

# ZONING

## 27 Attachment 2

### Township of Manheim

#### Use Chart By Use

<b>P=Permitted Use</b> <b>S=Special Exception</b>	<b>Agricul- tural</b>	<b>Con- serva- tion</b>	<b>Rural Resi- dential</b>	<b>Village<sup>1</sup></b>	<b>General Com- merce</b>
Accessory Apartment	S	S	S	S	S
Accessory sawmill	P	P	P		P
Adult related facility					S
Airport	S				
Amusement Arcade					S
Animal Hospital/ Veterinary Clinic				S	S
Antique Business	S		S	S	P
Apartment with a Commercial Es- tablishment				P	S
Apartment, Conversion			S	S	
Barber/beauty shop				S	P
Bed and Breakfast Inn	S		S		P
Boarding Farm, Riding School/Club/Stable	S				
Building Material Yards					S
Business Office Building				S	P
Business Services				S	P
Campground	S	S			
Caretaker Dwelling	S	S	S	S	S
Cemetery	S		S		
Child or Adult Care Center				S	S
Club				S	S
Commercial Greenhouse, Nursery, Greenhouse	S				S
Commercial Sawmill	S				S
Communications Antenna/Tower	S				S
Community Rehabilitation Facility/Halfway House					S
Convalescent or Nursing Home					S
Convenience Store				S	S

<sup>1</sup> **Combination of building floor area, display areas, storage areas and outdoor areas for nonresidential uses in village may not exceed 3,000 square feet per use.**

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Crops, Livestock and Livestock Products	P	P	P	P	P
Domiciliary Care Home	S	S	S	S	S
Drive-In Business				S	S
Drive-Through Facility					S
Dwelling, Single-Family Detached	P	P	P	P	S
Dwelling, Single-Family Semide- tached			S	P	
Dwelling, Two-Family Detached (Duplex)			S	P	
Echo Housing	S				
Essential services building or struc- ture with locational requirements	P	P	P	P	P
Essential services building or struc- ture without locational require- ments	S	S	S	S	P
Family Day Care Home	S	S	S	S	S
Farm	P	P	P	P	P
Farm and Construction Equip Sales and Service	S			S	P
Farm Dwelling, Accessory	S				
Farm Dwelling, Principal	P	P	P	P	
Farm Occupation on 5 to 25 acres	S		S		P
Farm Occupation on Greater than 25 acres	P		P		P
Farm Produce Market	S	S	S	S	S
Financial Institution				S	P
Forest and Wildlife Preserves	P	P			
Funeral Home					P
Golf course	S				
Golf Driving Range	S				S
Greenhouse	P	S			
Group Care Facility					S
Group Day Care Home			S	S	S
Hazardous Waste Facility					S
Health and Fitness Facility				S	S
Heavy Industrial Use					S
Heliport/Helipad	S				S
Home Business	S	S	S	S	S

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Home Occupation	P	P	P	P	P
Hospital					S
Hotel					S
Indoor Recreational Facility				S	S
Intensive Agricultural Operations	S				
Kennel	S				S
Laundry/Dry Cleaning Establish- ment					S
Laundry, Self-Service				S	S
Lawn and Garden Sales and Service	S				P
Life Care Facility			S	S	S
Light Industrial Use	S				S
Medical Clinic				S	P
Methodone Treatment Facility					S
Mobile Home Park			S		
Motel	S	S	S	S	S
Multifamily Dwellings					
Apartment House			S	S	
Dwelling, Single-Family Attached			S	S	
Dwelling, Two-Family SemiDe- tached			S	S	
Dwelling, Two-Family Attached			S	S	
Municipal Use	S	S	S	S	P
Nightclub					
Nonintensive Agricultural Opera- tions	P	P	P	P	P
Nursery	P	P			
Outdoor Recreational Facility	S	S		S	S
Outdoor Sales					S
Park	S	S	S	S	S
Parking Lot or Parking Garage					S
Personal Care Boarding Home					S
Personal Services				S	P
Place of Worship - less than 25,000 sq. ft.	P	S	P	P	
Place of Worship - greater than 25,000 sq. ft.					S
Public Buildings and Facilities	S	S	S	S	P

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Quarry	S				
Repair Services				S	P
Research laboratory					S
Restaurant					S
Restaurant, Fast Food					S
Restaurant, Take-Out					S
Retail Business				S	P
Retail Store/Sales				S	P
Retirement Community			S	S	S
Riding Club	S				
Rooming House			S	S	
Salvage Yard	S				S
School			S	S	P
Self-Service Storage Facility					S
Shooting Range	S	S			
Shopping Mall				S	S
Solid Waste Disposal and Process- ing Facilities	S				S
Strip Shopping Center					S
Transportation (Passenger) Terminal					S
Trucking Terminal					S
Vehicle Body Shop					P
Vehicle Repair Garage				S	P
Vehicle Sales					P
Vehicle Service Station				S	S
Vehicle Wash				S	
Warehouses					S
Wholesale Establishment					S

# ZONING

## Use Chart Uses By Zone

<b>P=Permitted Use</b> <b>S=Special Exception</b>	<b>Agricul- tural</b>	<b>Con- serva- tion</b>	<b>Rural Resi- den- tial</b>	<b>Village<sup>2</sup></b>	<b>General Commerce</b>
<b>Residential</b>					
Accessory Apartment	S	S	S	S	S
Apartment with a Commercial Es- tablishment				P	S
Apartment, Conversion			S	S	
Caretaker Dwelling	S	S	S	S	S
Dwelling, Single-Family Detached	P	P	P	P	S
Dwelling, Single-Family Semidetached			S	P	
Dwelling, Two-Family Detached			S	P	
Echo Housing	S				
Farm Dwelling, Accessory	S				
Farm Dwelling, Principal	P	P	P	P	P
Home Business	S	S	S	S	S
Home Occupation	P	P	P	P	P
Mobile Home Park			S		
<b>Multifamily Dwellings</b>					
Apartment House			S	S	
Dwelling, Single-Family Attached			S	S	
Dwelling, Two-Family Semide- tached			S	S	
Dwelling, Two-Family Attached			S	S	
Rooming House			S	S	
<b>Agricultural</b>					
Accessory Sawmill	P	P	P		P
Boarding Farm, Riding School/Club/Stable	S				
Crops, Pasture	P	P	P	P	P
Farm	P	P	P	P	P
Farm Occupation on 5 to 25 acres	S		S		P
Farm Occupation on Greater than 25 acres	P		P		P
Farm Produce Market	S	S	S	S	S

<sup>2</sup> **Combination of building floor area, display areas, storage areas and outdoor areas for nonresidential uses in village may not exceed 3,000 square feet per use.**

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<b>Residential</b>					
Accessory Apartment	S	S	S	S	S
Apartment with a Commercial Es- tablishment				P	S
Apartment, Conversion			S	S	
Caretaker Dwelling	S	S	S	S	S
Greenhouse	P	S			
Intensive Agricultural Operations	S				
Nonintensive Agricultural Opera- tions	P	P	P	P	P
Nursery	P	P			
Riding Club	S				
<b>Community Facilities and Recre- ation</b>					
Amusement Arcade					S
Campground	S	S			
Cemetery	S		S		
Club				S	S
Community Rehabilitation Facility/Halfway House					S
Essential services building or struc- ture with locational requirements	P	P	P	P	P
Essential services building or struc- ture without locational requirements	S	S	S	S	P
Forest and Wildlife Preserves	P	P			
Golf course	S				
Golf Driving Range	S				S
Group Care Facility					S
Health and Fitness Facility				S	S
Indoor Recreational Facility				S	S
Methadone Treatment Facility					S
Municipal Use	S	S	S	S	P
Outdoor Recreational Facility	S	S		S	S
Park	S	S	S	S	S
Place of Worship - less than 25,000 sq. ft.	P	S	P	P	
Place of Worship - greater than 25,000 sq. ft.					S

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<b>P=Permitted Use</b> <b>S=Special Exception</b>	<b>Agricul- tural</b>	<b>Con- serva- tion</b>	<b>Rural Resi- den- tial</b>	<b>Village</b>	<b>General Commerce</b>
<b>Residential</b>					
Accessory Apartment	S	S	S	S	S
Apartment with a Commercial Es- tablishment				P	S
Apartment, Conversion			S	S	
Caretaker Dwelling	S	S	S	S	S
Public Buildings and Facilities	S	S	S	S	P
School			S	S	P
Shooting Range	S	S			
<b>Commercial</b>					
Adult -Related Uses					S
Animal Hospital/Veterinary Clinic				S	S
Antique Business	S		S	S	P
Barber/Beauty Shop				S	P
Bed and Breakfast Inn	S		S		P
Business Office Building				S	P
Business Services				S	P
Child or Adult Day Care Center				S	S
Commercial Greenhouse, Nursery, Greenhouse	S				S
Convalescent or Nursing Home					S
Convenience Store				S	S
Domiciliary Care Home	S	S	S	S	S
Drive- In Business				S	S
Drive - Through Facility					S
Family Day Care Home	S	S	S	S	S
Farm and Construction Equip Sales and Service	S			S	P
Financial Institution				S	P
Funeral Home					P
Group Day Care Home			S	S	S
Hospital					S
Hotel					S
Kennel	S				S
Laundry/Dry Cleaning Establishment					S
Laundry, Self - Service				S	S
Lawn and Garden Sales and Service	S				P

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<b>Residential</b>					
Accessory Apartment	S	S	S	S	S
Apartment with a Commercial Es- tablishment				P	S
Apartment, Conversion			S	S	
Caretaker Dwelling	S	S	S	S	S
Life Care Facility			S	S	S
Medical Clinic				S	P
Motel	S	S	S	S	S
Nightclub					
Outdoor Sales					S
Parking Lot or Parking Garage					S
Personal Care Boarding Home					S
Personal Services				S	P
Repair Services				S	P
Restaurant					S
Restaurant, Fast Food					S
Restaurant, Take-Out					S
Retail Business				S	P
Retail Store/Sales				S	P
Retirement Community			S	S	S
Shopping Mall				S	S
Strip Shopping Center					S
Vehicle Body Shop					P
Vehicle Repair Garage				S	P
Vehicle Sales					P
Vehicle Service Station				S	S
Vehicle Wash				S	
<b>Industrial and Transportation</b>					
Airport	S				
Building Material Yards					S
Commercial Sawmill	S				S
Communications Antenna/Tower	S				S
Hazardous Waste Facility					S
Heavy Industrial Use					S
Heliport/Helipad	S				S

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<b>P=Permitted Use</b> <b>S=Special Exception</b> <b>Residential</b>	<b>Agricul- tural</b>	<b>Con- serva- tion</b>	<b>Rural Resi- den- tial</b>	<b>Village</b>	<b>General Commerce</b>
Accessory Apartment	S	S	S	S	S
Apartment with a Commercial Es- tablishment				P	S
Apartment, Conversion			S	S	
Caretaker Dwelling	S	S	S	S	S
Light Industrial Use	S				S
Quarry and Other Extractive Uses	S				
Research Laboratory					S
Salvage Yard	S				S
Self-Service Storage Facility					S
Solid Waste Disposal and Processing Facilities	S				S
Transportation (Passenger) Terminal					S
Trucking Terminal					S
Warehouses					S
Wholesale Establishment					S