

**WEST MANHEIM TOWNSHIP  
YORK COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 2016-05**

**AN ORDINANCE OF THE TOWNSHIP OF WEST MANHEIM, YORK COUNTY, PENNSYLVANIA, AMENDING CHAPTER 270, ZONING, OF THE WEST MANHEIM TOWNSHIP CODE**

BE IT ENACTED AND ORDAINED, by the West Manheim Township Board of Supervisors, York County, Pennsylvania as follows:

The following sections of Chapter 270 of the West Manheim Township Code of Ordinances are amended to read as follows:

**PART 2- Terminology**

**Article II – Meanings of Words and Phrases**

**§270-13 Definitions**

Add the following definitions:

Deck – A flat floored roofless area, or elevated platform, either free-standing or attached at different levels extending from a building. Primarily constructed of wood or a composite wood material.

Patio – An outdoor space constructed at ground level for dining or recreation that adjoins a residence and is typically paved with concrete, stone slabs (aka paving flags), bricks, block paving, tiles, or cobbles.

**PART 4- Designated Growth Area Zoning Districts**

**Article IV- Residential District**

**§270-21. Conditional Uses.**

**A. Residential Uses**

Remove the following in its entirety

**A. Residential Uses**

- (1) Mobile Home Park (§270-153);
- (2) Multifamily dwelling (§270-128); and
- (3) Single-family attached dwelling (§270-129)

**Article VII- Commercial/Industrial District**

**§270-41. General requirements for all uses.**

- A. Water and sewage facilities required. All principal, nonagricultural and nonforestry uses or developments within this zoning district shall be served where facilities exist by centralized water and centralized sewer; all other uses and developments shall be in accordance with Parts 7 and 11 of this chapter.

**Article XII- Conservation Subdivision Overlay District**

**§270-68. Establishment of district.**

- A. The Conservation Subdivision Overlay District shall apply to all tracts of land consisting of 15 acres or more (gross) upon which new residential subdivisions are created after the effective date of this chapter in the following underlying zoning districts:
  - (1) Residential (R); and
  - (2) Rural Resource (RR)

**PART 7- Standards for Uses.**

**Article XV- Accessory Buildings and Uses**

Amend the following to read:

**§270-90. Accessory buildings.**

- A. Accessory buildings with a floor area not exceeding 250 square feet and 12 feet in height shall not be located less than five feet from the lot line and/or easement. All other accessory buildings shall not be located less than the minimum required building setbacks and/or easements. No accessory building shall be permitted to be placed within a roadway, driveway clear sight triangle, over or on top of a property line, easement or right of way.

**Article XVI – Temporary Uses**

**§270-109 Requirements and procedures**

Remove the following paragraph in its entirety:

- B. Garage/yard sales

**Article XVII- Specific Use Standards**

**§270-129. Single-family attached dwelling.**

Remove the following in its entirety:

B. The allowable density in the Residential (R) District shall be determined in accordance with §270-71.

## **PART 8- Signs**

### **ARTICLE XIX - Sign Regulations and Requirements**

Amend as follows:

#### **§ 270-186. General regulations for all signs.**

E. Signs may be interior lighted with non-glaring lights, or may be illuminated by floodlights or spotlights shielded to prevent direct light transmission to other properties or public rights-of-way and in accordance with Article XXVI, Lighting, of this chapter. Any lighted sign that becomes damaged so as to cause an electrical hazard shall be turned off and electrically isolated until timely repairs are made.

F. Directly illuminated signs, designed to give forth artificial light directly or through transparent or translucent material from a source of light within such sign, including, but not limited to neon or LED, will be permitted within the BC and C/I Zoning Districts, provided that all such lighting is in accordance with the standards in Article XXVI, Lighting, of this chapter.

G. Internally lighted signs with the capability of changeable messages or displays shall not be permitted to change messages more than once per every 45 seconds. The intensity and glare from such signs shall be minimized in order not to present a visibility obstruction to drivers.

- (1) The display shall change from one (1) complete message to the next complete message within one (1) second.
- (2) Messages shall not visually dissolve or fade, in which any part of one electronic message/display appears simultaneously with any part of a second electronic message/display
- (3) Flashes, bursts of light, streaming, zooming or animated effects are prohibited on electronic signs.
- (4) All electronic signs shall have ambient light monitors which automatically adjust the brightness level of the electronic sign based on ambient light conditions. Dusk to dawn lumination is not to exceed 750 nits.
- (5) Electronic signs shall not be located within 300 feet of a residential use.

H. No sign located within 300 feet of any traffic signal or similar traffic device shall be illuminated with red, green, yellow or amber lights, light bulbs, LEDs, neon tubing or are highly reflective surfaces such as fluorescent paint or glass.

**§ 270-188. Prohibited signs.**

Amend as follows:

E. Signs of the flashing or rotating type, including moving illumination which varies in color or intensity.

**PART 9- Off Street Parking and Loading**

**Article XXII – Driveways and Access Drives**

**§270-210 General requirements**

Remove the Article in its entirety.

**Part 12- Zoning Hearing Board**

**Article XXVIII- Membership; Powers and Duties**

Amend the following to read:

**§270-226. Membership.**

A. Creation.

(1) The Zoning Hearing Board, referred to as the “Board” within this Part 12, shall consist of five residents of West Manheim Township appointed by the Board of Supervisors pursuant to Article IX (and any subsequent amendments) of the MPC. The Board shall perform all the duties and have all the powers prescribed by the MPC and as herein provided. The Board of Supervisors shall make provision in its budget for appropriate funds for the operation of the Board.

**2. SEVERABILITY**

That if any section, subsection, sentence, clause or phase of this ordinance is, for any reason, held to be unenforceable, such decision shall not affect the validity of the remaining parts of this ordinance.

**3. REPEALER**

All ordinances or parts of ordinances in conflict with any provision of this ordinance are hereby repealed insofar as the same affects this ordinance.

4. EFFECTIVE DATE

This ordinance shall become effective immediately.

Enacted and ordained this 16<sup>th</sup> day of August 2016.

West Manheim Township  
Board of Supervisors

Miriam E. Clapper  
Secretary

Harold L. Hartman  
Chairman

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Vice Chairman

W. Debra

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Member

Brian A. Holt  
Member

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Member