15) feet to twenty-five (25) feet for all uses.
 - (2) In the case of infill properties, the build-to line for new principal structures shall be equal to or less than the front yard setback of the principal buildings on adjacent parcels, but shall not exceed the maximum of twenty-five (25) feet, except that the setbacks listed in Section 2213 shall only apply to Fruitville Pike, Manheim Pike, Route 30, Route 222, and Oregon Pike north of Route 30.
 - (3) In the case of an existing nonconforming building that cannot meet the build-to line, a fence, hedge or wall shall be constructed along the build-to line in order to maintain the street wall.

- C. Maximum building length. No building, other than elementary and secondary schools, shall exceed two hundred fifty (250) feet in length; provided, however, that:
 - (1) There must be a visual break in the building facade every seventy-five (75) feet. Such break shall consist of, as a minimum, a two (2) foot recess or projection projecting from the building for a linear distance of fifteen (15) feet along the façade; or at least a thirty (30) degree angle of deflection of the building's center line. Such break shall extend the entire height of the building. Color and texture variations may accompany the above facade treatments.
 - (2) The maximum length may be increased to a length of four hundred (400) feet with the purchase of transferable development rights in accordance with Article XXVI.
 - (3) Accessory buildings associated with elementary secondary schools shall have a maximum length of 250 feet.
 - D. Building Size – Unless otherwise specified, in accordance with the underlying zoning district, other than accessory buildings associated with elementary and secondary schools which shall have a maximum building footprint of 20,000 square feet.
3. Design requirements.
- A. All subdivision, land development, and redevelopment within the T-Zone Overlay shall comply with the design standards in Appendix A.
 - B. All subdivision, land development and redevelopment shall be consistent with the applicable transformation concepts in Appendix B.
 - C. All subdivision, land development and redevelopment shall be consistent with the applicable design standards in Appendix C.
 - D. All subdivision, land development and redevelopment shall be consistent with the applicable best practices in Appendix D.

SECTION 2409. D-A AIRPORT OVERLAY AREA

1. Purpose. The purpose of this overlay is to permit and encourage the development of uses dependent upon, supportive of, or related to air transportation and the aviation industry at the Lancaster Airport. This overlay is intended to provide for the efficient layout and operation of the airport, including facilities for commercial airline operations, air cargo, general aviation, instruction, and an appropriate range of retail and service uses that serve airport customers; permit transportation-related and operations-related activities; and permit limited industrial uses that are compatible with and/or supportive of the Lancaster Airport to locate within the immediate vicinity. All regulations of the Airport Safety Zones in Section 2214 shall apply throughout the overlay.
2. Permitted uses.
 - A. Uses permitted in the underlying zoning district continue to be permitted in the overlay district.
 - B. The following uses shall be permitted throughout the D-A Airport Overlay as a use by right:
 - (1) Agricultural use and necessary buildings.
 - (2) Airports (underlying I-3 District only).
 - (3) Industrial activities involving processing, production, repair, or testing and conversion, assembly, and nontoxic chemical operations.
 - (4) Laboratories for research and development.
 - (5) Limited-service hotel.
 - (6) Public parks and public recreation areas.
 - (7) Public utility installations.
 - (8) Warehousing, mini warehousing and distribution facilities.
 - (9) Educational institutions that support the aviation industry, such as aviation technical schools.

- (11) Public or commercial service establishments that support the aviation industry, such as security services and inspection facilities.
 - (12) Business or industrial uses that are related to aviation and require direct access to an airport facility or aviation services, including assembly or sale of aircraft, air frames, aircraft engines, aircraft parts or associated components, radios or navigational equipment, and similar products or services; aircraft maintenance and repairs; and aviation service facilities.
 - (13) Retail sales as an accessory use to the permitted industrial activities, where such sales are limited to a maximum of ten (10) percent of the total gross floor area of such activity, excluding motor vehicle service stations that are open to the public, motor vehicle sales, and adult establishments.
 - (14) Commercial recreation facilities.
 - (15) Accessory buildings and uses customarily incidental to the above permitted uses.
- C. The following uses shall be permitted throughout the overlay as a use by special exception:
- (1) Aviation-related dormitories.
 - (2) Banks and financial institutions.
 - (3) Parking structures and decks.
 - (4) Community clubs in existing movie theaters. (See Section 2520)
 - (5) Day-care center as an accessory use to any of the uses by right.
 - (6) Laundromat/laundry services.
 - (7) Offices, professional.
 - (8) Offices, medical and dental.
 - (9) Restaurants without drive through service but with or without outdoor dining. (See Section 2526)
 - (10) Retail service establishments, such as auto rental and travel agencies, and motor vehicle service stations.
 - (11) Retail sales within an airport, provided that supermarkets, motor vehicle sales buildings, and adult establishments are not provided.
 - (12) Theater churches. (See Section 2519)
 - (13) Convenience store within an airport property.
 - (14) Accessory buildings and uses customarily incidental to the above special exception use.

(15) Conference / Event Center (underlying I-3 District only).

(16) Market.

3. Area and bulk regulations:

- A. Sewer and water. Both public sewer and public water service are required for all uses other than agricultural uses.
- B. Maximum building height: Thirty (35) feet, except that all structures are subject to Section 2208 and Section 2214 of this ordinance, and the maximum building height may be increased to a maximum height of fifty-five (55) feet with the purchase of transferable development rights in accordance with Article XXVI. Where such height increase may be permitted, it shall be in accordance with the following:
 - (1) No structure within one hundred fifty (150) feet of residentially zoned land shall exceed three stories or thirty-five (35) feet in height.
 - (2) The perimeter buffer shall be increased to a minimum of twenty-five (25) feet along the side and rear yards and fifty (50) feet when adjacent to a residential use or zone.
- C. Build-to line - Except as listed below, buildings shall be placed along a build-to line that falls within the range of fifteen (15) feet to twenty-five (25) feet for all uses:
 - (1) Where Section 2213 requires a greater setback, then such setback shall apply.
 - (2) Where the principal use of a site is an airport, then a building setback of fifty (50) feet shall apply to all property lines.
 - (3) In the case of an existing nonconforming building that cannot meet the build-to line, a fence, hedge or wall shall be constructed along the build-to line in order to maintain the street wall.
- D. Maximum building length. No building shall exceed two hundred fifty (250) feet in length unless otherwise provided in this ordinance; provided, however, that:
 - (1) There must be a visual break in the building facade every seventy-five (75) feet. Such break shall consist of, as a minimum, a two (2) foot recess or projection projecting from the building for a linear distance of fifteen (15) feet along the façade; or at least a thirty (30) degree angle of deflection of the building's center line. Such break shall extend the entire height of the building. Color and texture variations may accompany the above facade treatments.
 - (2) The maximum length may be increased to a length of four hundred (400) feet with the purchase of transferable development rights in accordance with Article XXVI.
- E. Minimum lot requirements:
 - (1) Agricultural uses. (See Section 605.2.A)

- (2) Airports:
 - [a] Minimum lot area: Ten (10) acres.
 - [b] Minimum lot width: Three hundred (300) feet.
 - [c] Minimum lot depth: Three hundred (300) feet.
 - [d] Minimum yard dimensions:
 - [i] Front yard: Fifty (50) feet. (See Section 2213)
 - [ii] Side yard, each side: Fifty (50) feet; however, if the lot is adjacent to a residential district, the side yard shall be seventy-five (75) feet on the side contiguous with the residential district.
 - [iii] Rear yard: Fifty (50) feet; however, if the lot is adjacent to a residential district, the rear yard shall be seventy (75) feet along the side contiguous with the residential district.
 - [iv] Perimeter buffer: Ten (10) feet; however, for any lot adjacent to a residential district, the perimeter buffer shall be twenty (20) feet wide on all sides contiguous with the residential district.
 - [e] Minimum open area: Eighty (80) percent.
- (3) Banks and financial institutions, restaurants, day-care centers:
 - [a] Minimum lot area: Twenty thousand (20,000) square feet.
 - [b] Minimum lot width:
 - [i] At street line: One hundred (100) feet.
 - [ii] At front yard setback line: One hundred (100) feet.
 - [c] Minimum lot depth: One hundred fifty (150) feet.
 - [d] Minimum yard dimensions:
 - [i] Front yard: Fifty (50) feet. (See Section 2213)
 - [ii] Side yard, each side: Twenty (25) feet; provided, however, that if the lot is adjacent to a residential district, the side yard shall be seventy (75) feet on the side contiguous with the residential district.
 - [iii] Rear yard: Twenty-five (25) feet; however, if the lot is adjacent to a residential district, the rear yard shall be seventy-five (75) feet along the side contiguous with the residential district.
 - [iv] Perimeter buffer: Twenty (20) feet.
 - [e] Minimum open area: Twenty (20) percent.
- (4) Other retail sales within the D-A Airport Overlay.

- [a] Separate structures for retail use shall be limited to fifteen thousand (15,000) square feet.
 - [b] Retail sales as part of structures containing other uses shall not exceed fifteen thousand (15,000) square feet.
 - [c] The total floor area of retail sales within an airport boundary shall be limited to ten (10) percent of the total floor area of all buildings located within the airport boundary.
- (5) Convenience stores within an airport property.
- [a] Minimum lot area: Forty thousand (40,000) square feet.
 - [b] Minimum lot width:
 - [i] At street line: One hundred (100) feet.
 - [ii] At front yard setback line: One hundred (100) feet.
 - [c] Minimum lot depth: One hundred fifty (150) feet.
 - [d] Minimum yard dimensions:
 - [i] Front yard: Fifty (50) feet. (See Section 2213)
 - [ii] Side yard, each side: Twenty (25) feet.
 - [iii] Rear yard: Twenty-five (25) feet.
 - [iv] Perimeter buffer: Ten (10) feet.
 - [e] Minimum open area: Twenty (20) percent.
 - [f] Maximum building footprint for a convenience store shall be limited to seven thousand (7,000) square feet.
 - [g] Vehicle fuel dispensing facilities shall be limited to a maximum of 16 fuel dispensers under a single canopy.
 - [h] Convenience stores shall have a minimum of one access from an arterial legislative street route as identified by the Township.
 - [i] No more than one convenience store shall be permitted within an airport property. Airport property shall mean all land within the tract presently containing an airport as existing of July 8, 2013, without regard to any future reduction/diminution of such parent tract by subsequent subdivision or sale of any part thereof, and shall include any future land acquisitions or additions to such parent tract, so that the single convenience store which may be permitted as a special exception on such parent tract shall be the sole and only convenience store which may be permitted on the parent tract or any remaining balance thereof following any subdivision or sale of any part thereof and any increase thereof following future additions thereto.

- [j] Accessory buildings and uses customarily incidental to the convenience store use, including but not limited to, vehicle fuel canopies, pumps, and carwash, shall have a maximum building height of thirty-five (35) feet and all minimum yard dimensions shall be in accordance with Section 2409.3.E.(5).(d).
- (6) Community clubs in existing movie theaters. Such uses shall comply with the requirements of Section 2520.
- (7) Theater churches. Such uses shall comply with the requirements of Section 2519.
- (8) Public parks and public recreation areas:
 - [a] Minimum lot area: none.
 - [b] Minimum lot width: 50 feet.
 - [c] Minimum lot depth: none.
 - [d] Minimum yard dimensions:
 - [i] Front yard: 25 feet. (See Section 2213)
 - [ii] Side yard, each side: 20 feet.
 - [iii] Rear yard: 35 feet.
 - [iv] Minimum open area: none.
- (9) Public utility installations:
 - [a] Minimum lot area: none.
 - [b] Minimum lot width: none.
 - [c] Minimum lot depth: none.
 - [d] Minimum yard dimensions:
 - [i] Front yard: 25 feet. (See Section 2213)
 - [ii] Side yard, each side: 12 feet.
 - [iii] Rear yard: 12 feet.
 - [e] Minimum open area: none.
 - [f] Landscaping and screening. (See Section 2512 and Section 2513)
- (10) Commercial recreation facilities and Conference / Event Centers in I-3 zoning district:
 - [a] Sewer and water. Both public sewer and public water service are required.
 - [b] Minimum lot area: 40,000 square feet.

- [c] Minimum lot width:
 - [i] At street line: 150 feet.
 - [ii] At front yard setback line: 150 feet.
 - [d] Minimum lot depth: 150 feet.
 - [e] Minimum yard dimensions:
 - [i] Front yard: 50 feet, unless otherwise specified in the applicable T-Zone Overlay or Section 2213.
 - [ii] 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.
 - [iii] 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.
 - [f] Minimum open area: Twenty (20%).
 - [g] Landscaping and screening. (See Section 2512 and Section 2513)
 - [h] Perimeter buffer: 20 feet.
 - [i] Length of building: 300'.
- (11) Other permitted uses by right and by special exception:
- [a] Minimum lot area: Forty thousand (40,000) square feet.
 - [b] Minimum lot width:
 - [i] At street line: One hundred (100) feet.
 - [ii] At front yard setback line: One hundred (100) feet.
 - [c] Minimum lot depth: One hundred fifty (150) feet.
 - [d] Minimum yard dimensions:
 - [i] Front Yard: 50 feet. (See Section 2213)
 - [ii] Side yard, each side: Twenty (25) feet; provided, however, that if the lot is adjacent to a residential district, the side yard shall be seventy-five (75) feet on the side contiguous with the residential district.
 - [iii] Rear yard: Twenty-five (25) feet; provided, however, that if the lot is adjacent to a residential district, the rear yard shall be seventy (75) feet along the side contiguous with the residential district.
 - [iv] Perimeter buffer: Ten (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.

- [e] Minimum open area: Twenty (20) percent.
 - [f] Markets shall have a minimum of one access point from an arterial legislative street route as identified by the Township
 - [g] No more than one Market shall be permitted within an airport property. Airport property shall mean all land within the tract presently containing an airport as existing of July 8, 2013, without regard to any future reduction/ diminution of such parent tract by subsequent subdivision or sale of any part thereof, and shall include any future land acquisitions or additions to such parent tract, so that the single Market which may be permitted by special exception on such parent tract shall be the sole and only Market which may be permitted on the parent tract or any remaining balance thereof following any subdivision or sale of any part thereof and any increase thereof following future additions thereto.
4. Fencing. Fencing shall be provided as required by the FAA, the Department of Homeland Security, or the Transportation Security Administration.
 5. Screening. See Section 2512 and Section 2513.
 6. Design requirements.
 - (1) All subdivisions, land development, and redevelopment within the T-Zone Overlay shall comply with the Design Standards in Appendix A.
 7. Supplemental regulations. The uses in this overlay are also subject to applicable regulations contained in the following articles:
 - A. Article XVIII, Signs.
 - B. Article XX, Off-Street Parking and Loading.
 - C. Article XXI, Accessory Uses.
 - D. Article XXII, General Regulations.
 - E. Article XXVI, Transfer of Development Rights (TDR).
 - D. Article XXV, Performance Standards.

SECTION 2410. D-C CORRIDOR OVERLAY AREA

1. Permitted uses.
 - A. Uses shall be permitted in accordance with the underlying zoning district.
2. Area and bulk regulations:
 - A. Maximum building height: Thirty-five (35) feet, except that buildings shall be permitted to increase the maximum height to fifty-five (55) feet with the purchase of transferable development rights in accordance with Article XXVI. However, all structures are subject to Section 2208 and Section 2214 of this ordinance. Such height increase may be permitted in accordance with the following:
 - (1) No height increase shall be permitted within one hundred fifty (150) feet of residentially zoned land;
 - (2) No height increase shall be permitted unless the building is within three hundred (300) feet of the D-R Corridor Overlay;
 - (3) The perimeter buffer shall be increased by one (1) foot for each additional foot of height along the side and rear yards.
 - B. Build-to line.
 - (1) A build-to line shall be established for each development, or for each block within the development, so long as the build-to line becomes shallower with more intensely developed blocks. Such build-to line shall fall within the range of fifteen (15) feet to twenty-five (25) feet for all uses.
 - (2) In the case of infill properties, the build-to line for new principal structures shall be equal to or less than the front yard setback of the principal buildings on adjacent parcels, but shall not exceed the maximum of twenty-five (25) feet, except that the setbacks listed in Section 2213 shall apply.
 - (3) In the case of an existing nonconforming building that cannot meet the build-to line, a fence, hedge or wall shall be constructed along the build-to line in order to maintain the street wall.
 - C. Maximum building length. No building shall exceed one hundred fifty (150) feet in length; provided, however, that:
 - (1) There must be a visual break in the building facade every seventy (75) feet. Such break shall consist of, as a minimum, a two (2) foot recess or projection projecting from the building for a linear distance of fifteen (15) feet along the façade; or at least a thirty (30) degree angle of deflection of the building's center line. Such break shall extend the entire height of the building. Color and texture variations may accompany the above facade treatments.
 - (2) The maximum length may be increased to a length of two hundred fifty (250) feet with the purchase of transferable development rights in accordance with Article XXVI.

3. Design requirements.
 - A. All subdivision, land development, and redevelopment within the T-Zone Overlay shall comply with the design standards in Appendix A.
 - B. All subdivision, land development and redevelopment shall be consistent with the applicable transformation concepts in Appendix B.
 - C. All subdivision, land development and redevelopment shall be consistent with the applicable design standards in Appendix C.
 - D. All subdivision, land development and redevelopment shall be consistent with the best practices in Appendix D.
4. Supplemental Regulations.
 - A. Article XVIII, Signs.
 - B. Article XX, Off-Street Parking and Loading.
 - C. Article XXI, Accessory Uses.
 - D. Article XXII, General Regulations.
 - E. Article XXVI, Transfer of Development Rights (TDR).
 - F. Article XXV, Performance Standards.