

Township of Manheim

Uses Within Residential Districts

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

KEY:

X = Right

SE = Special exception

C = Conditional

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

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

ARTICLE VIII. RESIDENTIAL DISTRICT R-2 (Amended by Ordinance 2021-04, dated June 28, 2021, Ordinance 2024-01, dated 01/22/2024)

SECTION 801. PURPOSE

It is the purpose of this district to maintain existing residential areas and to allow for development of those areas which have public water and public sewer facilities.

SECTION 802. USES BY RIGHT

Uses by right shall be as follows:

1. Agricultural, horticulture, hydroponic uses and necessary buildings, including farm dwellings and structures related to the tilling of the land, the raising of farm products, the raising and keeping of horses, cattle, alpacas, llamas, emus and other livestock, the raising of poultry and poultry products, and the sale of farm products produced on-site and sold on a retail basis in accordance with Section 2503.
2. Single-family detached dwellings.
3. Single-family semidetached dwellings.
4. Public parks and public recreation areas.
5. Forestry.
6. Home occupation, minor.
7. No-impact home-based business.
8. Municipal Uses.
9. Regional Stormwater Facility.
10. Accessory buildings and uses customarily incidental to the above permitted uses.

SECTION 803. 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. Houses of worship.
2. Elementary and secondary schools.
3. Conversion of a single-family detached farm dwelling.
4. Golf courses.
5. Bed-and-breakfast establishments.
6. Accessory dwelling unit.
7. Home occupation, major.

8. Conversion of large nonresidential building. (See Section 2530)
9. Accessory uses and structures customarily incidental to the above special exception uses.

SECTION 804. CONDITIONAL USES

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

1. Planned residential developments.
2. Public utility installations.
3. Community clubs.
4. Telecommunications towers, attached.
5. Farm related occupations.
6. Agritourism.
7. Farmhouse rental on a residual farm.
8. Accessory uses and structures customarily incidental to the above conditional uses.

SECTION 805. AREA AND BULK REGULATIONS FOR PRINCIPAL BUILDINGS AND USES PERMITTED BY RIGHT

1. Maximum building height: 35 feet, unless otherwise specified in the applicable T-Zone Overlay; however, all structures are subject to Section 2208 and Section 2214 of this ordinance.
2. Minimum lot requirements:
 - A. Agricultural uses or forestry: Such uses shall comply with the requirements of Section 2503.
 - (1) Minimum lot area: 10 acres.
 - (2) Minimum lot width: none.
 - (3) Minimum lot depth: none.
 - (4) Minimum yard dimensions:
 - [a] Front yard:
 - [i] Farm dwelling: 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 from all property lines.

[c] Rear yard:

[i] Farm dwelling: 35 feet.

[ii] Agribusiness structures, feedlots and manure storage: 100 feet from the property line and 200 feet from existing dwellings on adjacent property.

[iii] Other permanent structures: 75 feet.

(5) Minimum open area: 75%.

(6) Sale of farm and/or garden products on a retail basis. Such uses shall comply with the requirements of Section 2503.1.

B. Single-family detached dwellings.

(1) Permitted lots.

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

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

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

(2) In those areas of the district where public water and public sewer are not provided or where only public water or public sewer exists, lots which are permitted as stated in Section 805.2.B(1)[a] are subject to the following:

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

- [b] Minimum lot width:
 - [i] At street line: 100 feet.
 - [ii] At front yard setback line: 150 feet.
 - [c] Minimum lot depth: 200 feet.
 - [d] Minimum yard dimensions:
 - [i] Front yard: 25 feet. (See Section 2213)
 - [ii] Side yard, each side: 12 feet.
 - [iii] Rear yard: 35 feet.
 - [e] Minimum open area: 80%.
- (3) In those areas of the district where both public water and public sewer are provided, lots are permitted as follows:
- [a] Minimum lot area: 15,000 square feet.
 - [b] Minimum lot width:
 - [i] At street line: 60 feet.
 - [ii] At front yard setback line: 100 feet.
 - [c] Minimum lot depth: 150 feet.
 - [d] Minimum yard dimensions:
 - [i] Front yard: 25 feet, unless otherwise specified in the applicable T-Zone Overlay or Section 2213.
 - [ii] Side yard, each side: 15 feet.
 - [iii] Rear yard: 35 feet.
 - [e] Minimum open area: 50%.
- (4) In those areas of the district where both public water and public sewer are provided and a proposed development utilizes transferable development rights in accordance with Article XXVI, Transfer of Development Rights (TDR), of this ordinance, lots are permitted as follows:
- [a] Minimum lot area: 7,500 square feet.
 - [b] Minimum lot width:
 - [i] At street line: 45 feet.
 - [ii] At front yard setback line: 75 feet.
 - [c] Minimum lot depth: 100 feet.
 - [d] Minimum yard dimensions:
 - [i] Front yard: 25 feet, unless otherwise specified in the applicable

T-Zone Overlay or Section 2213.

[ii] Side yard: 8 feet.

[iii] Rear yard: 25 feet.

[e] Minimum open area: 40%.

C. Single-family semidetached dwellings.

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

[a] Minimum lot area: 10,000 square feet per unit.

[b] Minimum lot width (per unit):

[i] At street line: 50 feet per unit.

[ii] At front yard setback line: 60 feet.

[c] Minimum lot depth: 100 feet.

[d] Minimum yard dimensions:

[i] Front yard: 25 feet, unless otherwise specified in the applicable T-Zone Overlay or Section 2213.

[ii] Side yard: eight feet (one side yard per unit).

[iii] Rear yard: 25 feet. [e] Minimum open area: 35% per unit.

(2) In those areas of the district where both public water and public sewer are provided and a proposed development utilizes transferable development rights in accordance with Article XXVI, Transfer of Development Rights (TDR), of this ordinance, lots are permitted as follows:

[a] Minimum lot area: 5,000 square feet per unit.

[b] Minimum lot width (per unit):

[i] At street line: 35 feet.

[ii] At front yard setback line: 35 feet.

[c] Minimum lot depth: 100 feet.

[d] Minimum yard dimensions:

[i] Front yard: 25 feet, unless otherwise specified in the applicable T-Zone Overlay or Section 2213.

[ii] Side yard: eight feet (one side yard per unit).

[iii] Rear yard: 25 feet.

[e] Minimum open area: 30% per unit.

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: 35 feet. (See Section 2213)
 - [b] Side yard, each side: 20 feet.
 - [c] Rear yard: 35 feet.
 - (5) Minimum open area: none.
- E. Home occupation, minor. Such use shall comply with the requirements of Section 2110.

SECTION 806. AREA AND BULK REGULATIONS FOR PRINCIPAL BUILDINGS AND USES PERMITTED BY SPECIAL EXCEPTION

- 1. Maximum building height: 35 feet, unless otherwise specified in the applicable T-Zone Overlay; however, all structures are subject to Section 2208 and Section 2214 of this ordinance.
- 2. Minimum lot requirements:
 - A. Houses of worship:
 - (1) Sewer and water. Both public sewer and public water service are required.
 - (2) Minimum lot area: 5 acres.
 - (3) Minimum lot width:
 - [a] At street line: 100 feet.
 - [b] At front yard setback line: 150 feet.
 - (4) Minimum lot depth: 200 feet.
 - (5) Minimum yard dimensions:
 - [a] Front yard: 35 feet, unless otherwise specified in the applicable T-Zone Overlay or Section 2213.
 - [b] Side yard, each side: 50 feet.
 - [c] Rear yard: 50 feet.
 - (6) Minimum open area: 50%.
 - (7) Landscaping and screening. (See Section 2512 and Section 2513)
 - B. Elementary and secondary schools:
 - (1) Sewer and water. Both public sewer and public water service are required.
 - (2) Minimum lot area: 10 acres.

- (3) Minimum lot width:
 - [a] At street line: 100 feet.
 - [b] At front yard setback line: 150 feet.
- (4) Minimum lot depth: 200 feet.
- (5) Minimum yard dimensions:
 - [a] Front yard: 35 feet, unless otherwise specified in the applicable T-Zone Overlay or Section 2213.
 - [b] Side yard, each side: 50 feet.
 - [c] Rear yard: 50 feet.
- (6) Minimum open area: 65%.
- C. Golf courses:
 - (1) Minimum lot area: 100 acres for an eighteen-hole course or 50 acres for a nine-hole course.
 - (2) Minimum lot width: 50 feet.
 - (3) Minimum lot depth: none.
 - (4) Minimum yard dimensions:
 - [a] Front yard: 35 feet. (See Section 2213)
 - [b] Side yard, each side: 50 feet.
 - [c] Rear yard: 50 feet.
 - (5) Minimum open area: 80%.
 - (6) Landscaping and screening. (See Section 2512 and Section 2513)
- D. Bed-and-breakfast establishments. Such uses shall comply with the requirements of Section 2505.
- E. Accessory dwelling units. Such uses shall comply with the requirements of Section 2515.
- F. Home occupation, major. Such uses shall comply with the requirements of Section 2110.
- G. Conversion of large nonresidential building.
 - (1) The conversion shall not require compliance with current setback, coverage or other lot and area requirements of the ordinance, subject to meeting the following:
 - [a] Any existing non-conformity shall not be increased without variance approval.
 - [b] Subdivision or land development approval is not otherwise required.

(2) Any permitted additions shall comply with the following:

[a] Minimum yard dimensions:

[i] Front yard: 25 feet, unless otherwise specified in the applicable T-Zone Overlay or Section 2213.

[ii] Side yard: each side: 50 feet; and

[iii] Rear yard: 50 feet

[b] Minimum open area: 50%

[c] Landscaping and screening. (See Section 2512 and Section 2513)

H. Conversion of a single-family detached farm dwelling which existed at the date of enactment of Ordinance 1990-25, dated December 10, 1990:

(1) Conversion into a two-family dwelling.

(2) Lot Area: The lot shall contain a minimum of 20,000 square feet for each of the dwelling units when public sewer and water is provided. The minimum lot size shall be increased if public sewer or public water is not provided and subject to PADEP approval.

(3) Parking: Adequate off-street parking shall be provided in accordance with Article XX.

(4) An approved method of sewage disposal shall be installed or if one exists verification that the system is functioning and adequate for the intended flows.

(5) There shall be no extension of the building other than as may be required for access or for safety.

SECTION 807. AREA AND BULK REGULATIONS FOR PRINCIPAL BUILDINGS AND USES PERMITTED BY CONDITION

1. Planned residential developments. Such uses shall comply with the requirements of Article XIX, Planned Residential provisions.

2. Public utility installations:

A. Minimum lot area: none.

B. Minimum lot width: none.

C. Minimum lot depth: none.

D. Minimum yard dimensions:

(1) Front yard: 25 feet. (See Section 2213)

(2) Side yard, each side: 10 feet.

(3) Rear yard: 10 feet.

- E. Minimum open area: none.
 - F. Landscaping and screening. (See Section 2512 and Section 2513)
3. Community clubs.
- A. Sewer and water. Both public sewer and public water are required.
 - B. Minimum lot area: 10 acres.
 - C. Minimum lot width:
 - (1) At street line: 100 feet.
 - (2) At front yard setback line: 150 feet.
 - D. Minimum lot depth: 200 feet.
 - E. Minimum yard dimensions:
 - (1) Front yard: 25 feet, unless otherwise specified in the applicable T-Zone Overlay or Section 2213.
 - (2) Side yard, each side: 50 feet.
 - (3) Rear yard: 50 feet.
 - F. Minimum open area: 50%.
 - G. Landscaping and screening. (See Section 2512 and Section 2513)
4. Telecommunications towers, attached. Such uses shall comply with the requirements of Section 2516.
5. Farm related occupation. Such uses shall comply with the requirements of Section 2503.2.
6. Agritourism. Such uses shall comply with the requirements of Section 2503.3.
7. Farmhouse rental on a residual. Such use shall comply with the requirements of Section 2531.

SECTION 808. 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.