

**BEFORE THE BOARD OF SUPERVISORS OF MANOR TOWNSHIP  
LANCASTER COUNTY, PENNSYLVANIA  
PETITION TO AMEND THE MANOR TOWNSHIP  
ZONING ORDINANCE AND ZONING MAP**

Pursuant to Section 425-131.E of the Manor Township Zoning Ordinance, as amended (the “Zoning Ordinance”), Kready Farm LLC, by and through its counsel, McNees Wallace & Nurick LLC, respectfully petitions the Board of Supervisors of Manor Township (the “Board”) to amend the Zoning Map of Manor Township (the “Zoning Map”) and the Zoning Ordinance as hereinafter set forth. In support thereof, the following is averred:

1. The petitioner in this matter is Kready Farm LLC (“Petitioner”).
2. Petitioner is the equitable owner of ten (10) parcels of real property comprising approximately 476.5 contiguous acres located east of South Centerville Road, north of Charlestown Road, and west of Millersville Road in Manor Township, Lancaster County, Pennsylvania (the “Township”), as shown on the aerial map enclosed herewith as Exhibit A (the “Property”).
3. Except for two farmhouses and related structures, the Property consists of vacant and unimproved farmland and wooded areas. An unnamed tributary of the Little Conestoga Creek bisects a portion of the Property from north to south.
4. To the north, the Property abuts an approximately 141.5-acre parcel which is the site of Armstrong World Industries. The Property and its northern adjacency are in the Township’s (I) Industrial Zone (the “I Zone”). To the east, south, and north, the Property is bounded by the abovementioned street rights-of-way.
5. Petitioner desires to comprehensively develop the Property with a mix of residential, commercial, institutional, recreational, and industrial uses (the “Proposed Development”). In connection therewith, Petitioner desires to, among other things, (i) amend the Zoning Map to rezone a portion of the Property to the (MRC) Mixed Residential/Commercial Zone (the “MRC Zone”); and (ii) amend the Zoning Ordinance to establish a new overlay zoning district known as the (MUC) Mixed-Use Campus Zone (the “MUC Zone”) (collectively, the “Amendment”).
6. The MUC Zone, if established, would authorize the development of a broad range of uses on larger contiguous areas within the MRC Zone. These areas, referred to as “mixed-use campus tracts”, must contain a minimum of 250 contiguous acres. A mixed-use campus tract may be comprised of multiple properties under separate ownership so long as the owner of each property consents to the comprehensive and integrated development of its property along with other contiguous properties forming the mixed-use campus tract.
7. Development within the MUC Zone features a master plan process. Prior to the issuance of any zoning permits, an applicant proposing development under the provisions of the MUC Zone must submit a master plan to the Board of Supervisors depicting the

development's full build out and demonstrating, among other things, that the subject property qualifies as a mixed-use campus tract. The master plan and any subsequent updates or changes thereto must be accompanied by a written description of the manner in which each planned structure relates to the integrated development of the entire mixed-use campus tract and its consistency with the Manor Township Comprehensive Plan.

8. Other components of the MUC Zone include, without limitation:
  - a. *Modified Design Standards.* Due to the inherent challenges associated with largescale mixed-use development, and in recognition of the reduced impacts associated with contiguous uses in an integrated development scheme, the MUC Zone provides for increased flexibility in both design criteria and permitted uses. Minimum yard setbacks are measured only from the perimeter of the mixed-use development tract and do not apply to any interior lot lines. In lieu of yard setbacks, minimum separation distances between residential buildings and certain commercial uses are prescribed where appropriate to accommodate public health and safety. Finally, developments utilizing the provisions of the MUC Zone are subject to a single overall impervious coverage limitation which, along with the Manor Township Stormwater Management Ordinance, regulates the provision of open space and landscaping.
  - b. *Master Sign Plan Process.* In addition to the required master plan depicting the overall mixed-use campus development, applicants have the option to submit a master sign plan which provides for additional permanent signage and/or modifications to the sign standards currently prescribed by the Zoning Ordinance. The purpose of this process is to facilitate creativity and flexibility in establishing a cohesive and aesthetically pleasing overall design of signage along entrances, exits, streets, alleys, access drives, and other common or semi-common areas within a mixed-use campus development. Like the master plan for the development, the applicant must submit the master sign plan to the Board of Supervisors for review and comment.
9. In addition to rezoning a portion of the Property to the MRC Zone and establishing the MUC Zone and the provisions thereof, the Amendment also includes the following components:
  - a. *Addition of New and/or Amended Definitions.* The Amendment proposes to set forth definitions for previously undefined uses, including "community facilities", "data center", "electric vehicle charging stations (EVCS)", "electric vehicle charging lot", "farmers' market", "planned industrial park", and "senior housing facility". Moreover, the Amendment proposes to amend the existing definition of "convenience store" to indicate that same may include drive-through facilities when constructed in the MUC Zone.
  - b. *Amendments to I Zone Regulations.* While Petitioner seeks to rezone a significant portion of the Property from the I Zone to the MRC Zone, a portion of the

Property will remain in the I Zone. To facilitate the development of this portion of the Property, Petitioner is requesting certain amendments to the I Zone to (i) permit data centers and planned industrial parks by right; and (ii) amend regulations pertaining to warehousing and wholesale trade establishments.

- c. *Substantive Amendments to Article IV.* Article IV of the Zoning Ordinance contains numerous sections regulating the specific criteria for individual uses in the Township. Petitioner proposes to amend various sections of Article IV to include specific criteria related to the use in the MUC Zone.
  - d. *Clerical Amendments to Article IV.* Many of the sections regulating individual uses in Article IV expressly set forth the zoning districts where the use is permitted. The creation of the MUC Zone (or, for that matter, the creation of any new zoning district within the Township) requires numerous amendments to Article IV referencing the newly created zone. These updates, while clerical in nature, form a significant portion of the Amendment.
  - e. *Amendments to Sign Requirements.* Permanent and temporary signs are regulated by virtue of Sections 425-44E, Table 1, and 425E, Table 2, of the Zoning Ordinance, respectively. Similar to the clerical amendments proposed to Article IV, updates to the sign tables are necessary to reflect the creation of the MUC Zone. In addition, Petitioner proposes certain adjustments to permanent sign regulations to authorize the installation of center signs and development signs within a mixed-use campus development.
  - f. *Comprehensive Changes to the Regulation of Off-Street Parking.* Section 425-41S of the Zoning Ordinance currently sets forth a schedule of required off-street spaces for each use within the Township. Following discussions with Township staff, Petitioner proposes to amend the Zoning Ordinance to replace this schedule with a requirement that off-street parking be provided to meet the demand for each proposed land use on a case-by-case basis. Unless specific parking requirements are provided elsewhere in the Zoning Ordinance, each applicant for a permit or subdivision/land development approval would be required to submit parking demand projections and methodologies for its proposed land use based on accepted standards, such as those published in the Institute of Transportation Engineer's Parking Generation Reports or another acceptable standard. This amendment, if adopted, is comprehensive and impacts the regulation of off-street parking across all provisions of the Zoning Ordinance. Accordingly, to create internal consistency within the Zoning Ordinance, Petitioner also proposes amendments to other off-street parking provisions to reflect this new approach.
10. Petitioner believes, and therefore avers, that the proposed rezoning and text amendment are consistent with the public health, safety, morals and general welfare of the residents of the Township, and with the purpose and intent of the Zoning Ordinance; Growing

Together, a Comprehensive Plan for Central Lancaster County (“Growing Together”); and Places2040, a Plan for Lancaster County (“Places2040”) for the following reasons:

- a. A purpose of the Zoning Ordinance is to “promote, protect and facilitate...coordinated and practical community development.” *See* § 452-2. Further, a community objective of the Zoning Ordinance is to “stimulate the local economy by encouraging controlled and appropriate commercial and industrial growth.” *See* § 425-9E. The Amendment implements the purpose and goals of the Zoning Ordinance by providing for the coordinated, practical, and comprehensive development of a significant portion of the Property. By requiring compliance with the master plan process and limiting development under the MUC Zone to qualifying 250+ acre mixed-use development tracts, the Township ensures that the development will appropriately integrate all land uses under a logical and controlled design.
- b. Manor Township has adopted Growing Together as and for its comprehensive plan. In its section entitled “Key Directions and Goals”, Growing Together calls on municipalities to “[u]se land resources more efficiently.” *See* Page 2.4. In particular, Growing Together states that “[f]uture growth should occur in the form of integrated, mixed use development.” *Id.* In support of this recommendation, Growing Together states as follows:

“The overwhelming majority of development in Central Lancaster County in the past 20 years has been in the form of development that segregates land uses. Growing Together recommends that future development should strive to integrate land uses as much as possible. Evidence from local and national examples shows that integrating land uses creates a more efficient use of the land, helps improve mobility, and reduces the number of trips necessary to conduct basic daily activities.” *Id.*
- c. Growing Together designates the Property as within both an “Adopted Urban Growth Area” and a “Growth Opportunity Area”. *See* Pages 6.49; 9.52. Growing Together indicates that “[f]uture growth should occur in Growth Opportunity Areas”. *See* Page 2.4. These are areas that are undeveloped, within sewer and water service areas, next to major roads and bordered by development. *See* Page 2.5. The Property is one of only 35 areas across Growing Together’s 11 participating municipalities that qualify as a Growth Opportunity Area. The Amendment implements the objectives of Growing Together by facilitating the development of the Property as contemplated therein.
- d. Growing Together establishes several land use goals for infill development. Objective LU-RI.1 encourages municipalities to develop “flexible zoning tools to allow for compatible mixed uses”. *See* Page 5.2. The Amendment achieves this objective by accommodating a mixture of uses through a master plan process. The

master plan process constitutes a “flexible zoning tool” that gives the Township the opportunity to review and comment on the overall development scheme without the more rigid administrative hurdles normally associated with the zoning process.

- e. Similar to Growing Together, Places2040 identifies the Property as a growth area. *See* Pages 52; 68. In its Section entitled “Creating Great Places”, Places2040 urges municipalities to increase the amount of new development that is mixed-use. *See* Page 32. Places2040 also emphasizes interconnectivity between new development. *See* Page 54. The Amendment constitutes a realization of the goals and objectives of Places2040 by accommodating the mixed-use development of lands designated for growth.

11. A proposed ordinance amending the Zoning Ordinance and the Zoning Map as outlined herein is enclosed herewith as Exhibit B (the “Proposed Ordinance”).

**WHEREFORE**, Petitioner respectfully requests that the Board of Supervisors adopt the Proposed Ordinance after consideration by the Manor Township Planning Commission and the Lancaster County Planning Department.

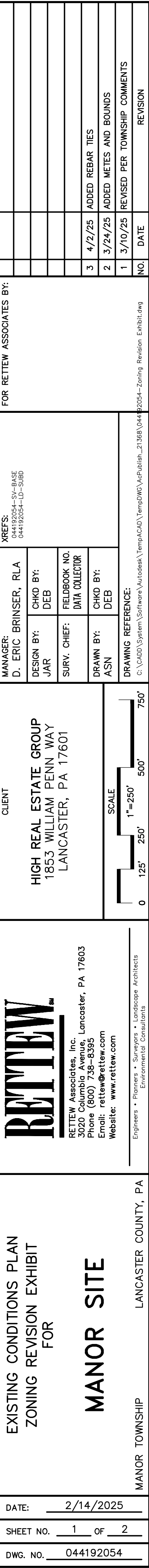
Respectfully Submitted,

McNees Wallace & Nurick LLC  
*Attorneys for Kready Farm LLC*

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Claudia N. Shank, Esq.

**EXHIBIT A TO PETITION**



**EXHIBIT B TO PETITION**



## TOWNSHIP OF MANOR

Lancaster County, Pennsylvania

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ORDINANCE NO. \_\_\_\_

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AN ORDINANCE TO REZONE CERTAIN LANDS IN THE (I) INDUSTRIAL ZONE (393.170 ACRES), THE (RH) HIGH-DENSITY RESIDENTIAL ZONE (.558 ACRES), THE (C) CONSERVATION ZONE (.233 ACRES), AND THE (RM) MEDIUM DENSITY RESIDENTIAL ZONE (.371 ACRES) TO THE (MRC) MIXED RESIDENTIAL/COMMERCIAL ZONE AND TO AMEND THE MANOR TOWNSHIP ZONING ORDINANCE, AS AMENDED; TO ADD AND AMEND VARIOUS DEFINED TERMS; TO PERMIT DATA CENTERS AND PLANNED INDUSTRIAL PARKS BY RIGHT IN THE (I) INDUSTRIAL ZONE; TO INCREASE THE BY RIGHT FLOOR AREA OF WAREHOUSING AND WHOLESALE TRADE ESTABLISHMENTS IN THE (I) INDUSTRIAL ZONE FOR PROPERTIES ABUTTING MORE THAN ONE ARTERIAL OR COLLECTOR ROAD; TO AMEND THE PURPOSE OF THE (MRC) MIXED RESIDENTIAL/COMMERCIAL ZONE; TO ADD THE (MUC) MIXED-USE CAMPUS ZONE TO THE LIST OF ESTABLISHED ZONES; TO ADD ZONE REGULATIONS FOR THE (MUC) MIXED-USE CAMPUS ZONE; TO AMEND THE PARKING REQUIREMENTS TO BASE THE NUMBER OF REQUIRED PARKING SPACES ON THE DEMAND FOR THE PROPOSED LAND USE; TO AMEND CERTAIN GENERAL PROVISIONS TO INCORPORATE STANDARDS FOR THE (MUC) MIXED-USE CAMPUS ZONE; TO AMEND THE SPECIFIC CRITERIA OF CERTAIN USES TO INCORPORATE STANDARDS FOR THE (MUC) MIXED-USE CAMPUS ZONE; AND TO CREATE SPECIFIC CRITERIA FOR THE OPERATION OF SENIOR HOUSING FACILITIES.

BE AND IT IS HEREBY ORDAINED AND ENACTED by the Board of Supervisors of Manor Township, Lancaster County, Pennsylvania, as follows:

**Section 1.** The Manor Township Zoning Ordinance, as amended, Official Zoning Map is hereby amended to change the zoning classification of the lands described in Exhibit A and depicted on Exhibit B attached hereto and incorporated herein from the (I) Industrial Zone (393.170 acres), the (RH) High-Density Residential Zone (.558 acres), the (C) Conservation Zone (.233 acres), and the (RM) Medium Density Residential Zone (.371 acres) to the (MRC) Mixed Residential/Commercial Zone.

**Section 2.** The Manor Township Zoning Ordinance, as amended, Article I, Section 425-6, is hereby amended to add the following to the list of established zones:

(MUC) Mixed-Use Campus Zone

**Section 3.** The Manor Township Zoning Ordinance, as amended, Article I, Section 425-10, is hereby amended to define “community facilities”, “data center”, “electric vehicle charging lot”, “electric vehicle charging station (EVCS)”, “farmers’ market”, and “planned industrial park” as follows:

**COMMUNITY FACILITIES**

A building or portion thereof or a facility designed for public use including, without limitation, use by a property owners’ association comprised of residents of the community in which it is located, for non-commercial recreational activities the primary purpose of which is the advancement of its members in educational, cultural, recreational or civic pursuits and activities.

**DATA CENTER**

A building, a dedicated space within a building, or a group of buildings used for electronic data storage, data warehousing, and/or the housing of computer systems and associated components, including ancillary or auxiliary structures such as electrical substations and generators.

**ELECTRIC VEHICLE CHARGING LOT**

A public or private parking lot containing solely electric vehicle charging stations designated for charging electric vehicles.

**ELECTRIC VEHICLE CHARGING STATION (EVCS)**

A public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy to a battery or other energy storage device in an electric vehicle. EVCS are permitted by right in all zoning districts.

**FARMERS’ MARKET**

An area where on designated days and times growers and producers of horticultural and agricultural products sell those products directly to the public. This term does not include roadside stands.

**PLANNED INDUSTRIAL PARK**

A tract of land that has been planned, developed and operated as an integrated facility for a number of individual industrial uses, with special attention to circulation, parking, and utility needs.

**Section 4.** The Manor Township Zoning Ordinance, as amended, Article I, Section 425-10, is hereby amended to amend the definition of “convenience store” as follows (deletions are shown as stricken and additions are double underlined):

## **CONVENIENCE STORE**

- (1) A retail sales business that specializes in providing household products and foods. Convenience stores may also provide for the preparation and sale of delicatessen sandwiches and foods. ~~for any or all of the following as an accessory use:~~
  - ~~(a) The rental of video tapes, provided that an adult bookstore is specifically prohibited;~~
  - ~~(b) The preparation and sales of delicatessen sandwiches and foods provided that no patron seating is provided; and~~
  - ~~(c) The use of no more than two amusement devices (e.g., pinball machines, video games, and other similar devices).~~
- (2) Convenience stores shall not include the dispensing of gasoline or other vehicle fuels, unless the appropriate approvals for an automobile filling station (as defined herein) have been obtained.
- (3) Convenience stores located in the Mixed-Use Campus (MUC) Zone may include drive-through facilities.

**Section 5.** The Manor Township Zoning Ordinance, as amended, Article II, Section 425-19.B(1), is hereby amended to establish planned industrial parks as permitted uses in the (I) Industrial Zone, as follows:

- (1) Primary permitted uses. In the (I) Industrial Zone, the following uses are permitted:

...

...

- (j) Planned industrial parks, with individual uses within such parks being subject to the specific regulations for such uses contained in Article IV of this Chapter.

The remaining subsections of Section 425-19.B(1) shall be ordered to accommodate the addition of new Section 425-19.B(1)(j).

**Section 6.** The Manor Township Zoning Ordinance, as amended, Article II, existing Section 425-19B(1)(p), is hereby amended to add data centers as a permitted use in the (I) Industrial Zone subject to the same criteria as warehousing and wholesale trade establishments as follows (deletions are shown as stricken and additions are double underlined):

- ~~(p)~~(r) Warehousing, wholesale trade establishments and data centers as set forth in Sections 425-108.A(1)(a) and 425-108.A(2)(a) ~~having a gross floor area of 100,000 square feet or less.~~

**Section 7.** The Manor Township Zoning Ordinance, as amended, Article II, Section 425-19C(8), is hereby amended to add data centers as a use permitted by special exception in the (I) Industrial zone subject to the same criteria as warehousing and wholesale trade establishments as follows (deletions are shown as stricken and additions are double underlined):

- (8) Warehousing, wholesale trade establishments and data centers as set forth in Sections 425-108A(1)(b) and 425-108A(2)(b) ~~having a gross floor area in excess of 100,000 square feet.~~

**Section 8.** The Manor Township Zoning Ordinance, as amended, Article II, Section 425-24.A, is hereby amended as follows (deletions are shown as stricken and additions are double underlined):

- A. Purpose. This zone provides for a mixture of commercial and residential uses in ~~an~~ older areas already characterized by such a mix and in the process of change and in undeveloped or underdeveloped areas of the Township where mixed-use development is encouraged. This zone is ~~not~~ intended to accommodate an integrated mix of housing, civic, and commercial uses ~~large commercial shopping centers, rather individual freestanding businesses or limited integrated uses.~~

**Section 9.** The Manor Township Zoning Ordinance, as amended, Article II, is hereby amended to add the following as Article II, Section 425-24.1:

**Section 425-24.1. (MUC) Mixed-Use Campus Zone**

- A. Purpose and intent.

- (1) The (MUC) Mixed-Use Campus Zone is an overlay zoning district that provides for the comprehensive and integrated development of large contiguous areas within the (MRC) Mixed Residential/Commercial Zone.
- (2) Development in this zone requires special attention to be given to ensure coordination of all elements of an integrated, mixed-use development, particularly pedestrian connectivity, streetscape, and landscaping enhancements.
- (3) Due to the inherent challenges associated with large-scale mixed-use development, and in recognition of the reduced impacts associated with contiguous uses in an integrated development scheme, this zone provides for increased flexibility in both design criteria and permitted uses. Minimum yard setbacks are measured only from the perimeter of the development site and do not apply to any interior lot lines. In lieu of yard setbacks, minimum separation distances between residential buildings and certain commercial uses are prescribed where appropriate to accommodate public health and safety. Similarly, each development using these provisions is subject to a single overall impervious coverage limitation which, along with the Manor Township Stormwater Management Ordinance, regulates the provision of open space and landscaping.

- (4) To provide assurances to the Township that development proposals are consistent with the purpose and intent of this zone, applicants pursuing development under these provisions must submit a master development plan to the Township Planning Commission and the Board of Supervisors prior to submission of any land development plans.
  - (5) Finally, to accommodate large-scale, integrated development, and to achieve a cohesive and aesthetically consistent overall design, applicants using the provisions of this zone have the option to submit a master sign plan that includes deviations from the normal signage regulations of this chapter.
- B. Conflicting provisions. Notwithstanding Section 425-5 of this chapter, to the extent of any inconsistencies, the provisions of this section shall supersede conflicting provisions within other sections of this chapter. All other provisions of this chapter not inconsistent with the provisions hereof shall remain in full force and effect.
- C. Mixed-use campus tract. The provisions of this section are intended to establish an optional overlay zoning district which a property owner or owners may elect to apply to qualifying mixed-use campus tracts within the (MRC) Mixed Residential/Commercial Zone. A “mixed-use campus tract” shall mean any area within the (MRC) Mixed Residential/Commercial Zone containing a minimum of 250 contiguous acres. A mixed-use campus tract may be comprised of one or more lots held under single ownership or one or more separately owned lots, provided that the current owners of such lots consent to the inclusion of the lots at the time of submission of the master development plan (as defined herein) or any subsequent amendment thereto.
- D. Defined terms specific to (MUC) Mixed-Use Campus Zone. The following defined terms shall apply only within the (MUC) Mixed-Use Campus Zone, and shall override and supersede any conflicting definitions and associated regulations set forth in this chapter:

#### **SENIOR HOUSING FACILITY**

Residential housing for persons aged 55 or older in a multi-unit development consisting of one or more housing types including but not limited to multiple-family dwellings, townhouses, duplexes, and single-family detached dwellings. Senior housing facilities must include one or more of the following elements, separately or in combination with one another: independent living, personal care/assisted living, memory care, and skilled nursing. Age-restricted housing that does not include independent living, personal care/assisted living, memory care or skilled nursing is not included within the definition of a senior housing facility.

#### **INDEPENDENT LIVING FACILITY**

A facility that either separately, or in combination with other continuum of care services, provides a living environment for adults ages 55 or older. An independent living facility may be made up of a variety of different housing types but must include the provision of services to residents for a monthly or annual fee, including

but not necessarily limited to housing costs, utilities, property maintenance, and meal services.

**MEMORY CARE FACILITY**

A facility that either separately, or in combination with other continuum of care services, provides a living environment for adults ages 55 or older that require specialized care due to diagnoses of dementia, Alzheimer's disease, or other memory impairments.

**PERSONAL CARE/ASSISTED LIVING FACILITY**

A facility that either separately, or in combination with other continuum of care services, provides a living environment for adults ages 55 or older that require assistance or supervision in completing activities of daily living or instrumental activities of daily living.

**SKILLED NURSING FACILITY**

A facility that either separately, or in combination with other continuum of care services, provides a living environment for adults ages 55 or older that require short- or long-term skilled nursing care and rehabilitation services.

- E. Permitted uses. The following uses shall be permitted by right within the (MUC) Mixed-Use Campus Zone, provided that both public sewer and water are used:
- (1) Single-family detached dwellings.
  - (2) Duplexes.
  - (3) Townhouses.
  - (4) Multiple-family dwellings.
  - (5) Accessory dwellings (see § 425-73).
  - (6) Animal hospitals, veterinary facilities, and kennels (see § 425-54).
  - (7) Automobile filling stations (see § 425-56).
  - (8) Banks and similar financial institutions, including drive-through banking facilities (see § 425-71 if a drive-through is included).
  - (9) Bed-and-breakfasts (see § 425-57).

- (10) Churches and related uses (see to §425-62) up to a maximum building area of 70,000 square feet.
- (11) Commercial day-care facilities (see § 425-67).
- (12) Commercial recreation uses (see § 425-68).
- (13) Community facilities.
- (14) Convenience stores (see § 425-71 if a drive-through is included).
- (15) Drive-through and fast food restaurants (see § 425-71).
- (16) Dry cleaners, laundries, and laundromats (see § 425-72).
- (17) Electric vehicle charging lots as an accessory use to a permitted principal use.
- (18) Farmers' markets.
- (19) Funeral homes, mortuaries and crematoriums (see § 425-77).
- (20) Health and fitness clubs (see § 425-79).
- (21) Hospitals (see § 425-83).
- (22) Hotels, motels, and similar lodging facilities.
- (23) Indoor theaters and auditoriums.
- (24) Medical and dental clinics.
- (25) No-impact home-based businesses (see § 425-93).
- (26) Offices.
- (27) Retail and wholesale sales of nursery and garden stock (see § 425-100).
- (28) Retail sale and/or rental of goods, including drive-through facilities (see § 425-71 if a drive-through is included).
- (29) Retail sale of personal services, including, but not limited to, barber, beauty, tanning and/or fitness salons, music, dance, art or photographic studios, and repair of clocks, jewelry, and small appliances.

- (30) Restaurants and taverns, including drive-through facilities (see § 425-99 and see § 425-71 if a drive-through is included).
- (31) Schools (including vocational and mechanical trade schools, subject to § 425-102).
- (32) Senior housing facilities (see § 425-110).
- (33) Warehousing and wholesale trade establishments as set forth in Section 425-108B(1).
- (34) Buildings that contain a combination of permitted residential and commercial uses in this overlay without any maximum number of nonresidential uses per building and/or lot.
- (35) Accessory uses customarily incidental to the above permitted uses.
- F. Special exception uses (subject to the procedures presented in § 425-123C of this chapter).
  - (1) Home occupations (see § 425-82).
- G. Conditional uses. (Subject to the review procedures listed in § 425-132 of this chapter).
  - (1) Warehousing and wholesale trade establishments as set forth in Section 425-108B(2).
- H. Master development plan requirement.
  - (1) An applicant utilizing the (MUC) Mixed-Use Campus Zone must prepare and submit a master development plan to the Township Planning Commission and Board of Supervisors prior to submitting any land development plans for review. The master development plan shall be submitted and reviewed in the same manner as a sketch plan under the Manor Township Subdivision and Land Development Ordinance, as amended.
  - (2) The master development plan shall contain, at a minimum, the following:
    - (a) A map showing the location of the site.
    - (b) A listing and description of all existing structures and uses.
    - (c) A conceptual plan showing the proposed overall development scheme including a description of the types of uses, general area or location of each use, residential density, public streets, and pedestrian pathways. The conceptual plan shall also depict the location of any required or proposed buffering and/or screening.



- (d) A description of the manner in which each planned structure will relate to the integrated development of the mixed-use campus tract and the implementation of the Manor Township Comprehensive Plan. Dwelling units within the development shall be linked with commercial uses by sidewalks, crosswalks, or pathways to facilitate safe and convenient pedestrian movement.
  - (3) Updates and changes to master development plan. The applicant shall submit an update of the master development plan a minimum of every five years following initial submission thereof until the initial build-out of the development is complete. If there are no material changes to the master plan at the expiration of any five-year period, the applicant shall provide a written letter to the Township Board of Supervisors to that effect.
  - (4) The master plan will not be recorded, but the most recently accepted version of the Master Plan shall be retained by the Township and may be posted on the Township's website if desired.
  - (5) Upon a landowner consenting to the inclusion of its land in the mixed-use campus tract, the owner or any subsequent owner of the land or any lots subdivided therefrom shall not be permitted to withdraw its lands from the mixed-use campus tract unless the withdrawal is approved by the applicant, and provided that, following such withdrawal, all remaining lands subject to the master development plan continue to meet all applicable area, dimensional, and density requirements hereunder. In the event any land is added to or removed from the mixed-use campus tract, the applicant shall submit an update of the master development plan to the Township Board of Supervisors.
- I. Design standards. See the following table: *[The Design Standards Table for the (MUC) Mixed-Use Campus Zone is included as an attachment to this Ordinance and is designated as 425 Attachment 13.]*
- J. Signs.
- (1) Signage generally. Signs shall be permitted as specified in § 425-44 of this chapter. The foregoing notwithstanding, automotive and pedestrian scale way-finding signs shall be permitted by right within the MUC Zone.
  - (2) Optional master sign plan process. Upon application to the Board of Supervisors, the applicant may submit a master sign plan which provides for additional permanent signage and/or modifications to the sign standards contained in § 425-44 of this chapter. The applicant may pursue review of a master sign plan while processing its preliminary plan with such plan being modified as necessary when individual final plans are processed, or at such other time as the applicant desires. The purpose of this process is to facilitate creativity and flexibility in establishing a cohesive and aesthetically pleasing overall design of signage along entrances,

exits, streets, alleys, access drives, and other common or semi-common areas within a mixed-use campus development, with particular focus on the location, dimensions, number, and aesthetics of center signs, development signs, identification signs, incidental signs, and public use signs. In view of the development's overall size and mixture of permitted uses, the Township recognizes that different sections of the development may vary in aesthetics. Accordingly, the master sign plan may include different styles, materials, and types of signage, provided that the overall sign scheme is logical and cohesive as to individual sections of the development and, at a broader level, the development as a whole. The master sign plan process is optional. If elected, the master sign plan shall be subject to the following provisions.

- (a) Generally. The master sign plan may include signage which deviates from the standards of § 425-44 of this chapter subject to the provisions of this section. If the applicant elects to use the master sign plan process, the master sign plan must illustrate all signage proposed within the mixed-use campus development.
- (b) Contents. The master sign plan shall, at a minimum, include the following:
  - [1] The most recent version of the master development plan for the mixed-use campus tract modified to illustrate the locations of proposed permanent signs;
  - [2] Scaled renderings setting forth each sign's proposed dimensions, location, and materials;
  - [3] Information regarding the illumination of each sign;
  - [4] A chart, matrix, or list identifying all signs permitted by right and the extent of proposed deviations from the standards of § 425-44 of this chapter; and
  - [5] A written narrative describing the master sign plan's compliance with the criteria set forth in this section.
- (c) Criteria. The master sign plan shall be reviewed in the same manner as the master development plan. In presenting the master sign plan, the applicant shall endeavor to demonstrate compliance with the following:
  - [1] That the master sign plan's contribution to the design of the overall development will be equal to or better than the quality that would result under the regulations of this chapter;
  - [2] That the signs proposed as part of the master sign plan will create a uniform sign package for the mixed-use campus development or applicable sections thereof in terms of materials, lighting, design,

color, height, style, spacing, projection, or other features of each sign;

[3] That the proposed signs are compatible with the style or character of the mixed-use campus development or applicable sections thereof and are consistent to each other in terms of location, size, and spacing; and

[4] That the signs proposed will not result in any danger to the public health and safety, nor adversely impact abutting properties or occupants of the mixed-use campus development.

- K. Off-street parking. Off-street parking shall be provided as specified in § 425-41 of this chapter.
- L. Off-street loading. Off-street loading shall be provided as specified in § 425-42 of this chapter. In addition, no off-street loading area shall be permitted on any side of a building facing an adjoining street.
- M. Residential buffer strip. Any commercial use abutting the perimeter of the mixed-use campus tract shall maintain a 35 foot setback for buildings and structures, 25 feet of which must be maintained in plantings designed to screen the commercial use, and a 25 foot setback for off-street parking lots, loading areas, and outdoor storage areas which must be maintained in buffer plantings, from any dwelling units located outside of the (MUC) Mixed-Use Camps Zone as measured from the perimeter boundary of the mixed-use campus tract upon which the commercial use is located. For commercial buildings taller than 35 feet, the setback must be equal to the height of the building.
- N. Landscaping. Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings (see § 425-43 of this chapter.)
- O. Alleys separating blocks. Alleys separating blocks within the mixed-use campus development shall not be subject to a minimum intersection separation distances.
- P. Driveways and access drive requirements. All driveways serving single-family dwellings shall be in accordance with § 425-39 of this chapter. All access drives serving other uses shall be in accordance with § 425-40 of this chapter.
- Q. Waste products. Where required for the use, permanent dumpsters may be permitted within the side or rear yard of individual lots, provided such dumpsters are screened from any adjoining roads or properties. All dumpsters shall be set back a minimum of 50 feet from any adjoining residentially zoned properties. All waste receptacles shall be completely enclosed.
- R. Commercial operation standards. All commercial operations shall be in compliance with any Commonwealth of Pennsylvania and/or Federal Government regulations, as required by the most recent regulations made available from these governmental bodies.

- S. Outdoor storage. Within this zone, outdoor storage is permitted in connection with permitted nonresidential uses, provided all outdoor storage areas are screened from adjoining roads and properties. Outdoor sales areas need not be screened from adjoining roads.
- T. Vehicular access. Buildings constructed within a mixed-use campus tract shall be on a lot adjacent to a public street or an approved private street or shall have access to a public street or an approved private street by virtue of a recorded easement, right-of-way, or similar instrument.

**Section 10.** The Manor Township Zoning Ordinance, as amended, Article III, Sections 425-41.Q(1)-(2), are hereby amended as follows (deletions are shown as stricken and additions are double underlined):

Q. Joint parking lots.

- (1) In commercial shopping centers over three acres in size, joint parking lots may be permitted. ~~These joint facilities can reduce the total number of parking spaces required by a maximum of 20%. Therefore, the resulting joint parking lot will be required to provide at least 80% of the total number of spaces required by the sum of all of the shopping center's tenants. Such reduced~~ Parking spaces must be appropriately distributed upon the lot to provide convenient walking distance between vehicle and each of the shopping center's stores.
- (2) In the (CO) Commercial Office Zone, (LC) Local Commercial Zone, (GC) General Commercial Zone, and (I) Industrial Zone and for commercial uses in the (MRC) Mixed Residential/Commercial Zone, (LTD) Limited Commercial Zone, ~~and (V) Village Zone, and (MUC) Mixed-Use Campus Zone,~~ two or more properties may share facilities, provided that cross easements for parking are established on all such properties. These joint facilities, including accessory drives, shall not be subject to any setback requirements in the location of the shared facilities and access drives. ~~Parking spaces shall be determined on the aggregate of all parking spaces provided on the joint parking lot.~~

**Section 11.** The Manor Township Zoning Ordinance, as amended, Article III, Section 425-41.S, Schedule of required parking spaces, is hereby stricken in its entirety and replaced with the following:

S. Required off-street parking; Projections and methodologies

- (1) Off-street parking shall be provided to meet the demand for the proposed land use. The applicant shall calculate this demand based on accepted standards, such as those published in the Institute of Transportation Engineers' Parking Generation Reports or other acceptable standards.

- (2) Mixed-use projects shall provide parking according to a shared parking analysis that projects parking needs based on the peak hour of parking demand. For example, a building with first-floor retail and office space and upper-floor residential will be able to adjust total parking demand to address the fact that peak residential parking demand will occur in the evening, while peak office parking demand will occur during the day. This analysis shall be based on accepted standards, such as those published in the Institute of Transportation Engineers' Parking Generation Reports, the Urban Land Institute Shared Parking Study, or other acceptable standard.
- (3) Any nonresidential use proposing to exceed the Institute of Transportation Engineer's Parking Generation Report's 85th percentile for the number of proposed parking spaces by more than 125% shall require a registered professional to complete a parking generation study that adequately addresses parameters to include, but not be limited to, land use, zoning, district classification, development environment (urban, suburban, rural), and local and regional locational context, subject to Township staff and Township Engineer review and recommendation and Board of Supervisors approval.
- (4) Review of parking calculations
  - (a) Subdivision and land development approval. The parking demand projections and methodologies of all projects requiring subdivision and land development approval shall be subject to approval by the Board of Supervisors.
  - (b) Permit approval. The parking demand projections and methodologies for projects requiring permit approval and not requiring subdivision and land development approval shall be subject to approval by the Zoning Officer.

**Section 12.** The Manor Township Zoning Ordinance, as amended, Article IV, Section 425-54, is hereby amended as follows (deletions are shown as stricken and additions are double underlined):

Within the (A) Agricultural and (R) Rural Zone, animal hospitals, veterinary facilities and kennels are permitted by special exception, either as a principal use or as an accessory use to a permitted principal use on the same lot, and within the (MUC) Mixed-Use Campus Zone as permitted uses, subject to the following criteria:

...

G. Within the (MUC) Mixed-Use Campus Zone, no animal boarding building or kennel shall be located within 500 feet of any dwelling units (not including nursing, rest and retirement homes, medical residential campuses, or senior housing

facilities) located outside of the mixed-use campus tract as measured from the property boundary of the lot where the residential use is located. Additionally, no animal shall be permitted to use an outdoor run area from 9:00 p.m. until 8:00 a.m.

**Section 13.** The Manor Township Zoning Ordinance, as amended, Article IV, Section 425-56, is hereby amended as follows (deletions are shown as stricken and additions are double underlined):

Within the (LC) Local Commercial and (GC) General Commercial Zones, automobile filling stations (including minor incidental repair) are permitted by special exception, and within the (MUC) Mixed-Use Campus Zone as a permitted use, subject to the following criteria.

...

- C. Except in the (MUC) Mixed-Use Campus Zone, ~~The~~ the subject property shall be set back at least 300 feet from any lot containing a school, day-care facility, playground, library, hospital or nursing, rest or retirement home. Within the (MUC) Mixed-Use Campus Zone no building or structure associated with an automobile filling station may be located within 300 feet of any lot located outside of the mixed-use campus tract containing a school, day-care facility, playground, library, hospital, nursing, rest or retirement home, or a dwelling unit.

**Section 14.** The Manor Township Zoning Ordinance, as amended, Article IV, Section 425-57 is hereby amended (deletions are shown as stricken and additions are double underlined):

Within the (A) Agricultural; (R) Rural; ~~and~~ (MRC) Mixed Residential/Commercial; and (MUC) Mixed-Use Campus Zones bed-and-breakfasts are permitted by right, and within the (V) Village Zone, bed-and-breakfasts are permitted by special exception. All bed-and-breakfasts shall be subject to the following criteria.

...

**Section 15.** The Manor Township Zoning Ordinance, as amended, Article IV, Section 425-62.A(2), is hereby amended (deletions are shown as stricken and additions are double underlined):

Within the (LC) Local Commercial; (GC) General Commercial; ~~and~~ (V) Village; and (MUC) Mixed-Use Campus Zones:

- (a) Churches and related uses are permitted by right, up to a maximum building area of 70,000 square feet. Public water and sewer service is also required.

**Section 16.** The Manor Township Zoning Ordinance, as amended, Article IV, Section 425-67, is hereby amended as follows (deletions are shown as stricken and additions are double underlined):

Within the (LC) Local Commercial and (GC) General Commercial Zones, commercial day-care facilities are permitted by special exception, and within the (I) Industrial and

(MUC) Mixed-Use Campus Zones, commercial day-care facilities are permitted uses, subject to the following criteria.

...

**Section 17.** The Manor Township Zoning Ordinance, as amended, Article IV, Section 425-68, is hereby amended as follows (deletions are shown as stricken and additions are double underlined):

Within the (GC) General Commercial Zone, commercial recreation facilities are permitted by special exception, and within the (MUC) Mixed-Use Campus Zone, commercial recreation facilities as a permitted use, subject to the following criteria.

...

**Section 18.** The Manor Township Zoning Ordinance, as amended, Article IV, Section 425-71, is hereby amended as follows (deletions are shown as stricken and additions are double underlined):

§ 425-71 ~~Drive-through and/or fast food restaurants.~~ Fast food restaurants with or without drive-throughs; other drive-through uses in the (MUC) Mixed-Use Campus Zone.

Within the (GC) General Commercial Zone, drive-through and/or fast food restaurants are permitted by special exception, and within the (MUC) Mixed-Use Campus Zone are permitted by right, subject to the following criteria. Drive-through facilities are also permitted in connection with certain uses in addition to fast food restaurants in the (MUC) Mixed-Use Campus Zone. In all instances where drive-throughs are permitted, whether in connection with a fast food restaurant or other use, they shall be subject to the criteria set forth below (where relevant):

...

**Section 19.** The Manor Township Zoning Ordinance, as amended, Article IV, Section 425-72, is hereby amended as follows (deletions are shown as stricken and additions are double underlined):

Within the (LC) Local Commercial Zone, dry cleaners, laundries and laundromats are permitted by special exception, and within the (GC) General Commercial and (MUC) Mixed-Use Campus Zones as permitted uses, subject to the following criteria:

...

**Section 20.** The Manor Township Zoning Ordinance, as amended, Article IV, Section 425-73, is hereby amended as follows (deletions are shown as stricken and additions are double underlined):

Within the (A) Agricultural Zone, (R) Rural Zone, all residential zones, the Village Zone, the (MUC) Mixed-Use Campus Zone, and in a PRD, an accessory dwelling unit is permitted on properties with a principal dwelling, subject to the following criteria:

...

**Section 21.** The Manor Township Zoning Ordinance, as amended, Article IV, Section 425-76.N, is hereby deleted in its entirety and replaced with the following:

- N. All off-street parking requirements shall be in accordance with § 425-41S of this chapter.

**Section 22.** The Manor Township Zoning Ordinance, as amended, Article IV, Section 425-77, is hereby amended as follows (deletions are shown as stricken and additions are double underlined):

Within the (V) Village Zone, funeral homes are permitted by special exception, and within the (LTD) Limited Commercial, (GC) General Commercial, (MRC) Mixed Residential/Commercial, and (MUC) Mixed-Use Campus Zones as a permitted use, subject to the following standards.

...

**Section 23.** The Manor Township Zoning Ordinance, as amended, Article IV, Section 425-79, is hereby amended as follows (deletions are shown as stricken and additions are double underlined):

Within the (GC) General Commercial Zone, health and fitness clubs are permitted by special exception, and within the (I) Industrial and (MUC) Mixed-Use Campus Zones, are permitted uses, subject to the following criteria.

...

- B. All outdoor recreation facilities shall be set back at least 50 feet from the street right-of-way line, and 25 feet from all other lot lines and 100 feet from any residentially zoned properties. In the (MUC) Mixed-Use Campus Zone, the 100-foot setback shall only apply to residential properties located outside of the (MUC) Mixed-Use Campus Zone, and shall be measured from the property boundary of the lot where the residential use is located.

**Section 24.** The Manor Township Zoning Ordinance, as amended, Article IV, Section 425-82, is hereby amended as follows (deletions are shown as stricken and additions are double underlined):

Within the (A) Agricultural; (R) Rural; (RL); Low-Density Residential; (RM) Medium-Density Residential; (MRC) Mixed Residential/Commercial; (MUC) Mixed-Use Campus; (V) Village; (RL1) Low-Density Residential Flex; and (RM1) Medium-Density Residential Flex Zones, home occupations are permitted by special exception, subject to the following criteria.

...



**Section 25.** The Manor Township Zoning Ordinance, as amended, Article IV, Section 425-83, is hereby amended as follows (deletions are shown as stricken and additions are double underlined):

Within the (GC) General Commercial Zone, hospitals are permitted by special exception, and within the (MUC) Mixed-Use Campus Zone, as a permitted use, subject to the following criteria:

...

- D. All buildings and structures shall be set back 50 feet from all property lines. In the (MUC) Mixed-Use Campus Zone, all buildings and structures shall be set back 500 feet from the perimeter of the mixed-use campus tract.
- E. Emergency entrances shall be located on a building wall facing away from adjoining residentially zoned properties. In the (MUC) Mixed-Use Campus Zone, emergency entrances shall be located on a building wall that does not face any residential dwellings located outside of the mixed-use campus tract.

...

**Section 26.** The Manor Township Zoning Ordinance, as amended, Article IV, Section 425-90.A, is hereby amended as follows (deletions are shown as stricken and additions are double underlined):

- A. Off-street parking spaces shall be provided for mini warehouses ~~according to the schedule listed~~ in accordance with § 425-41S of this chapter.

**Section 27.** The Manor Township Zoning Ordinance, as amended, Article IV, Section 425-93, is hereby amended as follows (deletions are shown as stricken and additions are double underlined):

Within the (A) Agricultural; (R) Rural; (RL) Low-Density Residential; (RM) Medium-Density Residential; (RH) High-Density Residential; (LC) Local Commercial; (CO) Commercial Office; (C) Conservation; (MRC) Mixed Residential/Commercial; (MUC) Mixed-Use Campus; (V) Village; (RL1) Low-Density Residential Flex; (RM1) Medium-Density Residential Flex; and (RH1) High-Density Residential Flex Zones, no-impact home-based business are permitted, subject to the following criteria:

**Section 28.** The Manor Township Zoning Ordinance, as amended, Article IV, Section 425-99, is hereby amended as follows (deletions are shown as stricken and additions are double underlined):

Within the (V) Village Zone, restaurants and taverns are permitted by special exception, and within the (MUC) Mixed-Use Campus Zone, are a permitted use, subject to the following criteria:

- A. Such uses can only occur within buildings that comply with § 425-26F of this chapter. This Subsection 425-99A shall only apply to restaurants and taverns in the (V) Village Zone.

...

- D. One sign shall be permitted which is no larger than nine square feet and is located at least 120 feet from all lot lines. This Subsection 425-99D shall only apply to restaurants and taverns in the (V) Village Zone.

...

- E. The proposed use shall not involve drive-through, or fast food operations, or nightclubs, as defined herein. This Subsection 425-99E shall only apply to restaurants and taverns in the (V) Village Zone, provided, however, that nightclubs shall not be permitted in connection with a restaurant or tavern in any zoning district.

...

**Section 29.** The Manor Township Zoning Ordinance, as amended, Article IV, Section 425-100, is hereby amended as follows (deletions are shown as stricken and additions are double underlined):

Within the (R) Rural Zone, retail and wholesale sales of nursery and garden materials are permitted by special exception, and within the (MUC) Mixed-Use Campus Zone, are permitted uses, subject to the following criteria:

...

- C. All outdoor display areas shall be set back at least 25 feet from the street right-of-way line. All structures, parking lots, off-street loading and outdoor sales areas shall be set back at least 100 feet from any side or rear lot lines. In the (MUC) Mixed-Use Campus Zone, the 100-foot setback shall be measured from the property boundary of the lot where the residential use is located.
- D. All improvements (including parking and loading facilities) shall be screened from adjoining residentially zoned properties. In the (MUC) Mixed-Use Campus Zone, all improvements (including parking and loading facilities) shall be screened from adjoining residential dwellings located outside of the mixed-use campus tract.

...

**Section 30.** The Manor Township Zoning Ordinance, as amended, Article IV, Section 425-102, is hereby amended as follows (deletions are shown as stricken and additions are double underlined):

Within the (A) Agricultural; (R) Rural; (RH) High-Density Residential; (LC) Local Commercial; (V) Village; and (RH1) High-Density Residential Flex Zones, schools are

permitted by special exception, and within the (MUC) Mixed-Use Campus Zone as a permitted use, subject to criteria of the applicable school governing body so long as those criteria meet or exceed the following criteria:

...

**Section 31.** The Manor Township Zoning Ordinance, as amended, Article IV, Section 425-103.D, is hereby amended as follows (deletions are shown as stricken and additions are double underlined):

- D. See the following table for the required off-street ~~parking and~~ loading, and interior landscaping standards for shopping centers. Off-street parking shall be provided in accordance with § 425-41S of this chapter.\*

The column entitled “Minimum Required Off-Street Parking Spaces Per 1,000 square feet of Gross Leasable Floor Area” and all values thereunder shall be deleted.

**Section 32.** The Manor Township Zoning Ordinance, as amended, Article IV, Section 425-108, is hereby deleted in its entirety and replaced with the following:

**§ 425-108 Warehousing and wholesale trade establishments.**

- A. Warehousing, wholesale trade establishments and data centers are permitted in the (I) Industrial Zone, subject to the following criteria.
- (1) When located on property abutting one arterial or collector road:
    - (a) Warehousing, wholesale trade establishments and data centers are permitted by right, up to a maximum gross floor area of 100,000 square feet.
    - (b) Warehousing, wholesale trade establishments and data centers having a gross floor area in excess of 100,000 square feet are permitted by special exception, subject to compliance with the standards identified in Subsection C herein.
  - (2) When part of a Planned Industrial Park that has direct frontage along more than one arterial and/or collector road:
    - (a) Warehousing, wholesale trade establishments and data centers are permitted by right, up to a maximum gross floor area of 250,000 square feet.
    - (b) Warehousing, wholesale trade establishments and data centers having a gross floor area in excess of 250,000 square feet are

permitted by special exception, subject to compliance with the standards identified in Subsection C herein.

- B. Warehousing and wholesale trade establishments are permitted in the (MUC) Mixed-Use Campus Zone, provided that any buildings, dumpsters, outdoor parking, outdoor storage associated with such establishments must be a minimum of 100 feet, 25 feet of which must be maintained with a landscape buffer strip, from any dwelling units located outside of the mixed-use campus tract as measured from the property boundary of the lot where the residential use is located and subject to the following criteria:
- (1) Warehousing and wholesale trade establishments are permitted by right, up to a maximum gross floor area of 100,000 square feet.
  - (2) Warehousing and wholesale trade establishments having a gross floor area in excess of 100,000 square feet are permitted by conditional use, subject to compliance with the standards identified in Subsection C herein.
- C. Warehousing, wholesale trade establishments and data centers permitted by special exception in the Industrial (I) Zone in accordance with Subsections A(1)(b) and A(2)(b) and warehousing and wholesale trade establishments permitted by conditional use in the (MUC) Mixed-Use Campus Zone in accordance with Subsection B(2) shall be subject to the following criteria:
- (1) The applicant shall provide a detailed description of the proposed use in each of the following topics:
    - (a) The nature of the on-site activities and operations, the types of materials stored, the frequency of distribution and restocking, the duration period of storage of materials and the methods for disposal of any surplus or damaged materials. In addition, the applicant shall furnish evidence that the disposal of materials will be accomplished in a manner that complies with state and federal regulations.
    - (b) The general scale of the operation in terms of its market area, specific floor space requirements for each activity, the total number of employees on each shift, and an overall needed site size.
    - (c) Any environmental impacts that are likely to be generated (e.g., noise, smoke, dust, litter, glare, vibration, electrical disturbance, wastewater, stormwater, solid waste, etc.) and specific measures employed to mitigate or eliminate any negative impacts. The applicant shall further furnish evidence that the impacts generated

by the proposed use fall within acceptable levels as regulated by applicable laws and ordinances and commonly accepted standards.

- (d) The applicant shall provide a traffic evaluation study in accordance with Chapter 388, Subdivision and Land Development.

**Section 33.** The Manor Township Zoning Ordinance, as amended, Article IV is hereby amended to add Section 425-110 containing specific criteria for senior housing facilities as follows:

**§ 425-110 Senior housing facilities.**

Within the (MUC) Mixed-Use Campus, senior housing facilities are permitted by right, subject to the following criteria:

- A. The minimum lot area shall be one acre.

Senior housing facilities shall be permitted to have a density of 32 units per acre based on the area dedicated to the use, including associated parking areas and amenities. Such area shall be removed from the overall density calculation for other lands within a mixed-use campus tract.

**Section 34.** The Manor Township Zoning Ordinance, as amended, Article IV is hereby amended to add Section 425-111 containing specific criteria for farmers' markets as follows:

**§ 425-111 Farmers' markets.**

Within the (MUC) Mixed-Use Campus, farmers' markets are permitted by right, subject to the following criteria:

- A. All farmers' markets shall have an established set of operating rules addressing the governance structure of the farmers' market, hours of operation, and maintenance and security requirements.
- B. An outdoor farmers' market cannot obstruct a sidewalk or path that is part of a pedestrian or bicycle transportation system.
- C. All trash generated from a farmers' market shall be disposed of immediately following the close of business. Exterior trash receptacles shall be provided for all outdoor farmers' markets.
- D. All farmers' markets and their vendors shall receive all required operating and health permits and licenses from the appropriate state or local

regulatory body. These permits/licenses (or copies thereof) shall be in the possession of the market manager or vendor, as applicable, and on site during all hours of operation.

The remaining subsections of Section of the Ordinance shall be renumbered to accommodate the addition of new Sections 425-110 and 425-111.

**Section 35.** The Manor Township Zoning Ordinance, as amended, is hereby amended to incorporate The Design Standards Table for the (MUC) Mixed-Use Campus Zone, which is attached hereto as Exhibit C, as 425 Attachment 13 to the Manor Township Zoning Ordinance, as amended.

**Section 36.** The Manor Township Zoning Ordinance, as amended, Article III, Section 425-44E, Table 1, Regulations for Permanent Signs, designated as 425 Attachment 6, is hereby amended as set forth in Exhibit D attached hereto (additions are bolded and double underlined).

**Section 37.** The Manor Township Zoning Ordinance, as amended, Article III, Section 425-44E, Table 2, Regulations for Temporary Signs, designated as 425 Attachment 7, is hereby amended as set forth in Exhibit E attached hereto (additions are bolded and double underlined).

**Section 38.** All other provisions of the Manor Township Zoning Ordinance, as amended, shall remain in full force and effect as previously enacted and amended.

**Section 39.** In the event any provisions, section, sentence, clause, or part of this ordinance shall be held to be invalid, illegal, or unconstitutional by a court of competent jurisdiction, such invalidity, illegality or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses or parts of this ordinance, it being the intent of the Board of Supervisors that the remainder of this ordinance shall remain in full force and effect.

**Section 40.** This ordinance shall be effective and be in force five (5) days after its enactment by the Board of Supervisors of Manor Township as provided by law.

**DULY ORDAINED AND ENACTED** this \_\_\_\_ day of \_\_\_\_\_, 2025, by the Board of Supervisors of Manor Township, Lancaster County, Pennsylvania, in lawful session duly assembled.

**MANOR TOWNSHIP**  
Lancaster County, Pennsylvania

Attest: \_\_\_\_\_  
(Assistant) Secretary

By: \_\_\_\_\_  
(Vice) Chairperson

Exhibit A

Description of Land to be Rezoned

## Legal Description

### Re-Zoning Manor Site

Manor Township, Lancaster County, Pennsylvania

ALL THAT CERTAIN tract of land situate north of Charlestown Road (T-595) and east of South Centerville Road (T-543) in Manor Township, Lancaster County, Pennsylvania, as shown on a plan entitled Proposed Site Plan Zoning Revision Exhibit for Manor Site, prepared by RETTEW Associates, Inc., dated February 14, 2025, Drawing No. 044192054 and being more fully bounded and described as follows:

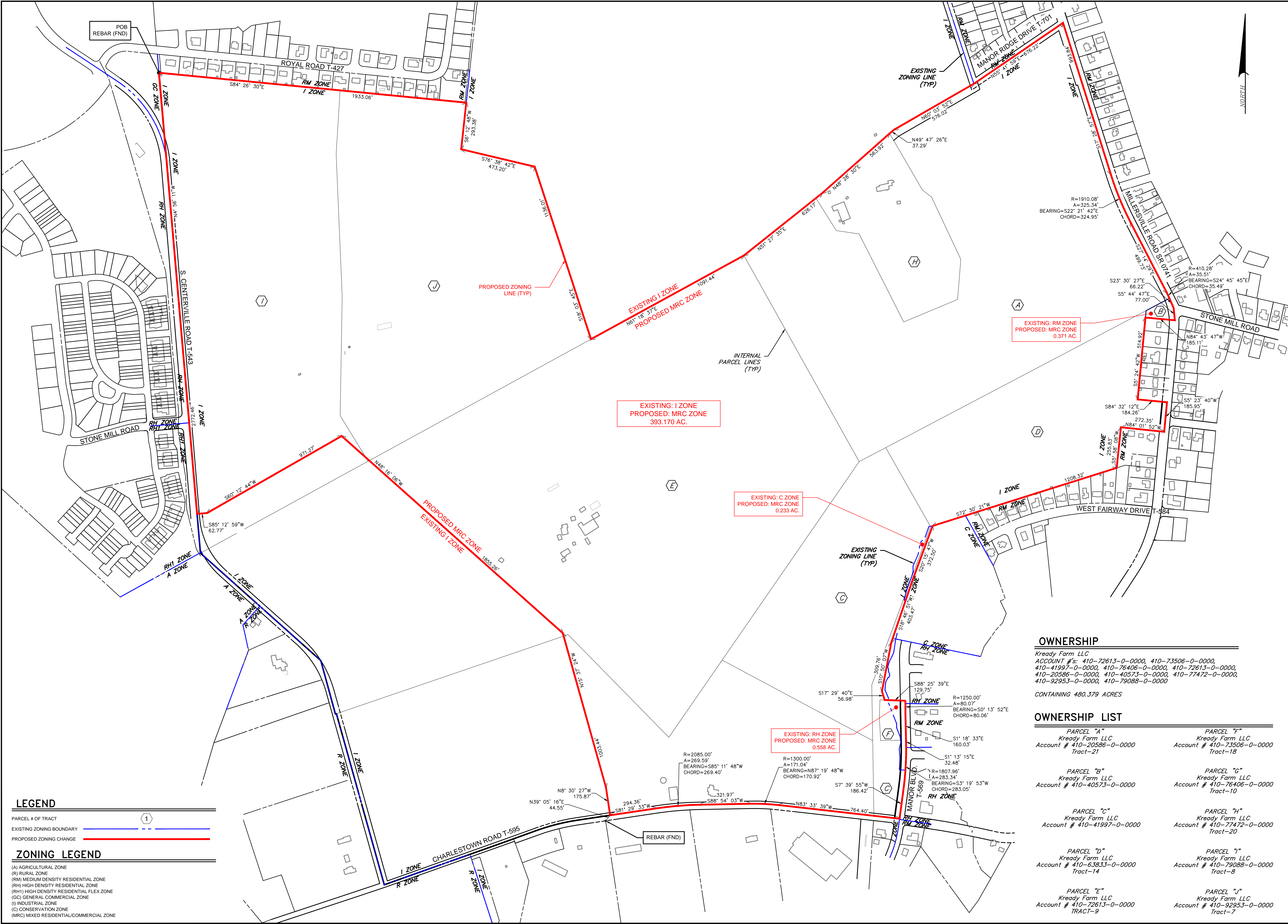
BEGINNING at a found re-bar marking the southwest corner of lot-1 as shown on the Final Plan of Wilshire Hills as recorded in the Lancaster County Recorder of Deeds office in Plan Book J-26 Page 41; thence along the southern boundary line of Wilshire Hills S 84°26'30" E a distance of 1933.06 feet to a point along the western boundary line of lands now or formerly of Armstrong World Industries; thence along said western boundary line following three (3) courses and distances: 1) S 06°12'48" W a distance of 293.38 feet to an iron pin, 2) S 76°38'42" E a distance of 473.20 feet to an iron pin, 3) S 18°03'45" E a distance of 1136.01 feet to a point along the northern tract line of Parcel E, other lands now or formerly of Kready Farm LLC; thence along the northern tract line of Parcel E N 61°18'37" E a distance of 1091.44 feet to a point, said point being the northwest corner of Parcel A, other lands now or formerly of Kready Farm LLC; thence along the northern tract line of Parcel A and Parcel H respectively the following four (4) courses and distances: 1) N 51°27'35" E a distance of 626.17 feet to a point, 2) N 48°28'30" E a distance of 563.92 feet to a point, 3) N 49°47'26" E a distance of 37.29 feet to a concrete monument, 4) N 60°03'52" E a distance of 576.02 feet to a point in or about the centerline of Manor Ridge Road (T-701); thence continuing along the centerline of Manor Ridge Road N 55°41'59" E a distance of 676.22 feet to a point in or about the centerline of Millersville Road (S.R. 0741); thence continuing along the centerline of Millersville Road the following six (6) courses and distances: 1) S 17°28'57" E a distance of 993.84 feet to a point, 2) by a curve to the left having a radius of 1910.08 feet, an arc length of 325.34 feet, a chord bearing of S 22°21'42" E and a chord distance of 324.95 feet to a point, 3) S 27°14'29" E a distance of 499.73 feet to a point, 4) by a curve to the right having a radius of 410.28 feet, an arc length of 35.51 feet, a chord bearing of S 24°45'45" E and a chord distance of 35.49 feet to a point, 5) S 23°30'27" E a distance of 66.22 feet to a point, 6) S 05°44'47" E a distance of 77.00 feet to a point, said point being the northeast corner of lands



now or formerly of Raymond E. and Sarah J. Ressler; thence along the northern boundary line of Raymond E. and Sarah J. Ressler N 84°43'47" W a distance of 185.11 feet to a point; thence along the western boundary line of lands now or formerly of Raymond E and Sarah J Ressler, Robert T. Williams, James D. and Lisa A. Kiscaden, Lawrence D. and Barbara M. Douglas, Heidi L. Bair and Patricia A. Kofalt respectively S 05°24'42" W a distance of 514.92 feet to a point; thence along the southern boundary line of Patricia A. Kofalt S 84°32'12" E a distance of 184.26 feet to a point in or about the centerline of Millersville Road; thence S 05°23'40" W a distance of 185.95 feet to a point; thence departing Millersville Road and along lands now or formerly of Kenneth E. Rice the following two (2) courses and distances: 1) N 84°01'52" W a distance of 272.35 feet to a point, 2) S 05°58'08" W a distance of 255.83 feet to a concrete monument, said concrete monument being the northeast corner of lot 32 as shown on the Final Plan of Spring Manor as recorded in the Lancaster County Recorder of Deeds office in Plan Book J-25 Page 27; thence along the northern boundary line of Spring Manor S 72°30'21" W a distance of 1208.32 feet to a point, said point being the northwest corner of lands now or formerly of Manor Township; thence along lands of Manor Township the following five (5) courses and distances: 1) S 20°15'47" W a distance of 372.50 feet to a point, 2) S 18°46'51" W a distance of 403.47 feet to a point, 3) S 10°50'07" W a distance of 309.76 feet to a point, 4) S 17°29'40" E a distance of 56.98 feet to a point, 5) S 88°25'39" E a distance of 129.75 feet to a point in or about the centerline of Manor Boulevard (T-569); thence in or about the centerline of Manor Boulevard the following five (5) courses and distances: 1) by a curve to the right having a radius of 1250.00 feet, an arc length of 80.07 feet, a chord bearing of S 00°13'52" E, and a chord distance of 80.06 feet to a point, 2) S 01°18'33" E a distance of 160.03 feet to a point, 3) S 01°13'15" E a distance of 32.48 feet to a point, 4) by a curve to the right having a radius of 1807.96 feet, an arc length of 283.34 feet, a chord bearing of S 03°19'53" W and a chord distance of 283.05 feet to a point, 5) S 07°39'55 W a distance of 186.42 feet to a point in or about the centerline of Charlestown Road; thence continuing along the centerline of Charlestown Road the following eight (8) courses and distances: 1) N 83°33'39" W a distance of 764.40 feet to a point, 2) by a curve to the left having a radius of 1300.00 feet, an arc length of 171.04 feet a cord bearing of N 87°19'48" W and a chord distance of 170.92 feet to a point, 3) S 88°54'03 W a distance of 321.97 feet to a point, 4) by a curve to the left having a radius of 2085.00 feet, an arc length of 269.59 feet, a chord bearing of S 85°11'48" W and a cord distance 269.40 feet to a point, 5) S 81°29'33" W a distance of 294.36 feet to a point; thence departing Charlestown Road and across parcels G, E and I respectively of lands now or formerly of Kready Farm LLC the following five (5) courses and distances: 1) N 08°30'27 W a distance of 175.87 feet to a point, 2) N 15°37'24 W a distance of 1003.44 feet to a point, 3) N 48°16'06 W a distance of 1855.26 feet to a point, 4) S 60°12'44 W a distance of 971.27 feet to a point,

Exhibit B

Depiction of Land to be Rezoned



OWNERSHIP

Kready Farm LLC  
ACCOUNT #'s: 410-72613-0-0000, 410-73506-0-0000,  
410-41997-0-0000, 410-76406-0-0000, 410-72613-0-0000,  
410-20586-0-0000, 410-40573-0-0000, 410-77472-0-0000,  
410-92953-0-0000, 410-79088-0-0000

CONTAINING 480.379 ACRES

OWNERSHIP LIST

PARCEL "A" Kready Farm LLC Account # 410-20586-0-0000 Tract-21	PARCEL "F" Kready Farm LLC Account # 410-73506-0-0000 Tract-18
PARCEL "B" Kready Farm LLC Account # 410-40573-0-0000	PARCEL "G" Kready Farm LLC Account # 410-76406-0-0000 Tract-10
PARCEL "C" Kready Farm LLC Account # 410-41997-0-0000	PARCEL "H" Kready Farm LLC Account # 410-77472-0-0000 Tract-20
PARCEL "D" Kready Farm LLC Account # 410-63833-0-0000 Tract-14	PARCEL "I" Kready Farm LLC Account # 410-92953-0-0000 Tract-8
PARCEL "E" Kready Farm LLC Account # 410-72613-0-0000 TRACT-9	PARCEL "J" Kready Farm LLC Account # 410-92953-0-0000 Tract-7

FOR RETTEW ASSOCIATES BY:

MANAGER: D. ERIC BRINSER, RLA  
DESIGN BY: JAR  
SURV. CHIEF: DATA COLLECTOR  
DRAWN BY: ASIN  
DATE: 2/14/2025

CLIENT: HIGH REAL ESTATE GROUP  
1853 WILLIAM PENN WAY  
LANCASTER, PA 17601

PROPOSED SITE PLAN  
ZONING REVISION EXHIBIT  
FOR  
MANOR SITE  
MANOR TOWNSHIP  
LANCASTER COUNTY, PA

DATE: 2/14/2025  
SHEET NO. 2 OF 2  
DWG. NO. 044192054

REVISION

NO. DATE

1 3/10/25 REVISED PER TOWNSHIP COMMENTS

2 3/24/25 ADDED METES AND BOUNDS

3 4/2/25 ADDED REBAR TIES

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Exhibit C

Attachment 13 – The Design Standards Table for the (MUC) Mixed-Use Campus Zone



# ZONING

## 425 Attachment 13

### Manor Township

#### Design Standards

#### MUC Mixed-Use Campus Zone

	Single-Family Detached Dwellings	Duplexes	Townhouses	Apartment Buildings <sup>7</sup>	Senior Housing Facilities	Commercial Uses, Industrial Uses, and Mixed-Use Buildings <sup>8, 9</sup>
Minimum Lot Area (square feet)	None required	None required	None required	None required	None required	4,000; unless otherwise specified for a particular use in Article IV of this chapter.
Minimum Lot Width (feet)	None required	None required	None required	None required	None required	40
Minimum Lot Depth (feet)	None required	None required	None required	None required	None required	100
Minimum Perimeter Setback <sup>1</sup>	35	35	35	35	35	35
Maximum Building Height (feet) <sup>2</sup>	75	75	75	75	75	75
Maximum Residential Density (per acre) <sup>3</sup>	7.5	7.5	7.5	7.5	32	7.5
Maximum Lot Coverage <sup>4</sup>	70%	70%	70%	70%	70%	70%
Minimum Separation Distances (feet) <sup>5</sup>	Same Use	5	5	20	20	5
	Different Use	10	10	20	20	20 feet; unless otherwise specified for a particular use in Article IV of this chapter.

- <sup>1</sup> Setbacks for all buildings and structures, including, without limitation, parking and loading areas, access drives, driveways, and outdoor storage areas shall be measured only from the perimeter of the mixed-use campus tract. There shall be no minimum setbacks from interior lot lines of individual lots within the mixed-use campus tract or from street rights-of-way established within the mixed-use campus tract, regardless of classification. The minimum perimeter setback of 35 feet shall only apply to buildings. For parking or loading areas, access drives, driveways, outdoor storage areas, and other structures, the minimum perimeter setback shall be the setback designated for such structures/uses elsewhere in this chapter.
- <sup>2</sup> Any building with a height greater than 35 feet, if permitted, shall be setback from the perimeter of the mixed-use campus tract at least the horizontal distance equal to its height.
- <sup>3</sup> The overall maximum residential density within the mixed-use campus tract shall be 7.5 dwelling units per acre. Density shall be calculated by dividing the gross acreage of the mixed-use campus tract against the total number of all dwelling units existing and proposed within the mixed-use campus tract. Senior housing facilities shall not be included in the calculation of density.
- <sup>4</sup> The overall maximum lot coverage for the mixed-use campus tract shall be 70%, based on the gross acreage of the mixed-use campus tract as depicted on the master development plan. The maximum lot coverage shall not apply to individual lots within the mixed-use campus tract.
- <sup>5</sup> These minimum separation distances shall apply regardless of the building layout (e.g., front to front, rear to rear, parallel, etc.). Accessory structures less than 15 feet tall for all use types and freestanding alley loaded garages for residential uses regardless of height shall be required to be located a minimum of 5 feet from any other structure, whether the same use or a different use. Accessory structures between 15 feet tall and 30 feet tall (excluding freestanding alley loaded garages) shall be setback a distance equal to their height. The maximum height for all accessory structures is 30 feet. Additionally, the requirements of Section 425-39(B) requiring driveways not to be located within three feet of adjoining lot lines shall not apply within the mixed-use campus tract.
- <sup>6</sup> No townhouse building shall contain more than eight units. For each townhouse building containing more than four units, no more than 60% of such units shall have the same offset along the front of the building. In addition, no more than two contiguous units shall have identical roof lines that generally parallel the ground along the same horizontal plane. All townhouse buildings shall be set back a minimum of 15 feet from interior access drives or parking facilities.
- <sup>7</sup> All multi-family dwelling unit buildings (not including mixed-use buildings) shall be set back a minimum of 15 feet from any interior access drives or parking facilities. Senior Housing Facilities shall have no more than 32 units per acre calculated based on the acreage of the lot where the facility is located.
- <sup>8</sup> Mixed-use buildings shall include any buildings with apartment dwellings located on the upper floors above commercial uses.
- <sup>9</sup> A maximum of 50% of the gross acreage of the mixed-use campus tract may be designated for commercial and industrial uses.

Exhibit D

Attachment 6 – Table 1 – Regulations for Permanent Signs



# ZONING

## 425 Attachment 6

### Manor Township

Table 1 - Regulations for Permanent Signs

Kind of Sign	Zone	Total Signs On Lot		Freestanding Signs				Building Signs		Other Requirements	Permit Required
		Maximum Permitted Number	Maximum Permitted Area (square feet)	Maximum Permitted Number	Maximum Permitted Area (square feet)	Maximum Permitted Height (feet)	Minimum Required Setback from Street Right-of-Way (feet)	Maximum Permitted Number	Maximum Permitted Area (square feet)		
Business sign (except center signs)	(C) Conservation;	2 per lot	2	1 per lot	2	6	10	2 per lot	2	Business signs for individual businesses must be located so they are identified with individual businesses, i.e., rather than being at the street frontage of a large center, away from the business they are identifying.	Yes
	(R) Rural;										
Home occupation sign and	(V) Village;									A home occupation sign may include a name, an address, an occupation or activity, and a logo or trademark; there may be no illumination, except that a sign for a medical office or emergency service may be illuminated when the business is open.	Yes
	(RL) Low-Density Residential;										
Identification sign (except development signs and public use signs)	(RL1) Low-Density Residential Flex;										
	(RM) Medium-Density Residential;										
	(RM1) Medium-Density Residential Flex;										
	(RH) High-Density Residential;										
	(RH1) High-Density Residential Flex;										
	(E) Excavation Zones										
	(A) Agricultural Zone	2 per lot	12	1 per lot	8	6	10	2 per lot	8	1 1/2 per linear foot of facade to which sign is attached, up to maximum of 200 of signage per lot (also see Note 3)	Yes
	(LC) Local Commercial;	No limit	200	1 per street frontage, except that in a structure with multiple business the individual businesses may not have their own freestanding signs.	40 on each street frontage	20	10	No limit			
	(CO) Commercial Office;										
	(LTD) Limited Commercial Zones										
	(GC) General Commercial;	No limit	280 (also see Note 1)		See Note 2	20	10	No limit			Yes
	(I) Industrial;										
	(MRC) Mixed Residential/Commercial;										
	(MUC) Mixed-Use Campus Zones										

#### NOTES:

1. An additional freestanding sign is permitted for each additional street frontage, with the area to be calculated as indicated in Note 2, and with no freestanding sign to exceed 80 square feet.
2. The area permitted on each street frontage is 40 square feet for street frontage up to 80 feet, plus 1 square foot per two feet of street frontage over 80 feet, up to a maximum of 80 square feet.
3. The length of the facade of an irregularly shaped building (e.g., a circular building, an S-shaped building, or a building with one or more ellipses on the side in question) is the straight line distance between the two ends of the building.



MANOR CODE

Kind of Sign	Maximum Permitted Number See "Other Requirements"	Maximum Permitted Area (square feet)	Maximum Permitted Height for Freestanding Signs (feet)	Minimum Required Setback from Street Right-of-Way for Freestanding Signs (feet)	Other Requirements	Permit Required
Billboard [allowed only in (LC) Local Commercial; (CO) Commercial Office; (LTD) Limited Commercial; (GC) General Commercial]		300 per surface, whether or not messages are the same	25	30	No more than 1 billboard structure at any point; it may have 2 surfaces with total of 2 messages, as long as surfaces are back-to- back or at angle of < 45°. Must have setback of 15 feet or the minimum building setback line, whichever is greater, from property lines other than street. Each billboard structure must be at 1,200 feet from any other and at least 300 feet from any of the Residential Zones; (R) Rural; (AG); Agricultural, or open space zone	Yes
Center Sign	For each center, 1 per principal entrance, up to maximum of 2, except there may be more than 2 if all entrances are at least 1,200 feet apart	20 in (E) Excavation; (C) Conservation; (A) Agricultural; (R) Rural; (RL) Low-Density Residential; (V) Village; (RM) Medium-Density Residential; (RH) High-Density Residential; (RL1) Low-Density Residential Flex; (RM1) Medium-Density Residential Flex; (RH1) High-Density Residential Flex Zones; 80 in; (LC) Local Commercial; (GC) General Commercial; (I) Industrial; (MRC) Mixed Residential/Commercial; <u>(MUC) Mixed-Use Campus;</u> (CO) Commercial Office; (LTD) Limited Commercial Zones	6 in (E) Excavation; (C) Conservation; (A) Agricultural; (R) Rural; (RL) Low-Density Residential; (V) Village; (RM) Medium-Density Residential; (RH) High-Density Residential; (RL1) Low-Density Residential Flex; (RM1) Medium-Density Residential Flex; (RH1) High-Density Residential Flex Zones; 20 in (LC) Local Commercial; (GC) General Commercial; (I) Industrial; (MRC) Mixed Residential/Commercial; <u>(MUC) Mixed-Use Campus;</u> (CO) Commercial Office; (LTD) Limited Commercial Zones	10	Center signs are allowed only for centers such as shopping centers, office complexes, and industrial parks which meet at least 2 of the following 3 minimums: (1) 5 units; (2) 2 0,000 square feet of building area; and (3) 5 acres of land. <u>In the (MUC) Mixed-Use Campus Zone, center signs shall be permitted at entrances to primarily commercial and/or industrial areas within a Mixed Use Campus Tract, subject to the foregoing and other applicable criteria.</u>	Yes
Development Sign	For each residential development, 1 per principal entrance, up to maximum of 2 entrances	20	6 in (E) Excavation; (C) Conservation; (A) Agricultural; (R) Rural; (RL) Low-Density Residential; (V) Village; (RM) Medium-Density Residential; (RH) High-Density Residential; (RL1) Low-Density Residential Flex;	10	Development signs are allowed only for residential developments. They may include only the name of the development and may not include any commercial advertising. <u>In the (MUC) Mixed-Use Campus Zone, development signs shall be permitted at entrances to primarily residential areas within a Mixed Use Campus Tract, subject to other applicable criteria.</u>	Yes

# ZONING

Kind of Sign	Maximum Permitted Number	Maximum Permitted Area (square feet)	Maximum Permitted Height for Freestanding Signs (feet)	Minimum Required Setback from Street Right-of-Way for Freestanding Signs (feet)	Other Requirements	Permit Required
Government Sign						
Incidental Sign	No limit	2	6	10, except no setback is required if sign is no more than 30 inches high		No
Nonprofit Organization Sign	As approved by governing body	4	6	Not applicable	May be placed in street rights-of-way with the approval of the governing body. The governing body may require that they be placed at designated entrances to the community or on common display panels.	
Public Use Sign	1 building sign per lot and 1 freestanding sign per principal entrance	40	6 in (E) Excavation; (C) Conservation; (A) Agricultural; (R) Rural; (RL) Low-Density Residential; (V) Village; (RM) Medium-Density Residential; (RH) High-Density Residential; (RL1) Low-Density Residential Flex; (RM1) Medium-Density Residential Flex; (RH1) High-Density Residential Flex; 10 in (LC) Local Commercial; (GC) General Commercial; (I) Industrial; (MRC) Mixed Residential/Commercial; <u>(MUC) Mixed-Use Campus</u> ; (CO) Commercial Office; (LTD) Limited Commercial Zones	10		Yes

Exhibit E

Attachment 7 – Table 2 – Regulations for Temporary Signs

ZONING

425 Attachment 7

Manor Township

Table 2 - Regulations for Temporary Signs

Kind of Sign	Permitted Time for Display	Maximum Permitted Number	Maximum Permitted Area (square feet)	Maximum Permitted Height for Freestanding Signs (feet)	Minimum Required Setback from Street Right-of-Way for Freestanding Signs (feet)	Other Requirements	Permit Required
Contractor sign	During construction	1 per contractor per lot	6	6	See "Other Requirements"	Must be set back at least 10 feet from cartway or at building face, whichever is less, may not be in side yard setback. May not be illuminated. Not permitted off premises. If there are 4 or more on a lot, they must be combined in a single display by attaching them to a single background panel or frame. The background is not included in calculating the sign area, the height of the display may not exceed 10 feet, and the display may project a maximum of 12 inches from the wall if attached parallel to the building. Also see Note 1.	No
Election sign	From 60 days prior to election to 7 days after election	1 per candidate per street frontage, up to 2 per candidate per lot, in: (LC) Local Commercial; (GC) General Commercial; (I) Industrial Zones; no limit in other Zones	32 in (GC) General Commercial; (I) Industrial; (MRC) Mixed Residential/Commercial; (MUC) <u>Mixed-Use Campus</u> ; 6 in other zones	10 in (GC) General Commercial; (I) Industrial; (MRC) Mixed Residential/Commercial; (MUC) <u>Mixed-Use Campus</u> ; 6 in other zones	10	See Note 2.	No
Garage/yard sale sign	From 48 hours before sale to end of day of sale	1 per sale per lot	6	6	10	Not permitted off-premises. Also see Note 1.	No
Issue sign	No limit	1 per street frontage, up to 2 per lot	32 in (GC) General Commercial; (I) Industrial; (MRC) Mixed Residential/Commercial; (MUC) <u>Mixed-Use Campus</u> ; 6 in other zones	10 in (GC) General Commercial; (I) Industrial; (MRC) Mixed Residential/Commercial; (MUC) <u>Mixed-Use Campus</u> ; 6 in other zones	10		No
Open house sign	From 3 days before open house to 2 hours after open house. Display may not exceed 6 days per month per lot.	1 on-premises; 2 off-premises, with no more than 1 per intersection	6	(F) Excavation; (C) Conservation; (A) Agricultural; (R) Rural; (RL) Low-Density Residential; (V) Village; (RM) Medium-Density Residential; (RH) High-Density Residential; (RLI) Low-Density Residential Flex; (RMI) Medium-Density Residential Flex; (RHI) High-Density Residential Flex; Zones;	Not applicable	Must include the words "Open House," day and time of open house, and name of realtor. Open house must be attended by the seller or the seller's representative during entire advertised time of open house. Must not interfere with pedestrian or vehicular traffic. Also see Note 1.	No



MANOR CODE

Kind of Sign	Permitted Time for Display	Maximum Permitted Number	Maximum Permitted Area (square feet)	Maximum Permitted Height for Freestanding Signs (feet)	Minimum Required Setback from Street Right-of-Way for Freestanding Signs (feet)	Other Requirements	Permit Required
Real estate sign [in (E) Excavation; (C) Conservation; (A) Agricultural; (R) Rural; (RL) Low-Density Residential; (RM) Medium-Density Residential; (RH) High-Density Residential; (RL1) Low-Density Residential Flex; (RM1) Medium-Density Residential Flex; (RH1) High-Density Residential Flex Zones]	Until 5 days after completion of activity they advertise	1 per street frontage, up to 2 per lot	6	10 in (LC) Local Commercial; (GC) General Commercial; (I) Industrial; (MRC) Mixed Residential/Commercial; (MLC) Mixed-Use Campus; (CO) Commercial Office; (LTD) Limited Commercial Zones	10	Not permitted off-premises. Also see Note 1.	No
Real estate sign in (LC) Local Commercial; (GC) General Commercial; (I) Industrial; (MRC) Mixed Residential/Commercial; (MLC) Mixed-Use Campus; (CO) Commercial Office; (LTD) Limited Commercial Zones	Until 5 days after completion of activity they advertise	1 per street frontage, up to 2 per lot	32	10	10	Not permitted off-premises. Also see Note 1.	No
Sidewalk sign	No limit	1 per street frontage, up to 2 per lot	See "Other Requirements"	See "Other Requirements"	Not applicable	Shall not be more than 24 inches wide and 48 inches high if placed next to curb; if placed next to buildings having obstructions such as steps, shall not be more than 42 inches wide and 72 inches high. Distance between sidewalk signs shall be at least 15 feet. Minimum of four feet of unobstructed walkway shall be maintained.	No
Special event sign	If event has specific date, from 21 days before event to 5 days after event. See also "Other Requirements"	1 per lot per event	16	6	10	An on-premises auction sign advertising the auctioning of real estate only may be displayed more than 21 days in advance of the auction if it follows all real estate sign standards. Off-premises special event signs are allowed only in (GC) General Commercial; (MRC) Mixed Residential/Commercial; (I) Industrial Zones. Also see Note 1.	No

NOTES:

- Signs which are not removed within the time limits may be removed and impounded by the municipality, and the municipality may recover a fee equal to the cost of removal and storage.
- Signs which are not removed within the time limits may be removed and discarded by the municipality, and the municipality may recover a fee equal to the cost of removal, storage, and disposal.