

ARTICLE VII. RESIDENTIAL DISTRICT R-1 (Amended by Ordinance 2021-04, dated June 28, 2021)

SECTION 701. PURPOSE

It is the purpose of this district to encourage continued agricultural activities in those parts of the Township where agriculture is the predominant use and to provide for controlled expansion of lower-density residential development in those areas where public sewer and water facilities are available.

SECTION 702. USES BY RIGHT

Uses by right shall be as follows:

1. Agricultural 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. Horticultural and hydroponic uses, including temporary and permanent greenhouses, related to the raising, propagating and selling of trees, shrubs, flowers, and other vegetative material and the sale of such products produced on-site and sold in accordance with Section 2503.
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 703. SPECIAL EXCEPTION USES

The following uses are permitted as a special exception when authorized by the Zoning Hearing Board. In granting the 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. Conversion of a single-family detached farm dwelling
2. Kennels for boarding of dogs and other domestic animals.
3. Houses of worship.

4. Elementary and secondary schools.
5. Golf courses.
6. Bed-and-breakfast establishments.
7. Accessory dwelling units.
8. Home occupation, major.
9. Accessory buildings and uses customarily incidental to the above special exception uses.

SECTION 704. CONDITIONAL USES

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

1. Farm related occupation.
2. Planned residential development.
3. Public utility installation.
4. Telecommunications tower, attached.
5. Agritourism.
6. Stables for boarding horses, riding schools and large animal veterinary office.
7. Accessory buildings and uses customarily incidental to the above conditional uses.

SECTION 705. AREA AND BULK REGULATIONS FOR PRINCIPAL BUILDINGS AND USES PERMITTED BY RIGHT

1. Maximum building height: 35 feet; however, farm buildings and farm accessory buildings shall not exceed 85 feet in height measured from grade. 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.

- [ii] Other permanent structures: 75 feet.
 - [b] Side yard:
 - [i] Farm dwelling, each side: 15 feet.
 - [ii] Agribusiness structures, feedlots and manure storage: 100 feet from the property lines 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 lines 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/Lots Permitted
0 to 10 acres	1
11 to 25 acres	2
26 to 45 acres	3
46 to 70 acres	4
71 to 100 acres	5
Over 100 acres	6, plus 1 dwelling unit for every 30 acres over 100 acres

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

considered.

- (2) In those areas of the district where public water and public sewer are not provided, or where only public water or public sewer exists, lots which are permitted as stated in Section 705.2.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: 30 feet. (See Section 2213)
 - [ii] Side yard, each side: 15 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: 20,000 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: 30 feet. (See Section 2213)
 - [ii] Side yard, each side: 15 feet.
 - [iii] Rear yard: 35 feet.
 - [e] Minimum open area: 50%.
- (4) In those area 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: 10,000 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. (See Section 2213)
 - [ii] Side yard: eight feet.
 - [iii] Rear yard: 25 feet.
 - [e] Minimum open area: 40%.
- C. Horticultural and hydroponic uses: 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] Dwelling: 35 feet. (See Section 2213)
 - [ii] Other permanent structures: 75 feet.
 - [b] Side yard:
 - [i] Dwelling, each side: 15 feet.
 - [ii] Other permanent structures: 75 feet from all property lines.
 - [c] Rear yard:
 - [i] Dwelling: 35 feet.
 - [ii] Other permanent structures: 75 feet.
 - (5) Minimum open area: 75%.
- 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. 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.

F. Home occupation, minor. Such uses shall comply with the requirements of Section 2110.

SECTION 706. AREA AND BULK REGULATIONS FOR PRINCIPAL BUILDINGS AND USES PERMITTED BY SPECIAL EXCEPTION

1. Maximum building height: 35 feet; however, all structures are subject to Section 2208 and Section 2214 of this ordinance.

2. Minimum lot requirements:

A. Kennels:

(1) Minimum lot area: 5 acres.

(2) Minimum lot width:

[a] At street line: 100 feet.

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

(3) Minimum lot depth: 200 feet.

(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: 75%.
- (6) Landscaping and screening. (See Section 2512 and Section 2513)

B. 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. (See 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)

C. Elementary and secondary schools:

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- (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. (See Section 2213)
 - [b] Side yard, each side: 50 feet.
 - [c] Rear yard: 50 feet.
 - (6) Minimum open area: 65%.

D. 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)
- E. Bed-and-breakfast establishments. Such uses shall comply with the requirements of Section 2505.
- F. Accessory dwelling units. Such uses shall comply with the requirements of Section 2515.
- G. Home occupation, major. Such uses shall comply with the requirements of Section 2110.

SECTION 707. AREA AND BULK REGULATIONS FOR PRINCIPAL BUILDINGS AND USES PERMITTED BY CONDITION

- 1. Farm related occupation. Such uses shall comply with the requirements of Section 2503.2.
- 2. Agritourism. Such uses shall comply with the requirements of Section 2503.3.
- 3. Stables for boarding horses, riding schools and large animal veterinary office:
 - A. Minimum lot width:
 - [a] At street line: 100 feet.
 - [b] At front yard setback line: 100 feet.
 - B. Minimum lot depth: 200 feet.
 - C. Minimum yard dimensions:
 - [a] Front yard: 35 feet. (See Section 2213)
 - [b] Side yard, each side: 50 feet.
 - [c] Rear yard: 50 feet.
 - D. Minimum open area: 75%.
 - E. Landscaping and screening. (See Section 2512 and Section 2513)
 - F. Such uses shall comply with the requirements of Section 2503.6.
- 4. Planned residential development. Such uses shall comply with Article XIX.
- 5. 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)
6. Telecommunication tower, attached. Such uses shall comply with the requirements of Section 2516.

SECTION 708. 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.

Township of Manheim

Uses Within Residential Districts

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

KEY:

X = Right

SE = Special exception

C = Conditional

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

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