Appendix A: Form-based Code

General Manual of Written and Graphic Design Standards
Manheim Township- Lancaster County, PA
[Amended 11-27-2023 by Ord. No. 2023-16]

Index and Applicability

Design Element		***District/Development Option***						
		PRD	*T-4*	*T-5*	*T-6*	*D-R*	*D-C*	*D-A*
1.	Overall Goals	X	X	X	X	X	X	X
2	Blocks	X	X	X	X			X
3	Building Height	X	X	X	X	X	X	X
4	Building Location	X	X	X	X	X	X	
5	Common Open Space	X		X				
	- Greens, Squares and Plazas	X		X				
6	Dwelling Unit Mix	X						
7	Garages, Private	X	X	X	X			
8	Main Street	X						
9	Anchor Store Lot Diagram	X		X	X	X		
10	Commercial with Drive through Lot Diagram	X		X	X	X	X	X
11	Convenience Store with Gas Station Lot Diagram	X		X	X	X	X	X
12	Parking Structures/Decks	X			X	X		X
13	Parking Location	X	X	X	X			
14	Pedestrian Circulation and Connectivity	X	X	X	X	X	X	X
15	Streets, Alleys & Blocks	X	X	X	X	X	X	X
16	Streetscape and Street Wall	X	X	X	X	X	X	X

X = Design Standards shall apply where the design element is proposed (i.e., if a parking structure is not proposed as part of the PRD, the design standards are not applicable.

Overall Goals

Legislative Intent

1.2 This Manual is intended to comply with Section 708-A of the Pennsylvania Municipalities Planning Code entitled: Manual of Written and Graphic Design Guidelines.

1.3 This Manual is intended to help protect and enhance the character of Manheim Township and promote preferred development types.

1.4 This Manual is intended to depict and illustrate the Form-Based concepts listed under Applicability.

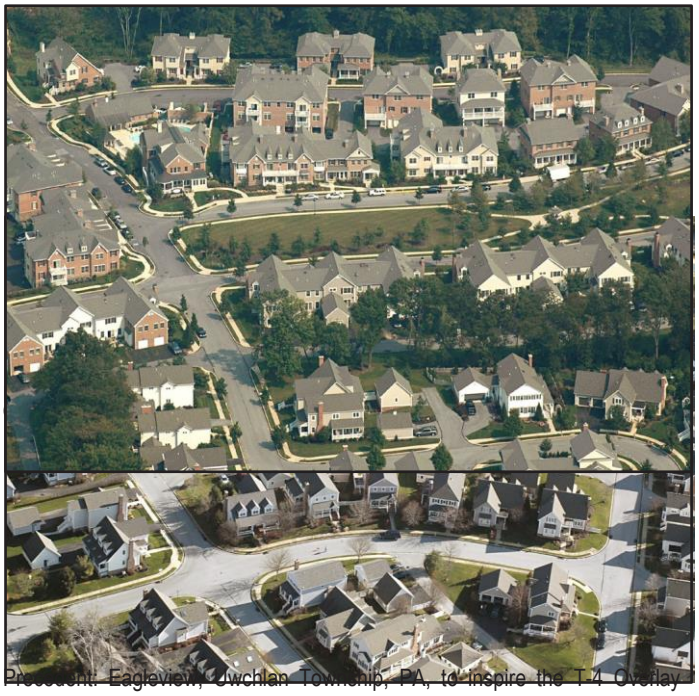
Design Standards

1.5 This Manual shall be applied to the T-4, T-5, T-6, and D-R Overlay Districts as well as the PRD development option, as specified in the applicability chart and within each district.

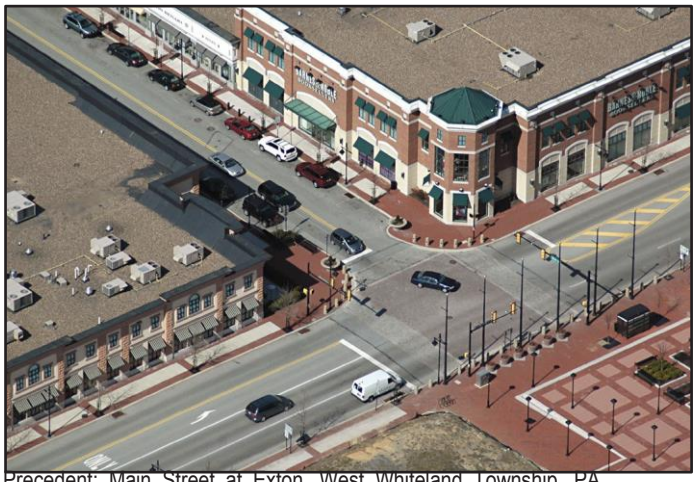
1.6 This Manual shall be utilized to plan, design, construct and maintain buildings, structures, streetscapes, and other landscapes.

1.7 The Form-Based Concepts depicted in the places, spaces, buildings, and streetscapes shown in this Manual shall be emulated.

1.8 This Manual shall be used in conjunction with the full text of this Chapter and that of the Subdivision and Land Development Ordinance.



Precedent: Eagleview, Uwchlan Township, PA, to inspire the T-4 Overlay.



Precedent: Main Street at Exton, West Whiteland Township, PA, to inspire the D-R Overlay District.

Blocks

Legislative Intent

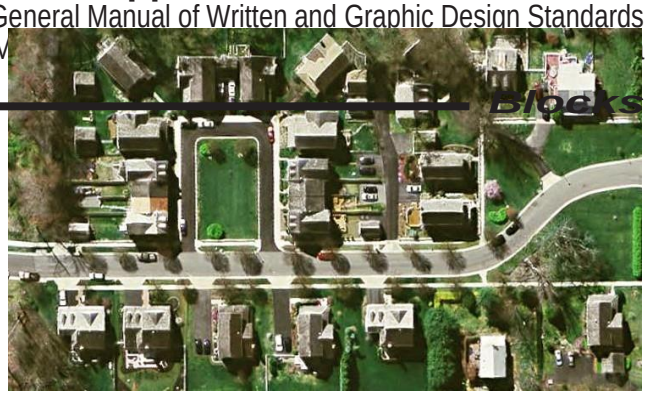
2.1 Blocks are intended to be short, generally rectilinear in shape, and formed by Streets and Alleys.

Design Standards

2.2 A maximum perimeter length for blocks shall be provided by T-Zone Overlay Districts or the PRD provisions.

2.3 Where it is infeasible for block compliance with these dimensional requirements due to natural resource constraints or existing street alignments, a mid-block walkway shall be provided to connect streets which form the block's perimeter.

PRD



T-4

Wyndcrest, Sandy Spring, MD. A precedent for the T-3 District.

The Kentlands, Gaithersburg, MD. A precedent for the T-4 District.

T-4/T-5

Lantern Hill, Doylestown Borough, PA. A precedent for the T-5 District.

Eagleview Town Center, PA. A precedent for the T-5 District.

T-5/T-6

Building Height

Legislative Intent

3.1 Building Height is intended to vary by T-Zone Overlay District.

3.2 Higher building heights are intended to induce more efficient land use while providing opportunities for a mix of uses and providing in certain situations incentives for Transferable Development Rights (TDRs).

3.3 Minimum building heights along Build-to Lines are intended to define clearly recognizable Streetscape edges.

In the 1960's, a 3-story mixed-use structure formerly located in Neffsville (above) was replaced with a 1-story structure (below) which is incapable of defining a public streetscape edge

Design Standards

3.4 A minimum Principal Building Height of 20 feet or two stories shall be provided in the T-4, T-5, and D-R Overlay Districts.

3.5 A minimum Principal Building Height of 35' or three stories shall be provided in the T-6 Overlay Area

3.6 Maximum Principal Building Heights, including those heights permitted through the purchase of Transfer of Development Rights, shall be as follows:

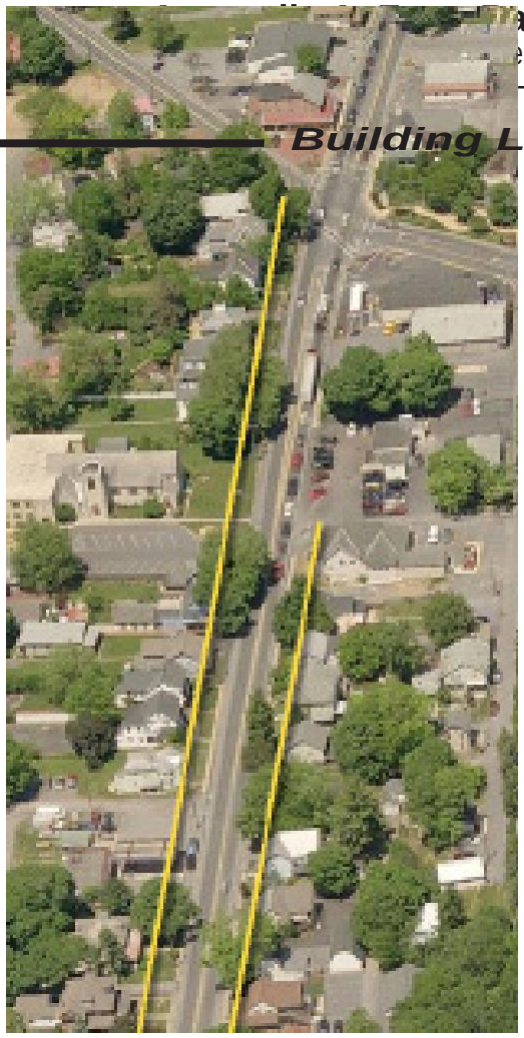
- T-4: 36 to 50 feet
- T-5 Neffsville: 36 to 50 feet
- T-5 Oregon: 55 feet
- T-6: 85' feet
- D-R: 45 to 64 feet
- D-A: 35 to 55 feet
- D-C: 45 - 55 feet

3.7 All buildings within the Airport Hazard Area shall comply with the specific height requirements of this District.

3-story mixed-use structures successfully [illegible] Streetscape at Richmond Square

A 3-story structure at College Row, Lancaster City, incorporates mixed uses and efficient land utilization

Building Location



Legislative Intent

4.1 Buildings are intended to be located close to sidewalks and in general alignment with other buildings on a block.

4.2 Defining a pedestrian friendly Streetscape, buildings located along a Build-to Line are intended to form a Street Wall.

Design Standards

4.3 New buildings shall be placed at Build-to Lines in accordance with T-Zone Overlay Districts. Build-to lines shall be established by block and shall fall within the following ranges:

- T-4: 10 to 25 feet
- T-5: 10 to 20 feet
- T-6: 8 to 15 feet
- D-A: 15 to 25 feet
- D-R: 15 to 25 feet
- D-C: 15 to 25 feet

4.4 New buildings on corner lots shall be placed along both Build-to Lines unless an approved Green, Plaza, or Square is provided at the same street corner.

4.5 At least 60% of an individual building facade shall be located along the Build-To Line. Up to 40% of the facade may be offset from the Build-to Line by a maximum of four (4) feet in order to provide architectural recesses, projections, or open space, and to provide visual diversity and architectural enhancement.

4.6 Where a building is constructed at a Build-to Line but does not extend the full length of a lot, a Street Edge Treatment shall complete the remainder of the Build-to Line otherwise formed by a facade, except where access lanes and walkways shall exist.

4.7 To further induce visual diversity, up to 10% of buildings on a block may be offset from the Build-to Line a maximum of two (2) feet in either direction.

Buildings in Alignment along Build-to Lines in the Village of Neffsville

Buildings located at Build-to Line near the Village of Eden (c. 1920)

Common Open Space
Overview

Legislative Intent

5.1 Common Open Space is intended to be in the form of the following Open Space types:

- Plazas.
- Greens or Squares.
- Mini-Parks or Play Areas; and
- Neighborhood Parks.
- Pocket Parks
- Linear Parks

Green/Square

Design Standards

5.2 Provide Common Open Spaces throughout proposed neighborhoods, mixed use development,
and revitalized areas of Manheim Township.
Common Open Spaces shall be sized as
follows:

- Plaza: 1,000 square feet or larger
- Green or Square: 3,000 square feet or larger
- Mini-Park or Play Area: 10,000 square feet or larger; and
- Neighborhood Park: 2 acres or larger.
- Pocket Parks: Less than1,000 square feet
- Linear Parks: Linear in nature under Common Open Spaces shall be sized as follows.

Mini-Park/Play Area

5.3 There shall be at least one (1) open space type located within 1,500 feet of 90% of all dwelling units within a new neighborhood or mixed-use development.

5.4 Active recreation shall be provided within one or more of these open space- types at a rate of 5% of the total required open space.

Neighborhood Park

Common Open Space

Plazas, Pocket Parks, Linear Parks

Legislative Intent _____

5.5 A plaza is intended to be a predominantly. paved space located in a neighborhood center or Main Street Area.

Design Standards _____

5.6 A Pocket Park is intended to be a small gathering place with a neighborhood or mixed-use development.

5.7 A Linear Park is intended to be a linear in nature and accommodate pedestrian, movement through the development and between uses.

5.8 Plazas which are approximately 1,000 to 3,000 square feet in size shall be created.

5.9 Pocket Parks which are typically less than 1,000 square feet in size shall be created.

5.10 Linear parks which are long, and narrow shall be created.

5.11 Plazas shall be paved with brick, flagstone, or like materials.

5.12 Pocket parks and linear parks may be on grass, mulch, or paved with brick, flagstone, or similar material.

5.13 Plazas, pocket parks and linear parks shall be embellished with benches, plantings, lighting, and civic art, or other landscape features.

Plaza located in State College, PA

Plaza located at Kentlands in Gaithersburg, MD

Common Open Space
Greens and Squares

Legislative Intent

5.14 A Green or Square is intended to be a primarily rectilinear open space physically defined by walkways, streets, and architectural edges.

Design Standards

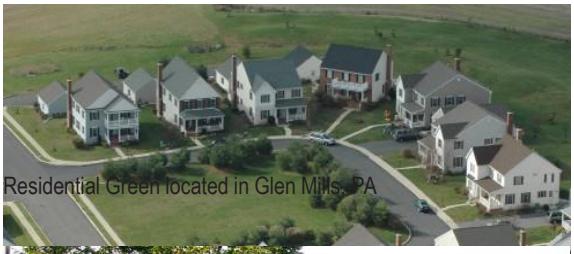
5.15 Greens and Squares which are approximately 3,000 to 10,000 square feet in size shall be created.

5.16 Greens and Squares shall be designed, constructed, and maintained as predominantly level areas (less than 5% slope).

5.17 Greens and Squares shall be designed, constructed, and maintained as combined paved and landscaped spaces.

5.18 Greens and Squares shall be embellished with benches, pavilions, lighting, plantings, and the like.

Neffsville's former Green located in front of the original high school (c. 1931)



Residential Green located in Glen Mills, PA

Legacy Village Green located in Cleveland, OH

Common Open Space

Mini-Parks and Play Areas

Legislative Intent

5.19 Mini-Parks and Play Areas are intended to provide both active and passive recreational opportunities.

Design Standards

5.20 Mini-Parks and Play Areas which are approximately 10,000 square feet to two (2) acres in size shall be created.

5.21 Mini-Parks and Play Areas with benches, play equipment, lighting, shade trees, other plantings gazebos and/or pavilions shall be designed, constructed, and maintained.

5.22 Existing natural and cultural resources present at sites of proposed Mini-Parks and Play Areas shall be preserved.

Former Mini-Park consisting of wading pool and pavilion located in Grandview Heights (c. 1930)

Mini-Park located at Kissel Hill Commons

Play Area located at 6th Ward Memorial Park, Lancaster

Common Open Space
Neighborhood Parks

Legislative Intent

5.23 Neighborhood Parks are intended to be diversified open space amenities accessible from each proposed and existing Manheim Township neighborhood.

Former Paper Mill located at the present site of Perelman Park and adjacent to the Conestoga River

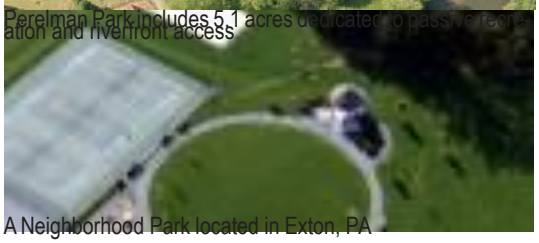
Design Standards

5.24 Neighborhood Parks which are approximately two (2) or more acres in size shall be created.

5.25 Neighborhood Parks shall be designed, constructed, and maintained in accordance with National Recreation and Park Association (NRPA) Standards and Guidelines (http://www.nrpa.org).

5.26 Existing natural and cultural resources present at sites of proposed Neighborhood Parks shall be preserved.

Perelman Park includes 5.1 acres dedicated to passive recreation and riverfront access



A Neighborhood Park located in Exton, PA

Jaycee Park includes 2.4 acres dedicated to both passive and active recreation

Dwelling Unit Mix

Legislative Intent

6.1 A diverse mix of Dwelling Unit types is intended to be provided in each neighborhood.

6.2 Dwelling Units of various types are intended to be intermingled rather than isolated into separate Neighborhood sections.

Attached units surrounded by single-family detached and semi-detached dwellings, Weatherstone TND.

Design Standards

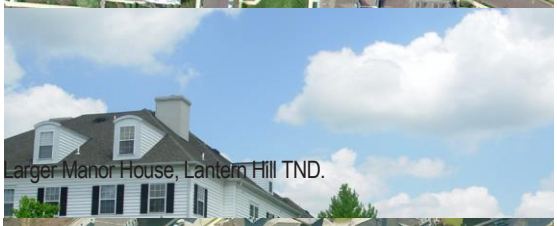
6.3 New Neighborhoods shall include a minimum of two (2) Dwelling Unit types, where each type comprises a minimum of 40% of the total unit mix. Single family detached units are not required.

6.4 Where (3) three or more Dwelling Unit types are proposed, there shall be a 40% maximum of any one type, and no minimum.

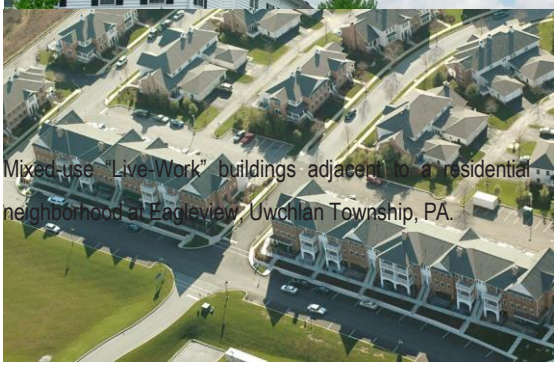
6.5 A minimum of 10% of neighborhood blocks shall include at least two (2) Dwelling Unit types.

6.6 Dwelling unit types shall be intermingled throughout the development, and where applicable, mixed into the commercial core, so that no type is isolated in a particular area of the development.

Intermingled Dwelling Units, Lantern Hill TND



Larger Manor House, Lantern Hill TND.



Mixed-use "Live-Work" buildings adjacent to a residential neighborhood at Eagleview, Uwchlan Township, PA.

TCA

Private Garages

Legislative Intent

7.1 A Garage is intended to be either an accessory structure or a portion of a structure, incidental to a principal dwelling, and less visually prominent than a principal dwelling.

7.2 Garages, whether attached or detached, are intended to be set back from the primary facade of a Dwelling Unit and, to the greatest extent feasible, accessed via alleys in order to minimize disruption to the Streetscape and pedestrian network.

Detached, Rear-loaded Garages in Grandview Heights

Attached, Rear-loaded Garages at Brighton

Design Standards

7.3 Attached, front-loaded Garages shall be set back a minimum of 15 feet from a primary facade's vertical plane.

7.4 Detached, front-loaded Garages shall be set back a minimum of 40 feet from a street right-of-way.

7.5 Rear-loaded Garages shall be set back a minimum of 8 feet from an alley.

Front-loaded garages at Worthington

Main Street Environment

Legislative Intent

8.1 A Main Street type environment is intended to serve as the focal point of a neighborhood.

8.2 Main Street is intended to comprised of a mix of commercial, residential and public and semi-public uses in a pedestrian friendly setting.

Design Standards

8.3 The blocks that comprise Main Street shall be designed for a mix of commercial, residential and public and semi-public uses set in a series of attached and detached buildings located along the build-to line.

8.4 At least 25% of the buildings along Main Street shall have a minimum of two stories; all buildings shall have a minimum height of 20 feet.

8.5 Buildings and/or fences/walls shall line the entire length of the Street Wall along Main Street, except along curb cuts.

8.6 Off-street parking is prohibited to be located along the corners of Main Street.

8.7 Main Street shall provide on-street parking with off-street parking to the sides and rear of buildings.

8.8 Main Street shall provide opportunities for second floor apartments or offices located above commercial.

8.9 When large format commercial, commercial with drive-through service, or convenience stores with fueling stations are located along Main Street, the buildings shall comply with lot diagram concepts shown on the following pages.

Main Street Environment in Exton, PA

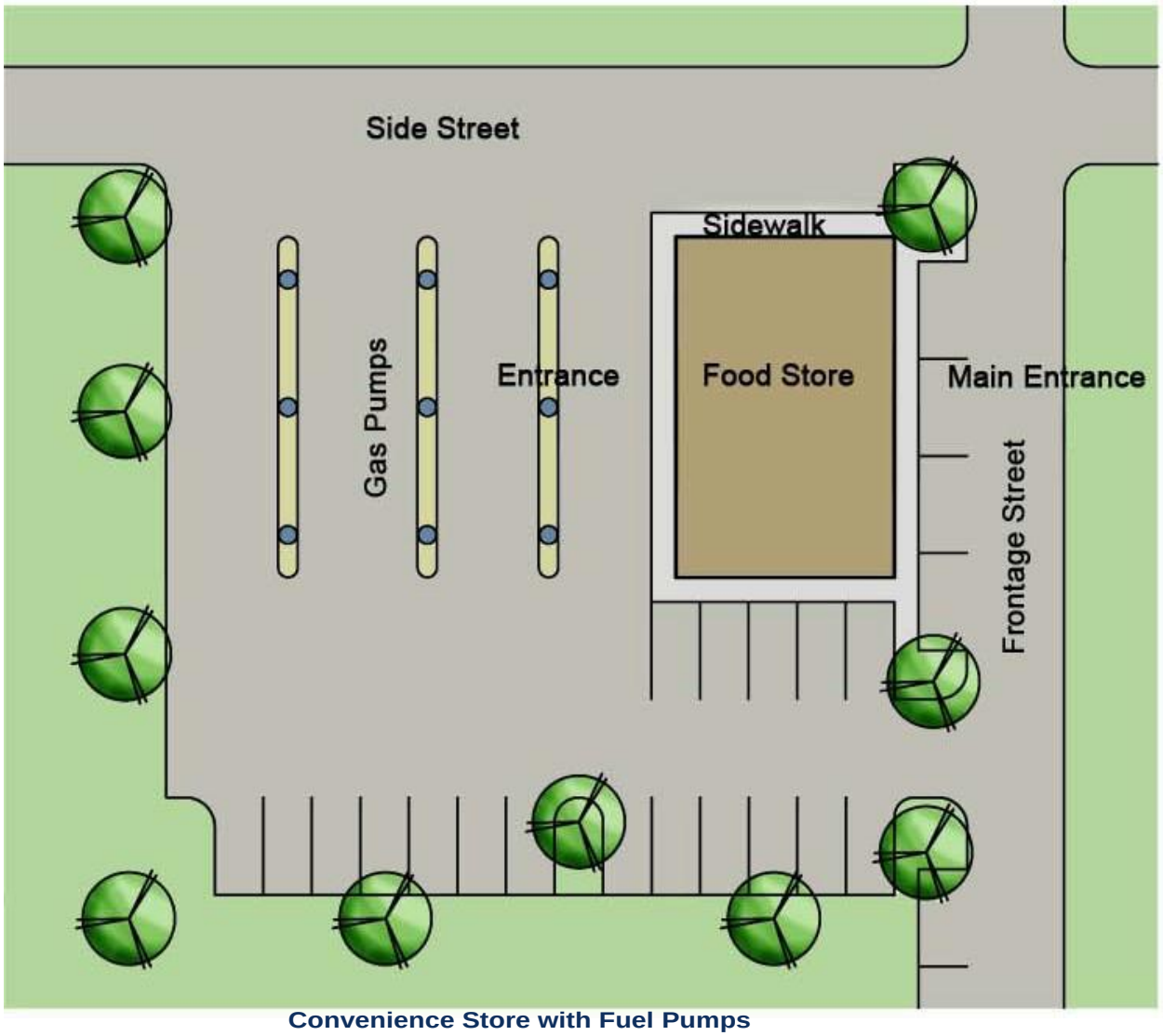
Anchor Store along Main Street

Main Street Environment

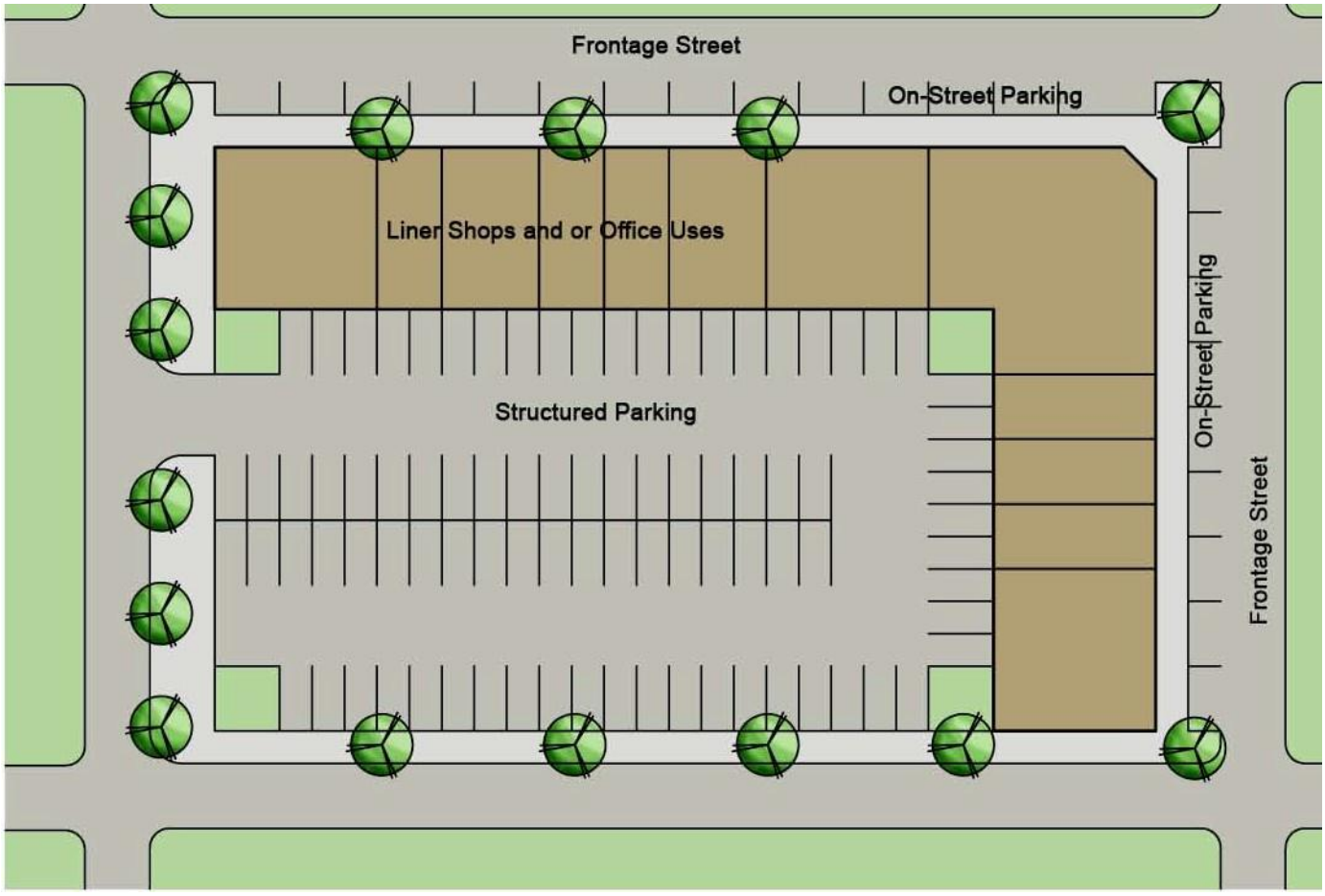
Commercial with Drive-through (Corner location)

Drive-thru Restaurant or Bank on a Corner
(Building "Anchors" Corner)

Convenience Store with Gas Station



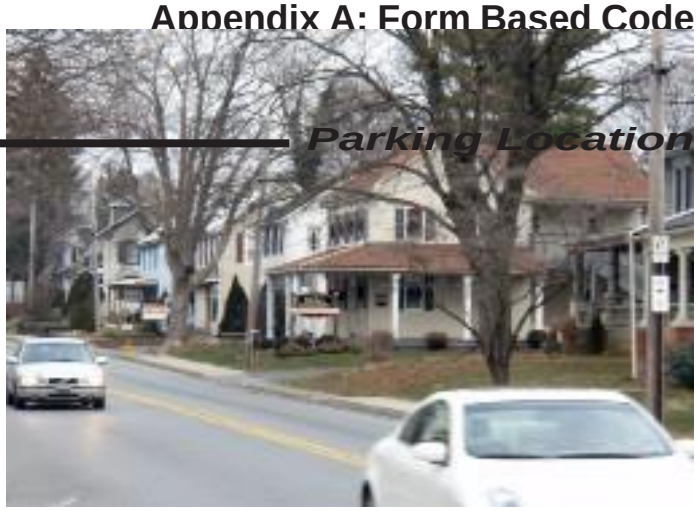
Convenience Store with Fuel Pumps
(Building "Anchors" Corner)



Structured parking with liner uses maintains build-to line.

Appendix A: Form Based Code

Parking Location



Legislative Intent

13.1 Off-Street Parking is intended to be located to the rear of buildings, or to the side of buildings, where necessary.

13.2 Off-street parking is intended to be accessed via Alleys to the greatest extent feasible to minimize curb cuts and preserve the streetscape.

13.3 On-Street Parking is intended to provide necessary parking spaces, while buffering pedestrians from passing vehicular traffic.

Access drives to hidden rear Parking Areas located in the Village of Neffsville

Parked vehicles buffer pedestrians from vehicular traffic in Lititz, PA

Design Standards

13.4 Off-Street Parking shall be located to the rear of buildings, or behind the Build-to Line if side yard location is necessary due to site configuration.

13.5 Off-Street Parking lots shall not be located at street corners along designated Main Streets.

13.6 Off-Street Parking lots and garages shall be accessed via Alleys, unless Alley construction is not feasible due to site configuration.

13.7 On-Street Parking shall be provided where feasible, and where necessary to meet parking needs of adjoining land uses.

Off-Street Garage Parking Areas in Glen Mills, PA

Pedestrian Circulation & Connectivity

Legislative Intent

14.1 Sidewalks, crosswalks, walkways, and linear trails are intended to create a viable network for walking as an alternative to vehicular travel, and as a form of recreation.

14.2 A continuous pedestrian network is intended to link community facilities, shopping areas, new and existing neighborhoods, parks, recreation areas and other open spaces.

An informal trail through Open Space

Walkway at Overlook Park

Design Standards

14.3 Sidewalks shall be a minimum of five (5) feet in width and a minimum of ten (10) feet in the width in predominately retail developments.

14.4 Sidewalks and walkways shall be installed along all existing and proposed streets.

14.5 At least five (5) feet of clear pedestrian walkway shall be maintained where outdoor dining is proposed.

14.6 Sidewalk paving materials designed to accommodate both pedestrian and motorists shall extend across driveway/accessway aprons.

14.7 Sidewalks shall be connected using crosswalks where appropriate.

14.8 Crosswalks shall be six (6) to ten (10) feet in width.

Generously proportioned Sidewalk in Lititz, PA

Pedestrian Crosswalk in Lancaster, PA

Streets, Alleys & Blocks

Legislative Intent

15.1 Blocks are intended to be the principal organizing feature of a neighborhood.

15.2 Streets and Alleys are intended to form blocks.

15.3 An interconnected network of Streets and Alleys is intended to enhance pedestrian and vehicular circulation.

Design Standards

15.4 Neighborhoods shall be created with a Traditional Block pattern formed by Streets and Alleys.

15.5 An interconnected network of Streets and Alleys, that extends existing streets and alleys where possible, shall be provided and maintained.

15.6 Proposed developments in the T-4, T-5, T-6, and D-R, D-C and D-A Overlay Districts shall connect to the existing street network in at least two (2) locations.

15.7 Proposed Streets and Alleys shall preserve and connect to the traditional, existing Street and Alley Network in T-6 Overlay District.

Traditional Netowrk of Streets and Alleys form blocks in Grandview Heights

Legislative Intent

16.1 The Streetscape is intended to be defined by buildings, street trees, sidewalks, and/or Street Edge Treatments that form Street Walls near sidewalks.

16.2 The Streetscape is intended to be enhanced with such features as street trees, street lights, sidewalks, porches, fences, and like-type amenities.

Buildings and Fences defined the Streetscape Edge in the Village of Neffsville (c. 1900)

Design Standards

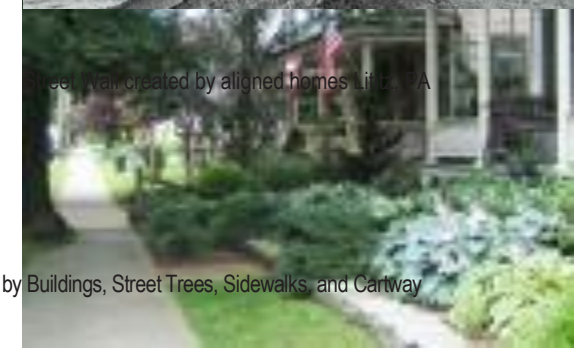
16.3 Street Walls, with buildings located in alignment and close to the sidewalk, shall be established and maintained.

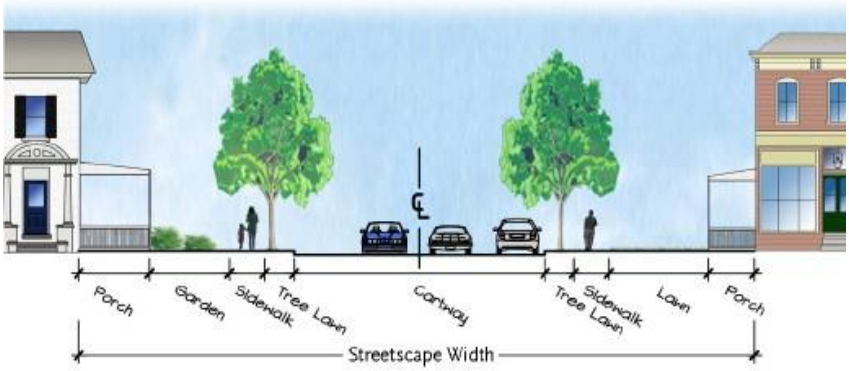
16.4 Where existing buildings do not form a Street Wall, a Street Edge Treatment, such as a fence, hedge, piers, or a low, free-standing wall shall be installed and maintained along the Build-to Line.

16.5 The Streetscape shall be embellished with street trees, street lights, porches, fences, and/or other front yard amenities.

16.6 Streetscape width shall range in size from 60 feet to 110 feet.

Streetscape Edge Treatments including Walls and Fences defined the Streetscape Edge in the Village of Oregon (c. 1800's)



Street Wall created by aligned homes in E. PA

A Streetscape physically defined by Buildings, Street Trees, Sidewalks, and Cartway