

Appendix C - Manheim Township Zoning Ordinance

PRD Design Standards

Overall Intent and Dwelling Mix

1. PRDs shall be compact, mixed residential neighborhoods, as demonstrated in the examples on this page from Lantern Hill TND, Doylestown, PA (a); and Weatherstone TND West Vincent Township, PA (b).
2. A minimum of two (2) dwelling unit types shall be provided, with three (3) or more strongly encouraged. Unit types shall be intermingled, with no single dwelling type isolated at an outer corner/edge of the development, except that Apartments over Commercial may be limited to the Commercial core.
3. Where a Commercial component is included, Apartments above Commercial shall be an included dwelling unit type.



Lantern Hill TND, Doylestown, PA



Lantern Hill TND, Doylestown, PA



Weatherstone TND, West Vincent Township, PA

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PRD Design Standards Building Placement



Eagleview TND - Dwellings along the Build-To Line



Lantern Hill TND - Dwellings along the Build-To Line

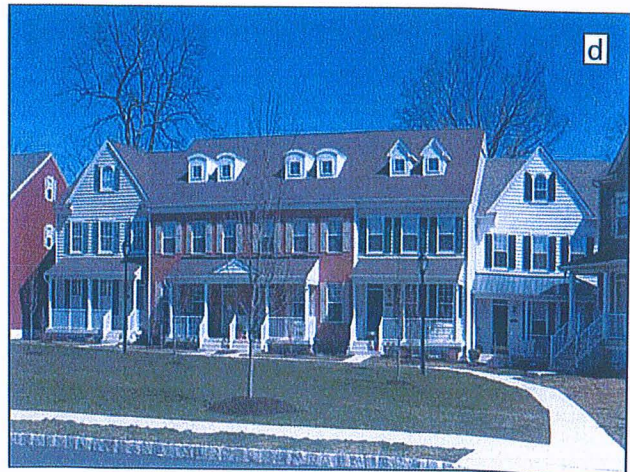
1. Buildings in a PRD shall be located along the Build-To Line as follows:

- + In close proximity to public or private streets, such as in the examples on this page from Eagleview TND, Exton, PA (a); and Lantern Hill TND, Doylestown, PA (b); and
- + To anchor corners, such as in the example from Lantern Hill TND, Doylestown, PA (c).

2. If the front of a building is not located along the Build-To Line, it shall instead front on internal Open Space, as shown in the example from Lantern Hill TND, Doylestown, PA (d).
3. A corner building that fronts on internal Open Space shall have the side facade located along the adjacent Build-To Line.



Lantern Hill TND - Corner building along the Build-To Lines



Lantern Hill TND - Dwellings fronting on internal Open Space

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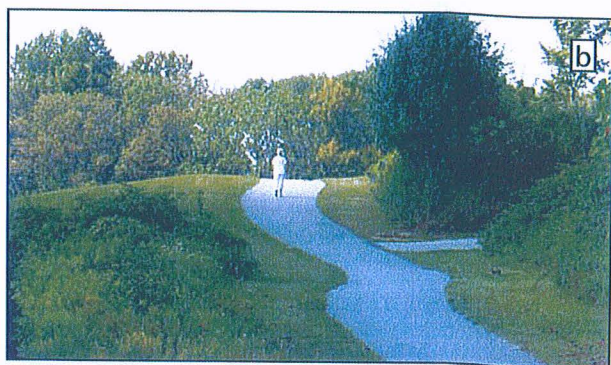
PRD Design Standards

Open Space

1. A variety of internal Open Space types shall be provided and linked via an interconnected and handicapped accessible bicycle and pedestrian network. This network may consist of concrete sidewalks, as shown in the example from Lantern Hill TND in Doylestown, PA (a), or non-motorized paths surfaced with asphalt, decomposed granite, crushed stone screenings, etc., as shown in the example from Concord Twp, PA (b).
2. Crosswalks with depressed curbs/curb ramps shall be utilized wherever the bicycle and pedestrian network crosses a street.
3. Open Space shall include a variety of amenities appropriate to the type of Open Space, such as gazebos, pavilions, benches, bicycle racks, wayfinding signage, fitness stations, trash and recycling receptacles, dog waste stations, etc.
4. Internal Open Spaces shall be centrally located to individual neighborhoods, so that all dwellings are no more than 1,500 feet from such a space, as seen in the example shown from Weatherstone TND in West Vincent Twp, PA (c).



Lantern Hill TND - Sidewalk through Open Space



Concord Township - Non-motorized Path



Weatherstone TND - Distribution of Open Space areas (shaded in green)

