

# EAST MANCHESTER TOWNSHIP York County, Pennsylvania

## 2005 COMPREHENSIVE PLAN UPDATE



***DECEMBER 12, 2005***



*Since 1923 ♦ Three Generations ♦ Four Score Strong*

**EAST MANCHESTER TOWNSHIP**

**RESOLUTION NO. 2005-12**

**A RESOLUTION ADOPTING AN UPDATE TO THE  
COMPREHENSIVE PLAN FOR EAST MANCHESTER  
TOWNSHIP**

**WHEREAS**, East Manchester Township (Township) is authorized to adopt a comprehensive plan pursuant to the Pennsylvania Municipalities Planning Code, 53 P.S. § 10101 et seq.; and

**WHEREAS**, the Township has an existing Comprehensive Plan which, over a period of time has become obsolete; and

**WHEREAS**, the East Manchester Township Board of Supervisors (Board) has commissioned an update to the comprehensive plan; and

**WHEREAS**, the Comprehensive Plan update process has included a survey of residents, a steering committee and continuous public participation; and

**WHEREAS**, the Board has submitted the comprehensive plan update to all contiguous municipalities, Northeastern School District and the York County Planning Commission for comments; and

**WHEREAS**, the East Manchester Planning Commission has held a public meeting and the Board has held a public hearing at which meeting and hearing comments from the public were entertained and heard; and

**WHEREAS**, the Board now desires to adopt a new Comprehensive Plan for East Manchester Township, York County, Pennsylvania.

**NOW, THEREFORE, BE IT RESOLVED** and it is hereby resolved as follows:

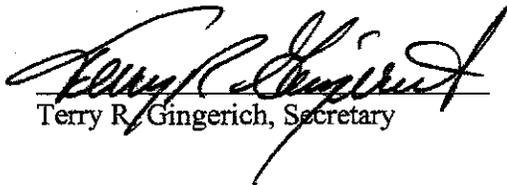
1. There is hereby adopted a Comprehensive Plan by East Manchester Township consisting of the textual matter, tables, charts and figures contained in loose bound volume entitled "2005 Comprehensive Plan Update," dated October 26, 2005, and prepared by C.S. Davidson, Inc.

2. In addition to the textual matter contained therein, the following maps are adopted as part of the Comprehensive Plan: Site Map; Topography; Slope; Prime Agricultural Soils; Watersheds; Existing Land Use; Existing Zone Map; Community Facilities; Water and Sewer Service Areas; Roadway and Other Transportation Facilities; and Future Land Use Plan.

**THIS RESOLUTION** shall be effective immediately.

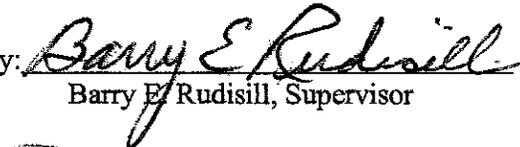
**RESOLVED** this 13th day of December, 2005.

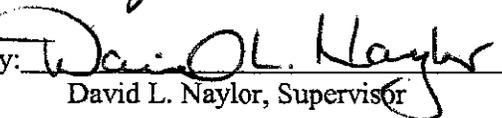
ATTEST:

  
Terry R. Gingerich, Secretary

EAST MANCHESTER TOWNSHIP  
BOARD OF SUPERVISORS

By:   
Steven H. Gross, Jr., Chairman

By:   
Barry E. Rudisill, Supervisor

By:   
David L. Naylor, Supervisor

(SEAL)

# **EAST MANCHESTER TOWNSHIP**

## **York County, Pennsylvania**

### **Board of Supervisors**

#### Chairman

Steven H. Gross, Jr.

#### Vice-Chairman

Barry E. Rudisill

#### Member

Dave L. Naylor

### **Planning Commission**

#### Chairman

Blaine Rentzel

#### Vice-Chairman

Robert Nace

#### Secretary

Edward Hewitt

#### Members

Michael McCowan

Michael Scarborough

### **Technical Assistance Provided by the York County Planning Commission**

December, 2005

*Prepared by:*

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# EAST MANCHESTER TOWNSHIP 2005 COMPREHENSIVE PLAN UPDATE

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Appendix A. East Manchester Township Comprehensive Plan (April 1991)

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1. Site Map
2. Topography
3. Slope (based on Soil Data)
4. Prime Agricultural Soils
5. Watersheds
6. Existing Land Use
7. Existing Zoning Map
8. Community Facilities
9. Sanitary Sewer and Water Company Service Areas
10. Transportation Plan
11. Future Land Use Plan
12. Agricultural Protection and Preservation Areas
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15. Compatibility with Adjacent Municipal Zoning
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## EXECUTIVE SUMMARY AND DESCRIPTION OF PROCESS

On January 26 and March 23<sup>rd</sup> of 2005, the East Manchester Township Board of Supervisors and Planning Committee conducted interviews for the purpose of selecting a consultant to update the 1991 Township Comprehensive Plan. The purpose of the update was to review the existing plan, update the background information, and reconsider the Comprehensive Plan considering identified issues. On March 23, 2005, C. S. Davidson, Inc. was selected to conduct the update.

Immediately following the acceptance of the proposal, work was initiated on researching existing plan information and related plans which had been prepared in the timeframe between 1991 and 2005, including the East Manchester Township Act 537 Plan prepared by the Township Engineer. The 1991 Comprehensive Plan served as the baseline for the subsequent research, with only the portions of the 1991 Plan which had significantly changed, the subject of intense scrutiny. Background data with minimal changes including geography and topography, were simply updated and reformatted to the County GIS Base System. Other areas of the 1991 Plan which were critical to the preparation of the update, including population projection, existing land use, and upgrading of community facilities and utilities, were researched and updated to the GIS System.

During the interview process, the Board of Supervisors had clearly identified five significant issues of concern;

1. The need for a new I-83 interchange;
2. Encourage/attract industrial growth;
3. Define/evaluate future of agriculture;
4. Combine/reduce residential zones;
5. Increase recreation/open space opportunities.

In addition to the issues identified during the proposal process, a survey was mailed to all Township property owners of record in an effort to solicit resident input. 2400 surveys were mailed to property owners, with more than 500 completed surveys returned. This return rate (over 20%) is significantly higher than usual. The results of that survey are incorporated herein. Responses validate issues 1 through 4 already identified, but did not support the need for issue 5.

The update process included a review of the goals of the 1991 Comprehensive Plan and the objectives as contained in the current Zoning Ordinance, to determine their effectiveness and if they remain valid in 2005.

The Zoning Ordinance requirements were reviewed to determine if they provided effective strategies to implement the goals and objectives of the Comprehensive Plan, and recommendations for changes are made, since in areas of agricultural and open space conservation existing implementation strategies are insufficient to meet the stated goals.

Issue No. 1, a new interchange on I-83, was studied and evaluated in terms of needs, feasibility, and possibility of meeting the goal to construct a new interchange. A meeting with adjacent municipalities, developers, Township officials, representatives of the School District, and legislators was held to build an advocacy group. Based on the analysis of this issue, the Plan recommends retaining the concept for an interchange, acknowledging little possibility of meeting that goal within the study period of this Plan update, and proposing several interim goals.

Attraction of industrial growth is addressed through recommended transportation goals and changes in the zoning regulations to make development easier to secure approvals, an incentive for potential developers. The desire for increased industrial development was validated significantly in the Community Survey.

The "Future of Agriculture" expanded, as a result of the Community Survey, into an evaluation of agricultural preservation as opposed to open space preservation, both of which were strongly supported in the Survey. As a result, significant changes are proposed in the Future Land Use Plan to provide for large areas of open space and providing for limited residential development.

Criteria for land use contained in the different zoning districts, including uses by district and dimensional criteria by district, was reviewed to determine whether the number of zoning districts was valid to implement the goals of the Comprehensive Plan, and several changes are recommended to simplify the Plan.

The expressed need for recreational opportunities was not supported by the Community Survey. Current recreation opportunities in the Township were investigated, evaluated, and proposals for new opportunities were addressed, and a strategy to pursue partnerships with existing facility owners is recommended.

Implementation strategies adopted as an update to the 1991 Comprehensive Plan are:

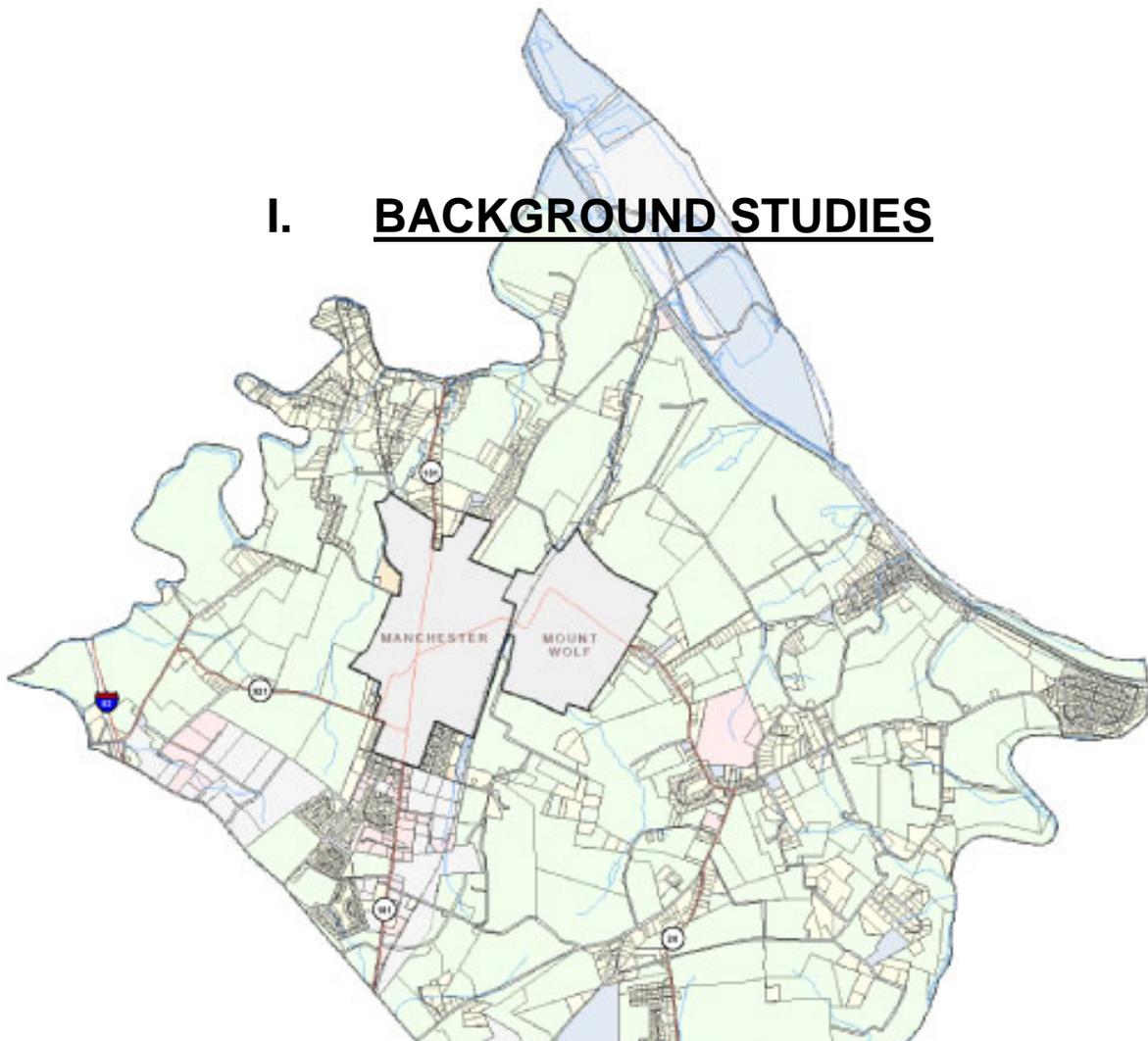
1. Revise the Future Land Use Map and Zoning Map to create significant areas of industrial development area on the western side of the Township to reflect the difficulties of agricultural utilization within a specific growth area.
2. Update the Future Land Use Map and Zoning Map to eliminate significant areas of existing residential zoning, and replace those areas with agricultural zoning.
3. Implement a development rights sliding scale formula for residential development in the agricultural district to prevent loss of areas of existing open space.
4. Actively participate and seek the support of the York Area Metropolitan Planning Organization for a future interchange on Route 83 at Canal Road.
5. Actively seek the support of the York Area Metropolitan Planning Organization and Manchester Township to seek funding for improvement studies and improvements to the Board Road/Church Road/I-83 Interchange in Manchester Township.
6. Actively seek the support of the York Area Metropolitan Planning Organization and Conewago Township for substantial improvements to Canal Road and the Canal Road/Susquehanna Trail intersection.
7. Actively seek to partner with existing owners and operators of recreational and park space within the Township including PPL, York County Parks, and the Northeastern School District.
8. Implement a combination of the apartment/office (AO) and high density residential (R-3) residential zoning districts and evaluate the possibility of revising or incorporating the village and commercial districts.

If these strategies are implemented, we believe the issues identified during the Comprehensive Plan Update can be largely resolved.

It is also found that the Comprehensive Plan Update is generally compatible with the existing and proposed developments in contiguous portions of neighboring municipalities.

# **EAST MANCHESTER TOWNSHIP** **2005 COMPREHENSIVE PLAN UPDATE**

## **I. BACKGROUND STUDIES**



*Since 1923 ♦ Three Generations ♦ Four Score Strong*

## I. BACKGROUND STUDIES

### A. Regional Development

#### 1. Regional Setting

- a. Location
- b. The Larger Region

The Regional Development/Setting section of the 1991 Comprehensive Plan remains unchanged for the purposes of this update. (See Appendix A, page 5).

#### 2. Community History

The Community History section of the 1991 Comprehensive Plan remains unchanged for the purposes of this update. (See Appendix A, page 6).

### B. Natural and Historic Features

#### 1. Physiography

The Physiography subsection of the 1991 Comprehensive Plan remains unchanged for the purposes of this update. (See Appendix A, page 8).

#### 2. Topography and Slopes

Minor revisions have been made to the Topography and Slopes subsection of the 1991 Comprehensive Plan as noted below, but the majority of the subsection remains unchanged. (See Appendix A, page 9).

##### Topography

Overall topographic features of the Township are shown on Appendix Exhibit B-2.

##### Slopes

Slope categories within the Township are graphically shown on Appendix Exhibit B-3, based on Soil Survey Data using the following legend and descriptions and impact:

- a. 0% to 8% Slope: This category contains such slopes considered “nearly level” to “gently sloping”. Development constraints in this category range from having “no limitations” to “minimum limitations”. Generally most all types of construction and land development including more intense residential, commercial, industrial and agricultural uses and larger buildings and roads can be easily sited on these slopes, and on smaller lots. Additionally, any problems or constraints present can typically be addressed and easily overcome with some additional minor site planning, engineering design, and construction methods. It should be noted that slopes in this range are generally suitable for most conventional in-ground on-lot sewage disposal systems.

- b. 8% to 15% Slope: This category contains slopes which may be considered “strongly sloping”. These slopes are able to accommodate lower density or less intense type uses including residential uses and buildings on larger lots. Development constraints and limitations including increased runoff and erosion potential may be overcome with additional site planning, engineering design, and construction methods, which may involve an increase in associated development and design costs. Slopes in this range may be suitable for “on-lot” sewage disposal methods, although typically not for most in-ground methods.
- c. 15% to 25% Slope: These categories contain slopes considered “moderately steep”. Any construction and development occurring on these slopes is likely to be less intense, on larger lots, and more costly due to additional site planning, engineering design, and construction methods required to overcome such increased limitations. Typically most on-lot sewage systems involving standard or subsurface trenches and spray irrigation on-lot sewage disposal methods may be appropriate.
- d. 25%+ Slope: These categories contain slopes ranging from “steep” to “very steep”. Most all types of development and construction should be prohibited on these slopes because of the increased environmental damage as well as the increased risk of loss of life and property. Land should remain undisturbed in a natural, vegetative state or improved to correct any existing runoff and erosion problems. Most types of on-lot sewage disposal methods are not permitted on slopes greater than 25%.

### 3. Geology

The Geology subsection of the 1991 Comprehensive Plan and the “Generalized Geologic Characteristics” exhibit remain unchanged for the purpose of this update. (See Appendix A, page 9).

### 4. Climate

The Climate subsection of the 1991 Comprehensive Plan remains unchanged. (See Appendix A, page 10).

### 5. Soils

Since the 1991 Comprehensive Plan, which based the soil information upon the Soil Survey of York County, Pennsylvania, (1963) United States Department of Agriculture (USDA) – Soil Conservation Service (SCS), the USDA - Natural Resources and Conservation Service (NRCS) has issued an updated Soil Survey for York County (2002). Soils are shown on Exhibit B-17 herein.

#### a. Soil Associations

The general soil association subsection of the 1991 Comprehensive Plan has been revised to include updated information regarding the general soil map units of the 2002 Soil Survey. Soil associations are shown on Exhibit B-16, Soils Associations, included herein.

There are four (4) general soil map units within East Manchester Township, which are comprised of one or more individual major and minor soils. For purposes of generally determining a broad suitability of land for general uses, soil units have been grouped based upon their relief and drainage properties. Below are excerpts from the York County Soil Survey briefly describing each of the four (4) general soil map units in East Manchester Township:

1. Urban land-Duffield-Hagerstown:

Urban land and nearly level to strongly sloping, very deep, well drained soils formed dominantly in residuum derived from limestone; on ridges and in narrow valleys

These soils are on ridges that have nearly level, undulating to strongly sloping side slopes. They are also in narrow valleys.

This map unit makes up about 3 percent of the County. Urban land is area either occupied by buildings and structures or covered by asphalt, concrete, and other impervious surfaces. It is dominantly nearly level and gently sloping.

Duffield soils are nearly level to strongly sloping. They are on lower ridges, in narrow, undulating valleys, and on valley sides. These soils overlie limestone bedrock at a depth of more than 60 inches. They are very deep and well drained.

Hagerstown soils are nearly level and gently sloping. They are on ridges and narrow side slopes.

They overlie limestone bedrock at a depth of more than 60 inches. They are very deep and well drained.

Of minor extent in this map unit are Mt. Airy, Chester, Conestoga, Birdsboro, Elk, Clarksburg, Penlaw, Chagrin, and Lindsides soils. The somewhat excessively drained Mt. Airy soils are on sides of hills. The well drained Chester and Conestoga soils are on higher ridges and hills. The well drained Birdsboro and Elk soils are on stream terraces. The moderately well drained Clarksburg soils are on ridgetops. The somewhat poorly drained Penlaw soils are on broad ridgetops and in depressions on lowlands. The well drained Chagrin and moderately well drained Lindsides soils are on bottom lands. Some active or abandoned quarries are scattered throughout the map unit.

Urban land covers most areas of the map unit. In some areas the soils in this map unit are used for corn, soybeans, and winter wheat. A few, small acreages are woodland. Duffield soils are fairly well suited to sites for dwellings or recreation areas. Slope on Hagerstown soils and restricted permeability on Duffield soils are limitations for sanitary facilities.

2. Chester-Glenelg:

Gently sloping to moderately steep, deep and very deep, well drained soils formed dominantly in residuum derived from schist, phyllite, and saprolite; on broad ridgetops and hills

These soils are on tops of broad, dissected ridgetops and side slopes. They are dominantly undulating to rolling, but in some areas they are hilly and steep.

This map unit makes up about 29 percent of the County. It is about 50 percent Chester soils, 20 percent Glenelg soils, and 30 percent soils of minor extent.

Chester soils are gently sloping and strongly sloping. They are on tops of higher ridges, on narrow benches that have nearly level and gentle slopes, and on side slopes. They overlie schist and phyllite bedrock at a depth greater than 60 inches. They are very deep and well drained.

Glenelg soils are gently sloping to moderately steep. They are on narrow ridges and on sides of steep hills. These soils overlie schist and saprolite bedrock at a depth of 50 inches. They are deep and well drained.

Of minor extent in this map unit are Mt. Airy, Manor, Glenville, Baile, and Codorus soils. The somewhat excessively drained Mt. Airy and Manor soils are on highly dissected ridges and hills. The moderately well drained Glenville and the poorly drained Baile soils are on lowlands. The moderately well drained Codorus soils are on bottom lands. A few, small areas of Urban land are scattered throughout.

In most areas the soils in this map unit are used as cropland, hay, and pasture. In some areas they are used for urban development. A few areas are woodland. The major crops are corn, soybeans, small grain, vegetables including potatoes, apples, and peaches. Erosion is a hazard if cultivated crops are grown.

These soils are well suited to poorly suited to cultivated crops and specialty crops. They are well suited to hay, pasture, and woodland. Many dairy farms in the county are on these soils. These soils are fairly well suited to most urban uses. Restricted permeability and slope are the major limitations. Where slopes are not too steep, these soils are suitable for recreation development.

3. Penn-Lansdale-Readington:

Nearly level to strongly sloping, moderately deep and deep, well drained and moderately well drained soils formed in residuum derived from shale, siltstone, sandstone, and conglomerate; on undulating to rolling uplands

These soils are on dissected uplands in the central part of the county. This is a dominantly undulating to rolling area that has depressions, drainageways, and some moderately steep to very steep side slopes.

This map unit makes up about 5 percent of the County. It is about 40 percent Penn soils, 30 percent Lansdale soils, 10 percent Readington soils, and 20 percent soils of minor extent.

Penn soils are gently sloping and strongly sloping. They are on broad to narrow ridgetops and on sides of ridges. These soils overlie red shale, siltstone, and sandstone at a depth of 38 inches. They are moderately deep and well drained.

Lansdale soils are gently sloping and strongly sloping. They are on broad to narrow ridgetops and on sides of ridges. These soils overlie brown and gray sandstone and conglomerate at a depth of 47 inches. They are deep and well drained.

Readington soils are nearly level and gently sloping. They are on broad ridgetops, in depressions, and along drainageways. These soils overlie dominantly red shale, siltstone, and sandstone at a depth of 46 inches. They are deep and moderately well drained. They have a seasonal high water table during wet periods.

Of minor extent in this map unit are Klinessville, Steinsburg, Croton, Bermudian, Rowland, and Bowmansville soils. The somewhat excessively drained Klinessville soils and the well drained Steinsburg soils are on highly dissected ridges and hills. The poorly drained Croton soils are on depressions and in drainageways on lowlands. The well drained Bermudian soils, the moderately well drained Rowland soils, and the somewhat poorly drained Bowmansville soils are on bottom lands. A few, small areas of Urban land are scattered throughout the map unit.

In most areas the soils in this map unit are used for cropland, hay, and pasture. In some areas they are used for urban development. A few areas are woodland. The major crops are corn, soybeans, small grain, hay, and pasture. Erosion is a hazard if cultivated crops are grown. These soils are well suited to poorly suited to cultivated crops and specialty crops. They are well suited to hay, pasture, and woodland. Many dairy farms in the county are on these soils. These soils are poorly suited to sanitary facilities. Penn soils, however, are fairly well suited to sites for dwellings.

Lansdale soils are well suited to dwellings. On Readington soils, wetness is a limitation for dwellings. On Penn, Lansdale, and Readington soils, suitability is good for recreation development.

4. Penn-Klinessville-Readington:

Nearly level to strongly sloping, deep to shallow, somewhat excessively drained to moderately well drained soils formed in residuum derived from shale, siltstone, and fine-grained sandstone; on undulating to rolling hills and ridges.

These soils are on highly dissected uplands and associated drainageways. They are dominantly undulating to rolling but also are on some short, steep ridges, hills, and nearly level to gently rolling lowlands.

This map unit makes up about 14 percent of the County. It is about 40 percent Penn soils, 30 percent Klinesville soils, 15 percent Readington soils, and 15 percent soils of minor extent.

Penn soils are gently sloping and strongly sloping. They are on broad to narrow ridgetops and on sides of ridges. These soils overlie red shale, siltstone, and fine grained sandstone at a depth of 38 inches. They are moderately deep and well drained. Klinesville soils are gently sloping and strongly sloping. They are on ridges and hills. They overlie red shale, siltstone, and fine-grained sandstone at a depth of 16 inches. They are shallow and somewhat excessively drained.

Readington soils are nearly level and gently sloping. They are on broad ridgetops, in depressions, and along drainageways. These soils overlie dominantly red shale, siltstone, and sandstone at a depth of 46 inches. They are deep and moderately well drained. These soils have a seasonal high water table during wet periods.

Of minor extent in this map unit are Croton and Rowland soils. The poorly drained Croton soils are in depressions and drainageways on lowlands. The moderately well drained Rowland soils are on bottom lands. A few, small areas of Urban land are scattered throughout the map unit.

In most areas the soils in this map unit are used for cropland and woodland. In some areas they are used for urban development. A few areas are idle land. The major crops are corn, soybeans, small grain, hay, and pasture. Erosion is a hazard if cultivated crops are grown.

These soils are well suited to poorly suited to cultivated crops and specialty crops. They are well suited to hay, pasture, and woodland use. Many dairy farms are on these soils. In most areas these soils are poorly suited to sanitary facilities. The Penn soils, however, are fairly well suited to most urban uses. Klinesville soils are poorly suited to urban uses because of slope. On Readington soils, wetness is a limitation for most urban uses. On Penn, Klinesville and Readington soils, suitability is good for some types of recreation development.

b. Specific Soil Units

The 2002 Soil Survey lists fifty-seven (57) soil map units including those identified as “water”, “pits”, “quarries” and “urban land” present in the Township. For purposes of this study, the individual soil units were grouped together in twenty-six (26) major categories and identified as a series or a complex (group of two or more series).

c. Soil Suitability for On-Lot Sewage Disposal Systems

The Soil Suitability for On-Lot Sewage Disposal Systems subsection of the 1991 Comprehensive Plan was revised by the East Manchester Township Act 537 Plan prepared by Gordon L. Brown & Associates, Inc. in June 2000. That Plan is incorporated by reference.

d. Soil Suitability for Agriculture

Revisions have been made to the Soil Suitability for Agriculture subsection of the 1991 Comprehensive Plan by updating the 1963 soil information regarding their capabilities classifications of I – III in the 2002 Soil Survey.

The 2004 York County Environmental Resources Inventory provides the following breakdown of Prime Agricultural Soils Area in East Manchester Township:

	<u>Area (Acres)</u>
Class I	61.78
Class II	5,237.66
Class III	<u>2,285.84</u>
Total Prime Soils	7,585.28
Total Municipal Area	10,636.80
% of Prime Soils	71.31%

The Pennsylvania Municipalities Planning Code (MPC), Act 247 of 1968 as reenacted and amended identifies prime agricultural land as those areas which are used for agricultural purposes containing soils with land capability Classes I, II and III.

All soils in Classes I, II, and III are listed in Table I-A.

Prime agricultural soils are those soils that generally produce larger amounts of crops and are prepared for crops and maintained with relatively less time, energy and money. Prime soils are located on land used and available for producing food and fiber crops, possessing level to slightly moderate slopes and being well drained. More specific and detailed soil characteristics are listed in the Soil Survey.

East Manchester Township is fortunate to have over 70% of the Township soils consisting of Class I – III soils. The prime agricultural soils are spread throughout the Township, although all of the Class I soils are located in the central western portion of the Township. The larger areas of Class II soils generally extend from the west-northwest portions of the Township to the northcentral areas. This area generally lies west of the active Norfolk Southern Rail-line, which traverses the Township and the Boroughs towards the northeast. Some other areas of note include the areas long both sides of Codorus Furnace Road and Starview Road through the center of the Township.

Prime agricultural soils are shown on Exhibit B-4.

**TABLE I-A PRIME AGRICULTURAL SOILS (CLASSES I – III)**

<b>Symbol</b>	<b>Class</b>	<b>Name</b>	<b>Slope (%)</b>
AtB	II	Athol gravelly silt loam	3 - 8
AtC	III	Athol gravelly silt loam	8 - 15
Be	I	Bermudian silt loam	0 - 3
Bo	III	Bowmansville silt loam	0 - 3
Cd	II	Chagrin silt loam	0 - 3
CeB	II	Chester silt loam	3 - 8
CeC	III	Chester silt loam	8 - 15
CkA	II	Clarksburg silt loam	0 - 3
Cm	II	Codorus silt loam	0 - 3
DuA	I	Duffield silt loam	0 - 3
DuB	II	Duffield silt loam	3 - 8
DuC	III	Duffield silt loam	8 - 15
EdB	II	Edgemont channery loam	3 - 8
EdC	III	Edgemont channery loam	8 - 15
EkA	I	Elk silt loam	0 - 3
EkB	II	Elk silt loam	3 - 6
GbB	II	Glenelg channery silt loam	3 - 8
GbC	III	Glenelg channery silt loam	8 - 15
GdB	II	Glenville silt loam	3 - 8
HaA	I	Hagerstown silt loam	0 - 3
HaB	II	Hagerstown silt loam	3 - 8
HaC	III	Hagerstown silt loam	8 - 15
LeB	II	Lansdale loam	3 - 8
LfC	II	Lansdale channery silt loam	3 - 8
Lw	II	Linside silt loam	0 - 3
MvC	III	Murrill gravelly loam	8 - 15
PeB	II	Penn silt loam	3 - 8
PeC	III	Penn silt loam	8 - 15
PoC	III	Penn-Klinesville channery silt loams	8 - 15
PpB	II	Penn-Lansdale complex	3 - 8
PpC	III	Penn-Lansdale complex	8 - 15
RaA	II	Raritan silt loam	0 - 3
RaB	II	Raritan silt loam	3 - 8
ReA	II	Readington silt loam	0 - 3
ReB	II	Readington silt loam	3 - 8
RfB	III	Reaville channery silt loam	3 - 8
Rw	II	Rowland silt loam	0 - 3
StC	III	Steinsburg channery sandy loam	8 - 15

## e. Farmland Preservation

There are approximately 525 acres of farmland and/or open space within the Township that are permanently preserved via agricultural conservation easements held by the Farm and Natural Lands Trust of York County. Nearly 80% of the total preserved acreage is contained within one (1) large farm located in the far southern portion of the Township, adjacent to Sherman Street Extended and the municipal boundary with Springettsbury Township. Other smaller preserved parcels are located northeast of Manchester and Mount Wolf Boroughs, generally between Long and Board Roads. There is also some preserved land around the Shady Lane and George Street Extended area, which extends into Manchester Township. Preserved farms in the Township are shown on Exhibit B-12, Agricultural Protection and Preservation Areas.

Agricultural Security Areas (ASAs) are established voluntarily by landowners under Pennsylvania Act 43 of 1981, the "Agricultural Area Security Law". While not a preservation tool, the ASA designation serves to offer some protection from nuisance challenges related to agricultural operations, "thus encouraging the continuing use of the land for productive agricultural purposes" (Department of Agriculture). Current Agricultural Security Areas are shown on Exhibit B-12, Agricultural Protection and Preservation Areas.

East Manchester Township is not a "Priority Preservation Township" as determined in the 2000 "A Strategy for Agricultural Lands Preservation" prepared by the York County Planning Commission.

6. Hydrology

## a. Drainage

Minor revisions have been made to the Drainage subsection of the 1991 Comprehensive Plan, but the majority of the subsection remains unchanged. (See Appendix A, page 17).

Major watersheds are graphically shown on Exhibit B-5.

There are four (4) major drainage basins and seven (7) minor drainage areas within East Manchester Township. The major drainage basins include the Codorus, Conewago West, Little Conewago, and Susquehanna River. The largest of the major drainage areas is the Susquehanna, draining approximately 45% of the Township from the central portion of the Township, including the majority of Boroughs, toward the northeast. A portion of the Susquehanna River drainage basin is comprised of Hartman Run. The second largest drainage area, the Codorus, lies in the southern portion of the Township, generally south and east of Starview and Codorus Furnace Roads. The Codorus drainage basin drains approximately 29% of the Township and is comprised of a smaller drainage area known as Deer Run. The Conewago West and Little Conewago drainage areas make up approximately 14% and 12% of the total Township area, respectively. The Conewago West Area includes the smaller basins of the Conewago Creek and Musser Run. Finally, there are no minor drainage areas for the Little Conewago Area within East Manchester Township.

Two (2) of the major drainage areas include streams identified by the Pennsylvania Code, Title 25, Chapter 93 - Water Quality Standards as having protected water uses. The protected use of a stream is essentially the minimum water quality that must be maintained within that stream. One of the identified protected uses in the Township is for Warm Water Fishes (WWF), the Codorus Creek located along the southeastern border of the Township. The Chapter 93 - Water Quality Standards define the WWF designation as the “maintenance and propagation of fish species and additional flora and fauna which are indigenous to a warm water habitat.”

In contrast, the Little Conewago Creek, which flows along the northern border of the Township, is a Trout Stocking Fishes (TSF) stream. The TSF designation is defined as such for the “protection and maintenance of stocked trout from February 15 to July 31 and maintenance and propagation of fish species and additional fauna and flora which are indigenous to a warm water habitat.”

b. Flood Plains

Minor revisions have been made to the Flood Plains map of the 1991 Comprehensive Plan as included herein (Exhibit B-19). Specifically the map now includes the 500-year floodplain as well as soils identified in the 2002 Soil Survey identified as being subject to flooding or inundation from nearby streams overflowing their banks for from runoff from nearby slopes. But the majority of the subsection remains unchanged. See Appendix A.

c. Storm Drainage

The Storm Drainage subsection of the 1991 Comprehensive Plan remains unchanged for the purposes of this update. See Appendix A, page 19.

As mentioned above, portions of the Codorus Creek and Little Conewago Watersheds border East Manchester Township. The *York County Water Resources Plan*, part of the York County Comprehensive Plan, states that the Act 167 Stormwater Management Plan for the Codorus Creek Watershed is currently in progress, and that the next stormwater management plan to be undertaken in York County will be the Little Conewago Creek Watershed.

d. Wetlands and Hydric Soils

The Wetlands subsection of the 1991 Comprehensive Plan remains unchanged for the purposes of this update. See Appendix A, page 20. Hydric soils are shown on Exhibit B-18.

“Hydric soils are those that, due to frequent flooding, ponding, or saturation are oxygen deficient, poorly or very poorly drained, and have a shallow water table. Those soils, if undrained, may exhibit wetland vegetation and can be an indicator of wetlands” (from the 2004 York County Environmental Resources Inventory).

e. Ground Water

The Ground Water subsection of the 1991 Comprehensive Plan remains unchanged. See Appendix A, page 21.

f. Vegetation and Wildlife

The Vegetation and Wildlife subsection of the 1991 Comprehensive Plan remains unchanged. See Appendix A, page 22.

g. Unique Natural Areas

There are two (2) unique natural areas and a significant feature within East Manchester Township that are recognized by the 2004 York County Natural Areas Inventory (NAI).

The locations of the areas are shown on Exhibit B-1. A description of each area, largely taken from the NAI:

1. “Brunner (Lows) Island”

This has a long undeveloped though somewhat disturbed rivershore which supports a narrow band of floodplain forest. The floodplain forest community includes silver maple, sycamore, and box-elder as dominant species in the canopy, with spicebush, Virginia creeper, and poison ivy as dominant species in the understory. The herbaceous layer is moderately diverse including a variety of sedges, grasses, and wetland herbs. Exposed or unshaded portions of the shoreline are small and support plant species more common to exposed mudflats or sandbars. Plant species occurring on these narrow exposed shoreline fragments are dependent on seasonal water level fluctuations and full sunlight. Small populations of both PA Threatened Plant Species toothcup and PA Rare Plant Species scarlet ammannia occur scattered along the island shoreline in these openings. Habitat for these species has been much reduced along the lower Susquehanna due to the damming of the river. These species may require habitat that is created by the scouring action of free-flowing water.

2. “Conewago Creek at York Haven”

The yellow-crowned night heron is an animal species of special concern which has been observed with young feeding along a stretch of the Conewago Creek near Brunners Island. The black-crowned night heron has also been observed feeding along this stretch of the creek. Both of these species are crepuscular (active during twilight) and nocturnal, and require wetland habitat with shallow water such as marshes, lake shores, ponds, or wooded streams. Loss of habitat is a major threat.

Both of the Unique Natural Areas received a County rank of 4 on a scale of 1 (highest) to 5 (lowest), signifying that while important, have less urgency in protection. Both sites are judged secure globally, though possibly, quite rare in parts of its range, especially at its periphery.

Protection of these unique areas is provided both through the existence of regulatory limitations (floodplain regulations) and land stewardship by the owner (PPL). Enhanced protection can be realized through close scrutiny of

development proposals in the area during the Land Development Plan process and Building Permit process.



As a significant feature, the Susquehanna River is an excellent recreational and scenic resource; it includes many current and historical records for species of special concern. The river and adjacent forested watersheds comprise one of the major corridors for the movement of biota in central Pennsylvania.

h. Implications for Future Development

The Implications for Future Development subsection of the 1991 Comprehensive Plan remains unchanged. See Appendix A, page 23.

C. Existing Land Use

Existing land use was updated through the use of the York County GIS Land Use data, and is shown graphically on Exhibit 6 in Appendix B herein.

**LAND USE COMPARISON:**

Use	1969		1989		2005	
	Acres	%	Acres	%	Acres	%
Residential	792	7.1	1737	16.2	2093	19.5
Commercial	47	0.4	45	0.4	214	0.2
Industrial	651	5.8	347	3.2	772	7.2
Public	141	1.3	366	3.4	764	7.1
Utilities	181	1.6	1147	10.7	--	--
Developed Total	1812	16.2	3642	33.9	3843	35.8%
Woodland	1382	12.3	1617	15.1	--	--
Agriculture	8012	71.5	5479	51.0	6895	64.2%
Undeveloped Total	9394	83.8	7096	66.1	6895	64.2%
Total	11,206	100.0	10,738*	100.0%	10,738*	100.0

\* Approximate Township Area – Annexation, map error, adjusted to reconcile to 1989 area.

The Existing Zoning Map, including adjacent municipalities, is included in Appendix B, Exhibit 7.

D. Population Analysis

1. Population

Extensive revisions have been made to the Population subsection of the 1991 Comprehensive Plan to incorporate the year 1990 and 2000 Census figures. For discussion of trends prior to 1990, see Appendix A, Table 6, page 32. Population numbers are shown in Table 6 and Figure 6 herein.

The year 2000 Census listed East Manchester’s population at 5,078 persons. The figure represents nearly a 37% increase over 1990, equating to annual increase of 3.67% over the ten (10) year period.

Since 1970, the Township has seen continued growth, although sporadic.

An undercount in 1970 caused a large percentage increase between 1970 and 1980.

The largest “natural” increase in the past 70 years occurred between 1990 and 2000.

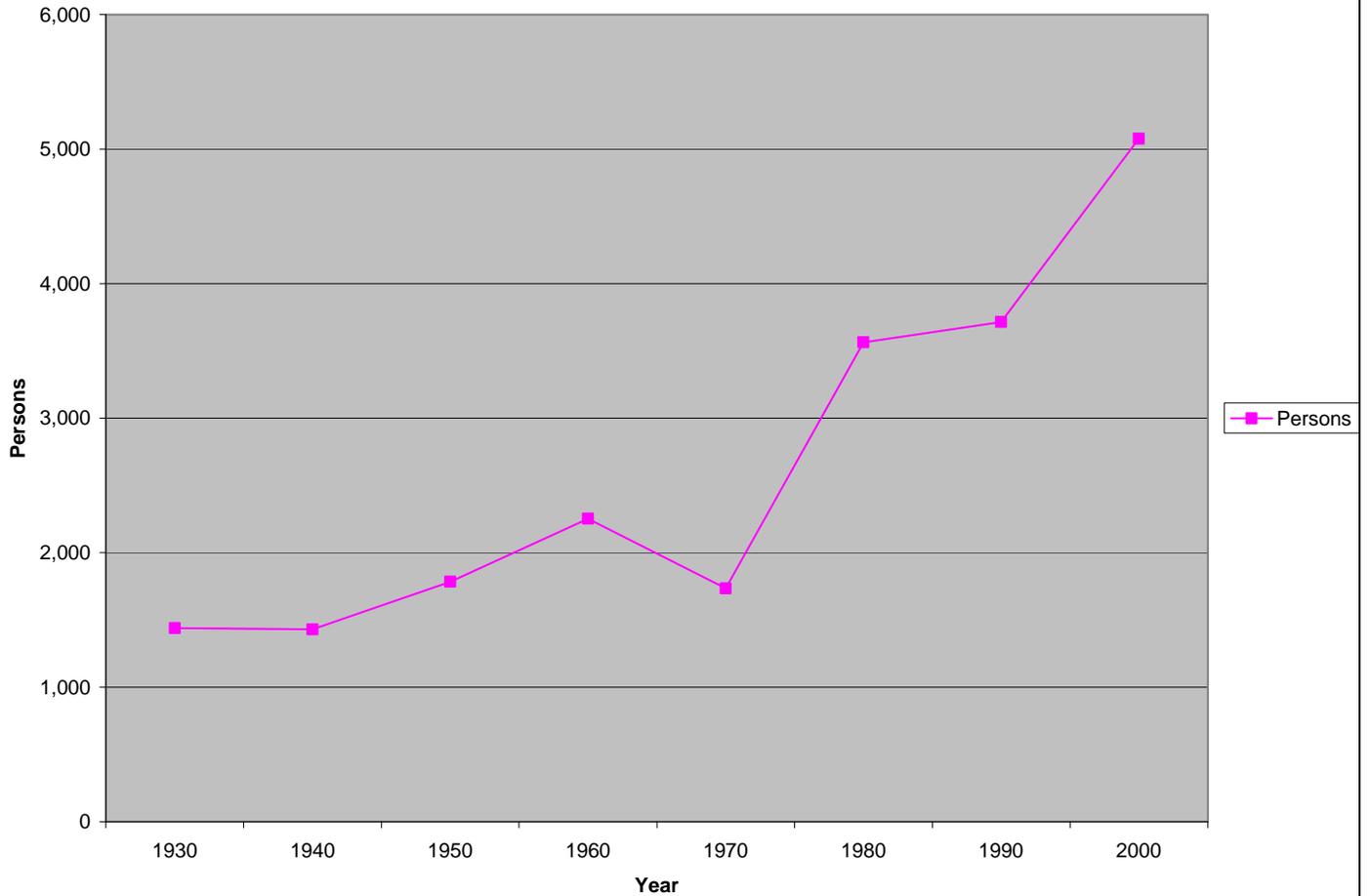
Since 1930, the population in the Township has quadrupled.

According to the 2003 Population Projection report by the York County Planning Commission, there appeared to be mistakes made by Census enumerators when counting and assigning persons between East Manchester Township and Manchester Borough. Apparently, due to an annexation, persons actually living in East Manchester Township were counted and inadvertently assigned to Manchester Borough’s total population. By doing so, the population figures for East Manchester Township appear to be lower than would be expected and Borough figures higher than would be expected.

**TABLE 6 HISTORICAL TOWNSHIP POPULATION**

Year	Population	Percent Change
1930	1,438	
1940	1,429	-0.63%
1950	1,784	24.8%
1960	2,253	26.3%
1970	1,735	-23.0%
1980	3,564	105.4%
1990	3,714	4.2%
2000	5,078	36.7%
<b>1930 to 2000</b>		<b>353.1%</b>

**FIGURE 6 HISTORICAL Township POPULATION**



**TABLE 7 COMPARATIVE POPULATION TRENDS**

	1960	1970	1980	1990	Percent Change 1980 to 1990	2000	Percent Change 1990 to 2000
Municipality							
Conewago Township	2,992	3,719	4,979	4,997	0.4%	5,278	5.6%
East Manchester Township	2,253	2,641	3,564	3,714	4.2%	5,078	36.7%
Hellam Township	2,550	3,158	4,507	5,123	13.7%	5,930	15.8%
Manchester Borough.	1,454	1,485	2,027	1,830	-9.7%	2,350	28.4%
Manchester Township	5,519	6,979	7,637	7,517	-1.6%	12,700	69.0%
Mount Wolf Borough	1,514	1,811	1,517	1,365	-10.0%	1,373	0.6%
Newberry Township	4,045	5,978	10,047	12,003	19.5%	14,332	19.4%
Springettsbury Township	14,232	19,399	19,687	21,564	9.5%	23,883	10.8%
York Haven Borough	736	671	746	758	1.6%	809	6.7%
<b>York County</b>	<b>238,336</b>	<b>272,603</b>	<b>312,963</b>	<b>339,574</b>	<b>8.5%</b>	<b>381,751</b>	<b>12.4%</b>

Boroughs generally have experienced losses between 1960 and 1990, but between 1990 and 2000 all boroughs in the region grew along with the entire region and County in general.

All of the townships generally have continued to grow over the past 40 years.

Except for Conewago Township, East Manchester Township grew the least of all the Townships between 1980 and 1990.

East Manchester Township grew by the greatest percentage since 1990.

Manchester Township was undercounted between 1990 and 2000 according to the 2003 Population Projection report by the York County Planning Commission, as there apparently were some newer subdivisions missed by Census enumerators. Therefore, the figures for Manchester Township appear to show extremes in total population and percent losses and gains between 1980 and 2000.

The ten year growth rate between 1990 and 2000 for East Manchester Township was nearly three (3) times York County's growth rate over the same period

2. Population Characteristics

Table 8 shows the 1980 to 2000 population characteristics as reported by the U.S. Census.

The year 2000 Census information listed the total number of males living in East Manchester Township at 2,549. The year 2000 Census information listed the number of females living in East Manchester Township at 2,529, which is 20 less females than males.

Total number of households has increased by over 50% in the past 20 years (1980 to 2000) to 1,926, which is indicative of and equal to the number of occupied housing units.

The growth rate occurring between 1990 and 2000 for total households was nearly three (3) times the rate of growth occurring between 1980 and 1990.

Persons per household in general has been decreasing nationally and locally since the 1950s, but since 1990 the Township's figure has remained constant at 2.64.

**TABLE 8 1980 TO 2000 CHARACTERISTICS OF PERSONS**

	1980	1990	2000
Total Population	3,564	3,714	5,078
Male	1,759	1,834	2,549
Female	1,805	1,880	2,529
Total Households	1,254	1,407	1,926
Persons per Household	2.84	2.64	2.64

3. Age and Sex Characteristics

a. Age

Since 1960, the population of East Manchester Township in general has been aging as people are living longer due to advances in medicine and health care.

Although the total number of persons aged 24 and under has been steadily increasing, persons aged 24 and under have been decreasing as a percentage of the total population.

In the period between 1960 and 2000, the largest percent increase occurred in persons 65 and over, while the group growing least included those persons aged four (4) and under.

In terms of absolute figures and percentage of the total population, the 35-44 and 45-54 age groups grew largest, 581 and 534 persons respectively.

The largest cohort as a percentage of the total population in the year 2000 was persons aged 35-44, comprising over 17.5% of East Manchester's population. The second largest age group, those persons aged 25-34, make up approximately 16% of the total population.

**TABLE 9 AGE AND SEX COMPOSITION 1960, 1980 AND 2000**

	1960	Percent of Total	1980	Percent of Total	2000	Percent of Total
<u>Sex</u>						
Male	1,105	49.05%	1,759	49.35%	2,549	50.20%
Female	1,148	50.95%	1,805	50.65%	2,529	49.80%
<u>Age</u>						
Under 5	268	11.90%	228	6.40%	313	6.16%
5 to 14	473	20.99%	566	15.88%	720	14.18%
15 to 24	282	12.52%	601	16.86%	505	9.94%
25 to 34	311	13.80%	599	16.81%	813	16.01%
35 to 44	308	13.67%	447	12.54%	889	17.51%
45 to 54	253	11.23%	371	10.41%	787	15.50%
55 to 64	188	8.34%	390	10.94%	482	9.49%
65 and Over	170	7.55%	362	10.16%	569	11.21%
Total	2,253	100.00%	3,564	100.00%	5,078	100.00%

b. Sex

As of the year 2000, approximately 50.2% of the Township's total population included males, while females comprised the remainder at 49.8%.

As percentages of the total population, the male population has grown steadily, while the rate of growth for females has steadily decreased since 1960.

Year 2000 saw the total number of males surpass the number of females in the Township.

Persons aged 65 and over, for both males and females, have two (2) of the three (3) largest rates of growth over the past twenty (20) years with nearly a 205% and 284% increase respectively.

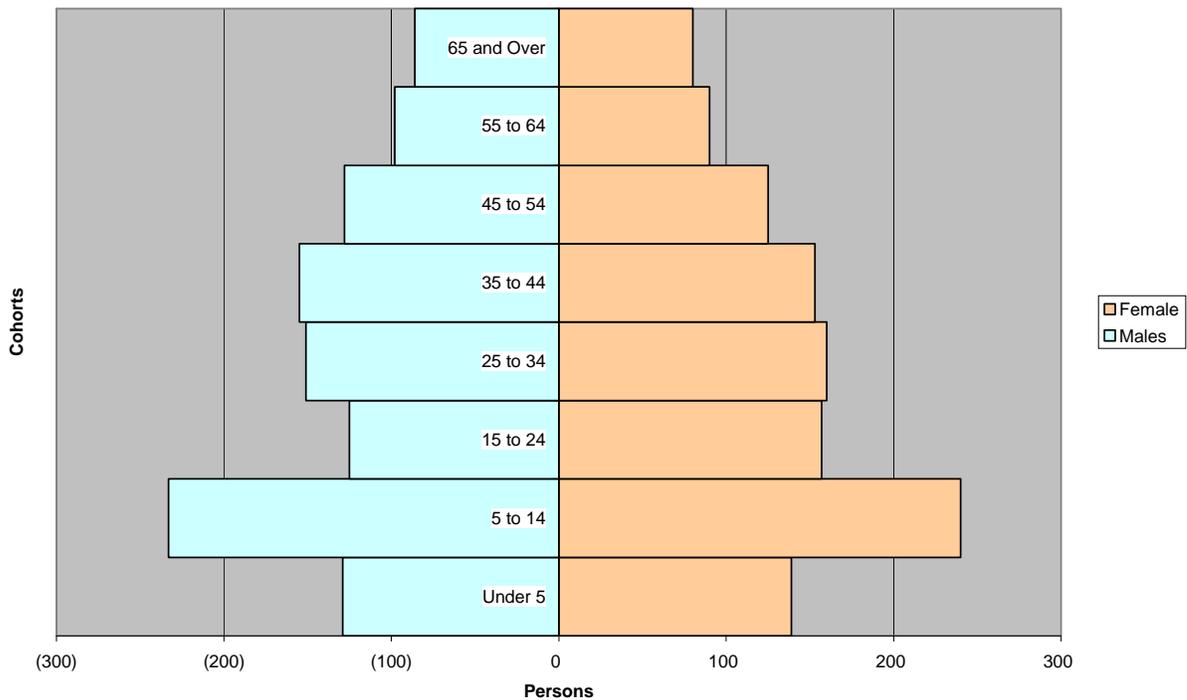
Females aged 45-55 have grown the second fastest over the past twenty (20) year at a rate of over 223%.

Females aged 4 and under have the lowest growth rate, at less than 1%, over the past 20 years.+

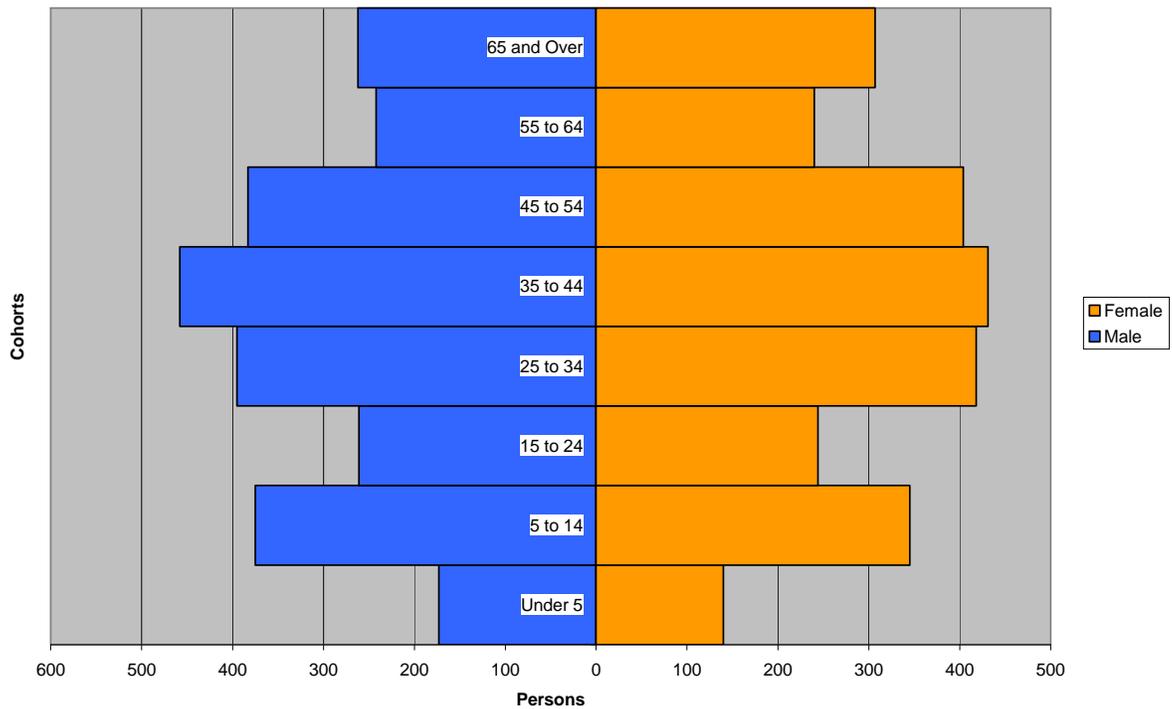
**TABLE 10 POPULATION CHANGE BY AGE AND SEX**

Age Group	1960		1980		2000		Percent Change 1980 - 2000	
	Male	Female	Male	Female	Male	Female	Male	Female
Under 5	129	139	113	115	173	140	34.11%	0.72%
5 to 14	233	240	277	289	375	345	60.94%	43.75%
15 to 24	125	157	300	301	261	244	108.80%	55.41%
25 to 34	151	160	295	304	395	418	161.59%	161.25%
35 to 44	155	153	230	217	458	431	195.48%	181.70%
45 to 54	128	125	176	195	383	404	199.22%	223.20%
55 to 64	98	90	200	190	242	240	146.94%	166.67%
65 and Over	86	80	168	194	262	307	204.65%	283.75%
Total	1,105	1,144	1,759	1,805	2,549	2,529	130.68%	121.07%

**1960 Population Pyramid - East Manchester Township**



### 2000 Population Pyramid - East Manchester Township



c. Racial and Ethnic Minorities

The number of “non-white” persons within the Township has increased nearly five (5) fold over the past twenty (20) years. In terms of percentages of the total population, “non-white” racial and ethnic groups have increased from less than 1% in 1980 to more than 2.6% of the total population in the year 2000, or approximately 135 persons

The largest “non-white” racial and ethnic group has been and continues to be Black or African American, comprising over 1% of the total population in the year 2000.

**TABLE 11 RACIAL AND ETHNIC POPULATION**

Race	1980		1990		2000	
	No.	% of Total Pop	No.	% of Total Pop	No.	% of Total Pop
American Indian and Alaska Native	6	0.17	11	0.3	17	0.3
Asian	4	0.11	2	0.1	45	0.9
Black or African American	3	0.084	4	0.1	58	1.1
Some Other Race	11	0.31	2	0.1	15	0.3
<b>Total</b>	<b>24</b>	<b>0.67</b>	<b>19</b>	<b>0.6</b>	<b>135</b>	<b>2.6</b>

#### 4. Population Projections

Table 13 shows the population projections for East Manchester Township and the adjacent municipalities, as determined by the York County Planning Commission (YCPC) in their 2003 Population Projections report (see below). It should be noted that YCPC projects East Manchester Township's year 2020 population to increase by approximately 1,000 persons, or an additional 50 persons annually.

**TABLE 13 COMPARATIVE POPULATION PROJECTIONS – YORK COUNTY PLANNING COMMISSION**

<b>Municipality</b>	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>
Conewago Township	5,278	5,368	5,425	5,505	5,588
East Manchester Township	5,078	5,371	5,608	5,813	6,004
Hellam Township	5,930	6,380	6,804	7,227	7,648
Manchester Borough.	2,350	2,480	2,603	2,700	2,793
Manchester Township	12,700	13,679	14,500	15,202	15,941
Mount Wolf Borough	1,373	1,326	1,279	1,247	1,209
Newberry Township	14,332	15,979	17,601	19,323	21,278
Springettsbury Township	23,883	25,078	26,032	26,919	27,881
York Haven Borough	809	784	762	743	738
York County	<b>381,751</b>	399,538	415,895	433,261	452,649

#### **ALTERNATE POPULATION PROJECTION METHODS (FIVE) (TABLE 13.1)**

##### **1. York County Planning Commission – Cohort Survival**

The York County Planning Commission 2003 Population Projections report forecasts growth based on Cohort Survival (births minus deaths) and past migration trends for York County as a whole. County-wide projections for 2005, 2010, 2015 and 2020 were then proportioned by municipality using changes in growth rates experienced by municipalities between 1960 and 2000, and projected forward to the year 2020. Subsequently, for purposes of this study, the annual rate of growth projected between 2000 and 2020 was assumed to remain constant and then compounded annually for the next five (5) years, in order to derive the year 2025 population figure of 6,183 for East Manchester Township.

This method yielded the lowest future population of all the projection methods.

##### **2. Modified Building Permit**

The Modified Building Permit projection method forecasts future population based upon the year 2000 Census population for the Township, the actual number of building permits issued annually for each year between 2000 and 2004, the average number of building permits issued over the fourteen (14) year period between 1991 and 2004, as well as the year 2000 Census average household size. First the actual number of new residential building permits issued annually for each respective year between 2000 and 2004 was multiplied by the 2000 Census average household size (2.64), in order to get an annual figure of new residents living in the Township. The total number of new residents for each year was then summed and added to with the year 2000 Census population (5,078) for East Manchester Township to get the 2005 population. To determine the number of expected new residents for the years 2006 through 2025, the average number of

building permits issued over the fourteen (14) year period between 1991 and 2004 (75) was multiplied by 2.64. This produced an average annual increase of 198 persons for the years 2006 through 2025. Assuming that for the next twenty (20) years, the annual increase of 198 persons remains constant, the 2025 population for East Manchester Township is projected to be 10,379.

This technique produced the largest population projections of the four (4) methods.

### **3. Arithmetic-Regional Shift-Share Extrapolation**

The Arithmetic-Regional Shift-Share Extrapolation projection technique uses past growth in East Manchester Township and the adjacent municipalities. As a region, East Manchester and the adjacent municipalities have, on average, gained approximately 10,178 new residents per decade for the years between 1960 and 2000. By extrapolating that regional figure for additional persons per decade, for each decade over the next twenty (20) years, the 2025 regional projected population was shown to be approximately 97,177. Once the regional figures for each five (5) year period between 2000 and 2025 was determined, each municipalities' portion of the total regional population for each five (5) year period between 2000 and 2025 was then allotted using each municipalities' portion of the total regional population indicated in the year 2000 Census. This method assumes the region will grow by the same absolute number per decade as the average over the past forty (40) years, and that each municipalities' share of the total regional population will remain the same. Subsequently, the 2025 population for East Manchester Township was projected to be 6,879.

The assumptions of continued growth are the same for Townships and Boroughs.

This technique produced the second lowest population projection of the four (4) techniques.

### **4. Geometric-Regional Shift-Share Extrapolation**

This method utilizes a combination of geometric extrapolation and the shift-share projection techniques. Specifically, East Manchester Township and the abutting municipalities, have on average, grown at a ten (10) year average rate of 29.6% between 1960 and 2000. By extrapolating this average rate of growth out to the year 2025, it was assumed the regional projected population would be approximately 156,148. Once the regional figures for each five (5) year period between 2000 and 2025 were determined, then each municipalities' portion of the total regional population for each five (5) year period between 2000 and 2025 was allotted using each municipalities' portion of the total regional population indicated in the year 2000 Census. Subsequently, the 2025 population for East Manchester Township was projected to be 9,503.

The assumptions of continued growth are the same for Townships and Boroughs.

This method forecasts the second highest set of projections of the four (4) methods.

### **5. Average of Four (4) Methods**

Since the four (4) projection methods are generally accepted techniques for determining future population, and all are based upon various assumptions and trends, the averages of the four (4) projection methods were determined for each five (5) year increment through the year 2025. This method indicates an average annual rate of growth of nearly 2.5% which is comparable with the region's average annual growth rate of 2.58% over the past forty (40) years (1960 to 2000). Subsequently, the 2025 population for East Manchester Township was projected to be 8,236.

**TABLE 13.1 COMPARATIVE POPULATION PROJECTION METHODS**

	YCPC Cohort Survival	Modified Building Permit	Arithmetic Regional Shift-Share	Geometric Regional Shift-Share	Average of Four (4) Methods
2000	5,078	5,078	5,078	5,078	5,078
2005	5,371	6,419	5,438	5,830	5,764
2010	5,608	7,409	5,798	6,581	6,349
2015	5,813	8,399	6,159	7,555	6,981
2020	6,004	9,389	6,519	8,529	7,610
2025	6,183	10,379	6,879	9,503	8,236

**The Geometric Regional Shift-Share projection was selected by the Township for use in this update, as it appears to recognize recent past performance in residential growth.**

E. Housing Analysis

The total number of housing units existing in the Township in the year 2000 was approximately 1,986 units, of which 60 were vacant.

The number of housing units, occupied housing units and vacant housing units have been increasing since 1960. Between 1960 and 2000, the total housing units and occupied housing units have increased by nearly 200% over the 40 year span.

Although steadily increasing, the number of vacant housing units has grown at a slower rate than the rate of increase for total housing units and occupied housing units.

**TABLE 14 HOUSING TRENDS 1960, 1980 AND 2000**

	1960	1980	2000	Percent Change 1960 – 2000
Total Housing Facilities	680	1,321	1,986	192.06%
Total Occupied Housing Facilities	645	1,275	1,926	198.60%
Total Vacant Housing Facilities	35	46	60	71.43%

1. Housing Characteristics

The total number of single-family detached units has increased significantly over the forty-year period between 1960 and 2000, equaling nearly three (3) times as many units as existed in 1960.

As a percent of the total number of residential units, single-family detached dwellings and mobile homes have decreased steadily since 1960.

As compared to the twenty year period between 1960 and 1980, there was a significant increase in the number of new single-family attached and multi-family units.

**TABLE 15 PERCENTAGE OF RESIDENTIAL UNITS BY STRUCTURE TYPE**

Type of Structure	1960		1980		2000	
	No.	Percent of Total	No.	Percent of Total	No.	Percent of Total
Single-Family Detached	545	80.15%	1,058	80.09%	1,500	77.88%
Single-Family Attached	0	0.00%	2	0.15%	85	4.41%
Mobile Homes	135	19.85%	261	19.76%	281	14.59%
Multi-Family					60	3.12%
<b>Total</b>	<b>680</b>	<b>100.00%</b>	<b>1,321</b>	<b>100.00%</b>	<b>1,926</b>	<b>100.00%</b>

**TABLE 16 YEAR STRUCTURE BUILT**

Year Structure Built	Number	Percent of Total
1999 to March 2000	73	3.69%
1995 to 1998	244	12.35%
1990 to 1994	238	12.04%
1980 to 1989	288	14.57%
1970 to 1979	366	18.52%
1960 to 1969	172	8.70%
1940 to 1959	297	15.03%
1939 or earlier	298	15.08%
<b>Total</b>	<b>1,976</b>	<b>100.00%</b>

2. Tenure and Vacancy

**TABLE 17 TENURE AND VACANCY**

Type of Unit	1960		1980		1990		2000	
	Number of Units	Percent of Total						
Owner Occupied	503	73.97%	1,075	81.38%	1,218	84.06%	1,764	88.82%
Renter Occupied	133	19.56%	200	15.14%	189	13.04%	162	8.16%
Vacant	44	6.47%	46	3.48%	42	2.90%	60	3.02%
<b>Total</b>	<b>680</b>	<b>100.00%</b>	<b>1,321</b>	<b>100.00%</b>	<b>1,449</b>	<b>100.00%</b>	<b>1,986</b>	<b>100.00%</b>

3. Housing Value

**TABLE 18 OWNER OCCUPIED HOUSING BY VALUE**

Specified owner-occupied units	Number	Percent
Less than \$50,000	40	2.8%
\$50,000 to \$99,999	410	29.2%
\$100,000 to \$149,999	752	53.5%
\$150,000 to \$199,999	160	11.4%
\$200,000 to \$299,999	43	3.1%
\$300,000 to \$499,999	---	---
\$500,000 to \$999,999	---	---
\$1,000,000 or more	---	---
<b>Total</b>	<b>1,405</b>	<b>100.0%</b>
<b>Median (dollars)</b>	<b>\$114,000</b>	

4. Structural Characteristics

**TABLE 19 PLUMBING FACILITIES AND PERSONS PER ROOM**

Characteristic	1980		1990		2000	
	No.	Percent of Total	No.	Percent of Total	No.	Percent of Total
Total Units	1,321		1,449		1,986	
Units lacking some or all plumbing	60	4.54%	10	0.69%	10	0.50%
Total Occupied Units	1,275		1,407		1,926	
Occupied Units with more than 1 person per room	142	11.14%	16	1.14%	6	0.31%

5. Future Housing Needs

Adequate housing and the provision of areas to accommodate growth within the study period is readily available, and calculations of capacity for growth are included in Section IV.B.

F. Economic Analysis Education and Income

1. Employment Characteristics

**TABLE 20 LABOR FORCE AS A PERCENTAGE OF TOTAL POPULATION AND MALES AND FEMALES AS A PERCENTAGE OF THE LABOR FORCE, 1980, 1990 AND 2000**

		1980			
Total Labor Force	Percent of Total Population	Male		Female	
		Total	Percent	Total	Percent
		1,722	48.32%	1,052	61.09%
		1990			
Total Labor Force	Percent of Total Population	Male		Female	
		Total	Percent	Total	Percent
		2,106	56.70%	1,176	55.84%
		2000			
Total Labor Force	Percent of Total Population	Male		Female	
		Total	Percent	Total	Percent
		2,897	57.05%	1,557	53.75%

Data clearly show a rise in the number of females employed in the Township, reflecting societal changes in the past decade.

**TABLE 21 EMPLOYED PERSONS 16 YEARS AND OVER BY OCCUPATION**

	1980		2000	
	Number	Percent	Number	Percent
Management, professional, and related occupations	195	11.7%	832	29.0%
Service occupations	459	27.6%	268	9.4%
Sales and office occupations	422	25.4%	851	29.7%
Farming, fishing and forestry occupations	39	2.4%	14	0.5%
Construction, extraction and maintenance occupations	--	--	224	7.8%
Production, transportation and material moving occupations	547	32.9%	677	23.6%
Total	1,662	100.0%	2,866	100.0%

Obviously production and professional occupations continue to increase, with service occupations and farming declining. The loss of farming occupations represents an aging agricultural labor force, and loss of farms to development. Other results are inconclusive due to changes in the occupations reported (grouping/definition changes).

**TABLE 22 EMPLOYED PERSONS 16 AND OVER BY INDUSTRY**

Agriculture, forestry, fishing and hunting and mining	41	1.4%
Construction	129	4.5%
Manufacturing	743	25.9%
Wholesale trade	103	3.6%
Retail trade	369	12.9%
Transportation and warehousing, and utilities	210	7.3%
Information	53	1.8%
Finance, insurance, real estate and rental leasing	140	4.9%
Professional, scientific, management, administrative, and waste management services	252	8.8%
Educational, health and social services	416	14.5%
Arts, entertainment, recreation, accommodation and food services	131	4.6%
Other services (except public administration)	163	5.7%
Public administration	116	4.0%
<b>Total</b>	<b>2,866</b>	<b>100.0%</b>

**TABLE 25 MEDIAN TOTAL INCOME - 2000**

Year	Median Income
1980	\$20,321
1990	\$38,807
2000	\$56,186

**TABLE 26 PER CAPITA INCOME**

Year	Per Capita Income
1980	\$7,046
1990	\$14,549
2000	\$20,559

**TABLE 27 EDUCATION OF RESIDENTS – YEARS OF SCHOOL COMPLETED**

Classification	1960		1980		2000	
	Total	Percent	Total	Percent	Total	Percent
<b>Elementary</b>						
0-8 years	460	47.9%	499	22.6%	143	4.0%
<b>High School</b>						
1-3 years	239	24.9%	342	15.5%	439	12.4%
4 years	200	20.8%	1059	48.0%	1658	46.7%
<b>College</b>						
1-3 years	41	4.3%	176	8.0%	771	21.7%
4 years or more	20	2.1%	130	5.9%	543	15.3%
Total	960		2206		3554	
Percent of Population with 4 years of High School	27.19%		61.88%		83.60%	

G. Community Facilities and Services

1. School Facilities

East Manchester Township is part of the Northeastern School District. The district is formed by Mount Wolf, Manchester, and York Haven Boroughs, and the Townships of Conewago, East Manchester, and a portion of Newberry Township. The district encompasses approximately 50 square miles. The District is governed by a nine (9) member school board which is elected at large.

The District operates under the elementary (K-4), intermediate school (5-6), middle school (7-8), and high school (9-12) grade format. The school facilities currently used have a total capacity of 3,263 students: 1,847 in kindergarten through grade 6; 575 in grades 7 through 8; and 841 in grades 9 through 12.

The elementary school students are housed in Mt. Wolf Early Learning Center (Mt. Wolf Borough), Conewago Elementary School (Conewago Township), Orendorf Elementary School, Spring Forge Intermediate School, Middle School, and High School (Manchester Borough), and York Haven Elementary School (York Haven Borough).

**TABLE 28 DISTRICT-WIDE ENROLLMENT FIGURES SINCE 1989**

Year	Elementary <sup>(1)</sup>	Middle School	High School	Total
1989-1990	1195	525	719	2439
1990-1991	1257	506	694	2457
1991-1992	1298	530	631	2459
1992-1993	1320	573	621	2514
1993-1994	1357	605	582	2544
1994-1995	1377	660	603	2640
1995-1996	1512	650	627	2789
1996-1997	1532	690	678	2900
1997-1998	1554	695	713	2962
1998-1999	1533	724	744	3001
1999-2000	1564	743	735	3042
2000-2001	1770	517	743	3030
2001-2002	1774	502	779	3055
2002-2003	1705	540	763	3008
2003-2004	1734	569	802	3105

Source: Northeastern School District.

(1) Includes K-6.

**TABLE 29 ENROLLMENT BY GRADE, 2005**

**Enrollment Report as of: May 31, 2005**

	Kindergarten	Pre-1	1	2	3	4	5	6	LIU	Total Enrol.
Conewago			61	58	60	63			20	262
Kindergarten Ctr.	234	47							*53	281
Orendorf			132	127	108	117				484
York Haven			85	57	73	71				288
Spring Forge							266	256	12	534
<b>Total</b>	<b>234</b>	<b>47</b>	<b>278</b>	<b>242</b>	<b>241</b>	<b>251</b>	<b>266</b>	<b>256</b>	<b>32</b>	<b>1847</b>

\*Students utilizing building but not included in total enrollment.

**SECONDARY ENROLLMENT**

**MIDDLE SCHOOL**

Grade 7	267
Grade 8	290
LIU	18
<b>Total</b>	<b>575</b>

**HIGH SCHOOL**

Grade 9	275
Grade 10	207
Grade 11	187
Grade 12	172
<b>Total</b>	<b>841</b>

**Elementary Enrollment: 1847**

**Secondary Enrollment: 1416**

**Total District Enrollment: 3263**

	<u>2005</u>	<u>2004</u>
Conewago Elementary	262	242
Kindergarten Center	281	299
Orendorf Elementary	484	431
York Haven Elementary	286	270
Spring Forge Intermediate	534	532
Middle School	575	582
Senior High School	842	773
<b>TOTAL</b>	<b>3263</b>	<b>3129</b>

a. Adequacy of Existing Facilities

A description of each of the school facilities in the district, including new, converted and renovated capacities, current (2004-2005) enrollments and building characteristics, is presented in Table 30. As can be seen in the table, all of the buildings have enrollments which are less than the respective building's rated capacity. Table 31 shows current capacity utilized.

**TABLE 30 ENROLLMENT AND BUILDING CHARACTERISTICS**

<u>School</u>	<u>Year Constructed</u>	<u>Year Renovated</u>	<u>Capacity</u>	<u>2004-2005 Enrollment</u>	<u>Site Size In Acres</u>	<u>Recommended Site Size in Acres</u>
Conewago	1954	1991	375	262	25	10-14
Admin. Ctr.	1926	1954,1992,2002,2005	0	0	7.5	10-14
Mt. Wolf	1954	1992	275	281*	2.3	10-14
Orendorf	1970	1992	575	484	59**	10-14
York Haven	1956	1991	375	286	11	10-14
Middle School	1964	1989,2002	800	575	37***	25-45
High School	1957	1989,2002	1,200	841	37***	25-45
Spring Forge	2000	Never	700	534	59**	25-45

\*This is a total for 2-1/2-day sessions.  
 \*\*These buildings share the same site.  
 \*\*\*These buildings share the same site.

**TABLE 31 CURRENT CAPACITY UTILIZATION**

<u>#</u>	<u>School</u>	<u>Grades</u>	<u>Enrollment</u>	<u>Capacity</u>	<u>%</u>
1	Northeastern Senior High School	9-12	841	1,200	70%
2	Northeastern Junior High School	7-8	575	800	72%
3	Conewago Elementary School	1-4	262	375	70%
4	Mount Wolf Elementary School	K	281	300	47%
5	Orendorf Elementary School	1-4	484	575	84%
6	York Haven/Newberry Elementary	1-4	286	375	76%
7	Spring Forge	5-6	534	700	76%

b. Future School Planning

The projections shown in Table 32 present a continuation of historical enrollment trends with minimal consideration of in-migration and out-migration. Significant residential development in the school district may result in a lessening or even a reversal of this downward trend. Major new developments provide large numbers of school age population, which may impact the future utilization of existing facilities and/or require the future construction of school facilities.

**TABLE 32 PROJECTED STUDENT ENROLLMENT Using District Numbers in 2004-05, PDE Numbers In K And 1, And Add For Planned Development (1966 HH)**

	K	1	2	3	4	5	6	7	8	9	10	11	12	K-12
2000-01	278	246	225	251	275	273	242	249	268	210	213	183	137	3050
2001-02	256	229	242	218	253	272	274	253	249	229	196	191	163	3025
2002-03	281	216	214	250	221	249	273	292	248	231	192	176	164	3007
2003-04	305	245	220	215	246	246	257	279	290	253	193	193	163	3105
2004-05	275	276	237	229	236	262	251	272	278	303	210	192	182	3203
RATIOS		0.8625	0.9754	1.0122	1.02	1.034	1.0144	1.0478	0.9925	0.963	0.857	0.9471	0.9044	
2005-06	320	251	275	246	240	250	272	269	276	274	266	205	180	3324
2006-07	364	293	251	285	258	254	260	290	273	272	241	258	192	3491
2007-08	332	334	292	260	297	272	264	277	294	269	241	235	240	3607
2008-09	343	305	332	301	272	312	282	282	281	290	239	235	221	3695
2009-10	355	317	304	342	314	286	323	300	286	278	258	234	221	3818
2010-11	367	328	316	313	355	330	296	343	304	282	249	252	221	3956
2011-12	379	339	327	325	326	372	340	314	346	300	253	243	237	4101
2012-13	393	350	338	336	338	342	383	360	318	341	269	246	230	4244
2013-14	403	362	349	347	349	354	352	405	364	314	305	263	235	4402
2914-15	409	368	360	358	360	365	364	372	408	358	283	298	249	4552

c. Non-Public Schools

Non-public schools currently account for approximately 3.28 percent of the total school age population of the district. The non-public schools include private and parochial schools at both the elementary and secondary levels. Table 33 shows the number of Northeastern School District students enrolled in private and parochial schools for the school years 1989 through 2004.

As Table 33 indicates, the number of students attending non-public schools continues to decline, continuing a trend since 1984.

**TABLE 33 PAROCHIAL AND PRIVATE SCHOOL ENROLLMENTS**

<u>School Year</u>	<u>Number of Students</u>	<u>Percent of District-Wide School Age Population</u>
1989-1990	114	4.67
1990-1991	103	4.19
1991-1992	111	4.51
1992-1993	111	4.41
1993-1994	106	4.16
1994-1995	108	4.09
1995-1996	95	3.40
1996-1997	103	3.55
1997-1998	96	3.24
1999-2000	87	2.85
2000-2001	95	3.13
2001-2002	100	3.27
2002-2003	97	3.15
2003-2004	92	2.96
2004-2005	107	3.28

d. Higher Education Facilities

There are several colleges and universities located within reasonable commuting distance of East Manchester Township. In a sense, these colleges serve East Manchester Township as “community colleges” in that they provide students an opportunity to live at home while obtaining a college degree. York College of Pennsylvania, located in York, offers undergraduate programs in many disciplines, and the Pennsylvania State University, York Campus, is a branch campus of the Pennsylvania State University. Harrisburg Area Community College has a York location.

Other colleges which are within reasonable commuting distance from East Manchester Township are Millersville University, Millersville (Lancaster County), Franklin and Marshall College in Lancaster City, Elizabethtown College in Elizabethtown Borough, the Penn State Campus in Middletown Borough, and the Harrisburg Area Community College locations in Harrisburg, Gettysburg, Hanover, and Lancaster.

2. Police Protection

Northeastern Regional Police Dept.—Chief Daryl Albright

Serves— East Manchester Township  
Manchester Borough  
Mount Wolf Borough

Facility— 5570 Board Road, Mt. Wolf, PA  
Completed in March 2003

Staff— 10 full-time officers  
2 administrative/office employees

Calls:

Municipality	Year			
	2001	2002	2003	2004
East Manchester Township	2,842	2,897	2,869	2,804
Manchester Borough	1,423	1,544	1,536	1,357
Mount Wolf Borough	633	638	669	583
Outside Service Area	113	78	76	103
<b>Total</b>	<b>5,011</b>	<b>5,157</b>	<b>5,150</b>	<b>4,847</b>

Types of Calls— Domestic Calls (566)  
Traffic Accidents (453)

3. Fire Protection

The Township is served by two (2) local volunteer fire companies, Union Fire Company No. 1 in Manchester Borough and Eagle Fire Company No. 1 in Mt. Wolf Borough.

a. Union Fire Company #1, Manchester, PA (York County Station 23)

Service Area— Manchester Borough  
Western half of East Manchester Township

Facility— 201 York Street, Manchester, PA

Staff/Members— 35 volunteer Firefighters and Fire Police

Equipment— 1989 Pierce Lance Pumper/Tanker  
1992 KME Renegade Engine  
2003 American LeFrance Eagle Rescue

Calls/Dispatches—

Type	Year			
	2001	2002	2003	2004
Structure Fire--Residential	6	5	4	9
Structure Fire—School	0	0	0	1
Stores and Offices	0	0	1	1
Storage	1	0	0	1
Other Structures	2	2	3	1
Highway Vehicles	4	0	3	2
Non-Structure/Non-Vehicle	3	4	4	2
Rubbish/Dumpsters	3	7	4	5
Fires (Other)	9	3	4	2
<b>Total Fires</b>	<b>28</b>	<b>21</b>	<b>23</b>	<b>24</b>
Rescue/Medical	30	44	32	36
False Alarms				36
Mutual Aid				220
Haz-Mat				12
Other Hazardous				16
<b>Other</b>				<b>46</b>
<b>Annual Total</b>	<b>296</b>	<b>322</b>	<b>311</b>	<b>390</b>

Response Time— Average for 2004 in East Manchester Township is 6 minutes, 3 seconds from time of dispatch until arrival on-scene.

Hydrants (including dry, locations)— Public water system (York Water Co.) South and Southwest of Manchester Borough. There are no dry hydrants in the Township although several draft sites exist along the Conewago Creek and numerous ponds.

Mutual-Aid Agreement— (Municipalities or Departments) No written agreements exist. Part of the Northeastern Regional Fire Department Mutual-Aid Association consisting of 11 companies. Verbal agreements with the following companies, which are reflected in Box Alarm Assignments:

- Eagle Fire Co. No. 1, Mt. Wolf
- Alert Fire Co., No. 1, Manchester Township
- Susquehanna Fire Co. No. 1, York Haven
- Community Fire Co., No. 1, Conewago Twp.

Budget—	Year	Budget
	2001	\$188,464.07
	2002	\$146,811.07
	2003	\$194,887.28
	2004	\$117,553.28

The budget is not divided into a ratio per municipality, however, the average call ratio per municipality is provided below:

	<u>E. Manchester Twp.</u>	<u>Manchester Borough</u>	<u>Mt. Wolf Borough</u>
<b>2001</b>	46%	13%	4%
<b>2002</b>	44%	18%	2%
<b>2003</b>	44%	23%	4%
<b>2004</b>	44%	15%	4%

- b. Mt. Wolf Fire Company

**\*\* INFORMATION NOT AVAILABLE AS OF  
DECEMBER 12, 2005 \*\***

#### H. Parks and Recreation

East Manchester Township currently has no Township owned and operated parks and recreation facilities; however, numerous opportunities for recreation exist within the Township to serve Township residents. First, the York County John Rudy Park is located within East Manchester Township along the southern boundary adjacent to Mundis Mill Road. This County park is a full-service passive/active recreation site with soccer fields, pavilions, and large areas of open space, approximately 140 acres in area. It is owned and managed by the York County Board of Commissioners through the York County Parks Department and provides services to all County residents including East Manchester Township. The Township and the Parks Department currently have an excellent working relationship. Recently, PPL Corporation constructed on 192 acres a golf course along Board Road in the upper central portion of the Township which will provide additional recreational facilities. PPL Corporation also constructed, as a part of their Brunner Island power facility improvement, soccer fields along Wago Road at the upper portion of the Township adjacent to the Susquehanna River and the Little Conewago Creek, approximately 160 acres. These facilities are for the use of East Manchester Township and Northeastern Soccer Association. Additional recreational opportunities exist within the Township adjacent to the Susquehanna River through the provision of boat launch facilities immediately adjacent to York Haven Borough and river access in the area between Wago Road and Saginaw. A small neighborhood park, largely undeveloped, exists in the Saginaw community. In addition to the above recreational opportunities, the Northeastern School District provides a school facility playground and recreational opportunities for school students which are largely available to Township residents.

There is, to our knowledge, no master recreation plan for the Township nor is there one planned.

During committee discussions regarding recreational possibilities, the concept of a rail/trail along existing rail corridors and the possibility of mini-parks, neighborhood parks, or "traditional" playgrounds were discussed. The rail/trail concept was judged unwise due to the rail use, and the concept of additional smaller parks or playgrounds was determined not needed and not supported by the Community Survey.

It would appear that the aggregate parks and recreation facilities provided by others exceed the recommendations of the National Recreation Association of 15 acres per 1,000 population. Based on the 2025 population figure of 9,503 persons, a total of 143 acres would be recommended. Total acreage available for parks and recreation under ownership and management by others (492 Ac.) within the Township greatly exceeds that recommendation.

#### I. Utilities and Services

The Township is served to a large extent for the provision of public water by the York Water Company. York Water Company remains the largest County water service provider and generally provides inadequate source and quality of drinking water and fire protection for the Township. A smaller private water company exists in the Asbury Pointe development at the far eastern edge of the Township along the Susquehanna River and the Codorus Creek. Adequacy of those facilities in the Asbury Pointe development is unknown.

Possible adverse impacts to non-public water supply include Resources Removal (mineral extraction) and Commercial Agricultural Production, both of which are currently conducted in the Township. Adjacent land uses utilizing non-public water sources should carefully evaluate

available and future adequacy. Mineral extraction impacts water supply services and is governed by statutes regulating mineral extraction that specify replacement and restoration of water supplies affected by such activities.

Sanitary sewer service in the Township is provided by the Northeastern York County Sewer Authority, of which the Township is a member with two representatives (of six total Authority members). With the exception of the Asbury Pointe development, which has its own sewer company, the Authority provides sanitary service to Manchester Borough, Mount Wolf Borough, and substantial portions of East Manchester Township along with a small portion of Newberry Township. A collection system and treatment plant to provide service to the Village of Saginaw is under construction as of this update. The Authority, with Township representatives, is responsive to the needs of the Township with respect to the sanitary service and is currently implementing the immediate needs of the Act 537 Plan at the request of the Township.

Areas not identified as needs areas in the Act 537 Plan are evaluated by the Authority for possible service, and if otherwise conforming to Township approvals, service is extended.

Both water and sewer service within the Township are judged to be adequate.

Areas of water and sewer service are shown on Exhibit B-9.

#### J. Transportation Systems

The discussion of transportation systems contained in Appendix A, entitled "Transportation Systems" beginning on page 65, remains valid and for the purposes of this plan update, serves as a base for planning purposes.

Changes in ownership/organization, provided for clarity, are:

Rail Transportation – Conrail is now Norfolk Southern Corporation.

Public Transportation – Since the 1991 Plan, the organizational structure has changed from two entities to one. The York County Transportation Authority (YCTA) is the primary provider of public transportation services for York County. YCTA, operating under the name *rabbittransit*, provides a fixed bus route and paratransit service to East Manchester Township.

Trails – The Mason-Dixon Trail traverses the Township. This is a hiking trail that traverses northwest to southeast through the County. This trail meanders through the County from the Appalachian Trail in South Middletown Township, Cumberland County, to the Maryland State Line in Peach Bottom Township. The location within the Township is shown on Exhibit B-10, Transportation Plan.

Bikeway Corridors – The York County Transportation Plan identifies three potential bikeways that traverse East Manchester Township. The bikeway corridors are shown on Exhibit B-10, Transportation Plan.

#### K. Community Survey

The Township distributed approximately 2,400 surveys via mail to all Township residents. Over 500 responses were received, a response of approximately 21%, which is very favorable for this type of community survey. The use of a prize for a randomly selected responder probably increased the response rate slightly.

Comments on the responses are indicated.

1. How many years in total have you lived in East Manchester Township?

No.	Years	%
37	Less than 5 years	8
87	5 to 9 years	18
67	10 to 14 years	14
42	15 to 19 years	9
22	20 to 24 years	4
<b>219</b>	<b>More than 25 years</b>	<b>46</b>
5	Other	1
<b>479</b>	<b>TOTAL</b>	<b>100</b>

It is interesting to note that 46% of the responders have lived in the Township for more than 25 years with a significantly high percentage (76.3%) having lived here greater than 10 years. It would appear that long-time residents are very interested in the future of East Manchester Township and are willing to share their opinions.

2. What most influenced your original decision to live here (check 3)?

No.	Factor	%
248	Rural Atmosphere/Farmland	23
108	Affordable Housing Costs	10
34	Low Taxes	3
35	Quality of Schools	3
55	Quality of Life	5
148	Open Space, Scenery and Recreation	14
103	Close to Work	10
113	Born and Raised here	10
30	Proximity to York City	3
52	Personal reasons	5
123	Close to Family and Friends	11
32	Other (Please specify)	3
<b>1081</b>	<b>TOTAL</b>	<b>100</b>

The predominant influence to live in East Manchester Township was the rural atmosphere and farmland, garnering 23% of the response. When added to the open space, scenery and recreation, 37% of the respondents liked the rural and open atmosphere of the Township.

## 3. Please indicate where you work:

No.	Location	%
40	At home in East Manchester Township	9
45	Elsewhere in East Manchester Township	10
50	York City	10
185	Elsewhere in York County	40
71	Elsewhere in Pennsylvania	15
77	Other	16
<b>468</b>	<b>TOTAL</b>	<b>100</b>

It is interesting that 19% of the respondents work within the Township, but fully 69% of the Township residents work within the York County geographic area. Only 15% indicated that they work elsewhere in Pennsylvania, denoting a lower than expected commute to the Harrisburg regional area. 31% of the respondents indicated elsewhere in Pennsylvania or other, probably indicating commuting to Harrisburg or Maryland.

## 4. How would you best describe your present occupation?

No.	Occupation	%
115	Professional, Paraprofessional, Technical Occupation	23
60	Executive, Administrative, Managerial	12
48	Service Occupation	10
19	Sales Occupation	3
2	Farming, Forestry or Fishing	1
14	Transportation or Material Moving	3
22	Warehousing, Storage	4
23	Precision, Production, Craft or Repair	5
36	Stay-at-Home, Homemaker	7
25	Machine Operator, Fabricator, Assembler	5
22	Clerical, Administrative, Support Occupation	4
11	Home Occupation	2
109	Retired	21
<b>506</b>	<b>TOTAL</b>	<b>100</b>

The predominant occupations of the Township residents appear to be professional and executive, with 35% responding to those professions. Farming, forestry, or fishing garnered less than 1 percent, with only 2 respondents. The second largest category of Township residents is retired, with 21% of the respondents; this is a significant factor.

5. Which best describes how East Manchester Township has changed since you moved here?

No.	Change	%
75	More Desirable	16
238	Less Desirable	52
82	Has Not Changed	18
11	Not Lived Here Long Enough	2
56	Not Sure	12
<b>462</b>	<b>TOTAL</b>	<b>100</b>

The prevailing opinion of the changes in the Township, with 52% of the responses, is that the Township has grown less desirable. This is probably reflected in subsequent questions indicating excessive development. Reasons for the decline are also outlined in subsequent questions.

6. Growth and development within East Manchester Township has been:

	Too Much	%	About Right	%	Not enough	%
Residential	283	68	123	30	9	2
Commercial	71	17	241	57	109	26
Industrial	74	18	164	38	187	44

It is interesting that of the respondents to the growth and development opinion, it is clear that residential development is viewed as negative with 68% of the respondents indicating that too much residential development has occurred. On the other hand, 57% of the respondents felt that commercial development has been about right, and 44% indicating that industrial development has not been enough. The combination for both commercial and industrial of “about right” and “not enough” is significant in that 83% of the respondents feel that commercial development is desirable, and that 82% feel that industrial development is desirable. Residential development, on the other hand, results in 98% of the respondents feeling that residential development has been either about right or too much.

7. Which best describes how you feel East Manchester Township will change over the next 5-10 years?

No.	Future Change	%
46	More Desirable	11
232	Less Desirable	57
32	Will Not Changed	8
98	Not Sure	24
<b>408</b>	<b>TOTAL</b>	<b>100</b>

The significant response to the future changes to East Manchester Township indicate that the Township will become less desirable, with 50% of the respondents indicating that, and only 11% indicating that the Township will become more desirable. The total of the respondents indicating that the Township will either remain unchanged or become less desirable is a significant 65%.

8. I think that the rate of growth should be:

	<b>Encouraged</b>	<b>%</b>	<b>Maintained</b>	<b>%</b>	<b>Reduced</b>	<b>%</b>
Residential	36	8	203	48	188	44
Commercial	129	30	226	53	75	17
Industrial	186	44	154	36	79	18

Responses to questions regarding the rate of growth confirm previous answers in that a full 92% of the respondents think that residential growth should be maintained or reduced, 83% feel that commercial should be maintained or encouraged, and 80% feel that industrial should be maintained or encouraged.

9. The things I like most about East Manchester Township are (check 3):

<b>No.</b>	<b>Like Most</b>	<b>%</b>
110	Great Place to Raise Family	8
254	Rural Character	19
32	Quality of Township Services	2
197	Convenient Location	15
199	Farmland/Open Space	15
5	Good Business Climate	<1
53	Good Public/Private Schools	4
51	Parks/Recreation Area	4
50	Sense of Community	4
10	Historic Character/Heritage	1
203	Small Town Atmosphere	16
138	Safe Environment	11
5	Other (please specify)	<1
<b>1307</b>	<b>TOTAL</b>	<b>100</b>

The current aspects that respondents liked about East Manchester Township ranged from 19% indicating rural character, to less than 1 percent good business climate or historic character and heritage. Rural character, small town atmosphere, farmland/open space, and convenient location were significant favorable aspects.

10. What do you like least about East Manchester Township (check 3)?

<b>No.</b>	<b>Like Least</b>	<b>%</b>
99	Lack of Cultural/Recreation Options	11
125	Transportation Difficulties	13
186	Poor Roads	20
65	Quality of Services	7
266	Loss of Rural Character, Overdevelopment and Poor Development	28
116	Lack of Quality/Quantity of Services and Employment Opportunities	12
83	Other (Please specify)	9
<b>940</b>	<b>TOTAL</b>	<b>100</b>

The least desirable aspects of the Township lead off with the loss of rural character, overdevelopment, and poor development with 28% of the respondents. Transportation difficulties

and poor roads constitute 33% of the responses, another significant issue related to the perceived overdevelopment.

11. How compatible are the following forms of new development within East Manchester Township?

	Compatible Everywhere	Compatible Some Places	Incompatible Everywhere	Not Sure
Single Family Residences on Large Lots	73	202	30	50
Village (Mixed Residential & Commercial)	25	197	55	55
Manufacturing, Processing	25	216	54	70
Retail Stores (general)	47	225	58	43
Warehousing	17	201	63	83
Retail Stores (convenience)	64	207	45	46
Cluster or Open Space Subdivision	21	147	91	90
Electronic/High Tech	21	187	54	95
Other Light Manufacturing	19	215	37	73
Professional Service	51	201	39	60
Townhouse/Apartments	29	187	83	54
Restaurants	54	205	42	47
Personal Service	54	192	34	69
Farming, Agriculture	131	158	17	54
Intense Livestock Operations	40	154	72	92
Parks & Recreation	132	149	21	38
Other (Please specify)		9	1	23

The results of this question offer little significant data. It is interesting, though, that 91 respondents indicated that cluster or open-space subdivisions are incompatible everywhere, along with 83 respondents indicating that townhouse/apartments are incompatible everywhere.

12. Please indicate the Importance of each of the following aspects of the Township's environment to you (check 3):

No.	Environment	%
223	Scenic Views	18
85	Stream Corridors	7
297	Forest and Woodlands	24
283	Farmland	23
204	Wildlife Habitat	17
64	River Access	5
6	Steep Slopes	1
35	Wetlands	3
27	Historic Buildings	2
4	Other (Please specify)	0
<b>1228</b>	<b>TOTAL</b>	<b>100</b>

It is apparent that scenic views, forest and woodlands, farmland, and wildlife habitat are very significant with over 80% of the respondents indicating a preference.

13. How important is it for the Township to review each of the following aspects of developments (check 3)?

No.	Importance	%
290	Protection of Farmland	22
97	Impact on Streams	7
59	Scenic Impact	5
250	Density of Development	19
13	Hillside Development	1
75	Preserving Trees	5
119	Proximity of Commercial Development to Residential	9
14	Historic Character	1
51	Site Design and Layout	4
11	Landscaping	1
9	Business Signs	1
62	Park and Recreation Space/Links	5
249	Traffic	19
9	Other (Please specify)	1
<b>1308</b>	<b>TOTAL</b>	<b>100</b>

Preservation of farmland and density of development, along with traffic are the three major significant important criteria ranked by respondents. Protection of farmland ranked first in importance; density of development and traffic concerns followed very closely behind. This information could be utilized in the subdivision and land development review process.

14. Recreation facilities and programs available to Township residents are adequate.

No.	Opinion	%
40	Strongly Agree	9
186	Agree	44
99	Disagree	23
33	Strongly Disagree	8
66	Not Sure	16
<b>424</b>	<b>TOTAL</b>	<b>100</b>

The provision of recreation facilities appears to be sufficient to 53% of the respondents, while only 31% of the respondents indicated that the facilities were not adequate.

15. Please check 3 of the following topics that you believe need more attention within East Manchester Township:

No.	More Attention	%
39	Active Park Facilities (ballfields, etc.)	3
63	Passive Park Facilities (picnic areas, etc.)	5
50	Recreation Programs	4
41	Senior Center/programs	3
80	Land Use Compatibility	6
97	Conservation of Natural Features	7
213	Farmland Preservation	16
155	Open Space Preservation	12
14	Historic Preservation	1
30	Housing Affordability	2
2	Housing Availability	0
30	Retail Opportunities	2
57	Industrial Opportunities	4
43	Job Creation/Employment	3
24	Police Protection	2
20	Fire Protection	2
8	Ambulance Service	1
15	Solid Waste Collection	1
20	Pollution Control	2
35	Public Water	3
48	Public Sewer	4
46	Storm Water/Flooding Solutions	3
129	Roadway & Transportation Improvements	10
24	Public Transit	2
12	Sidewalks and Curbing	1
14	Other (please specify)	1
<b>1309</b>	<b>TOTAL</b>	<b>100</b>

Farmland and open space preservation rank highest, accumulating 28% of the respondents.

16. If additional industrial development is going to occur within East Manchester Township, which of the following would you prefer?

No.	Type	%
54	Heavy Manufacturing	11
222	Light Manufacturing	46
163	Electronics or High Tech	33
50	Warehousing	10
<b>489</b>	<b>TOTAL</b>	<b>100</b>

Responses are not conclusive, but heavy manufacturing is supported by only 11% of the responses; most other types of industrial development would seem to be preferable.

17. The Township should pursue exploring possible options with adjacent municipalities for jointly providing services to residents.

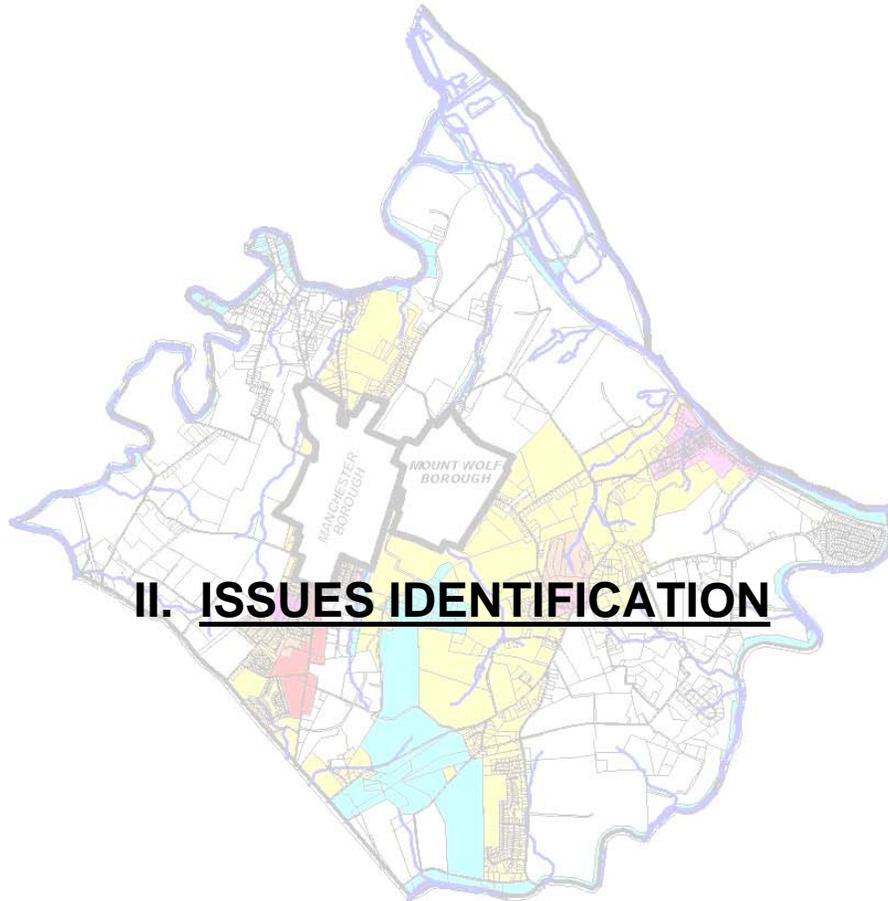
No.		%
293	Yes	65
46	No	10
112	Undecided	25
<b>451</b>	<b>TOTAL</b>	<b>100</b>

A full 65% of the Township respondents indicated that intermunicipal cooperation is preferable.

18. Please tell us anything else about the future of East Manchester Township that you think we should address in the Comprehensive Plan:

A large number of comments were noted, and retained by the Township for further review.

# EAST MANCHESTER TOWNSHIP 2005 COMPREHENSIVE PLAN UPDATE



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## II. ISSUES IDENTIFICATION

For the original purpose of this plan update, issues were identified during the proposal process by the Interview Committee, consisting of the Board of Supervisors and Planning Commission representatives, as the following five major issues:

### 1. A New I-83 Interchange

Since generally the 1970 Comprehensive Plan of East Manchester Township, and certainly in the 1991 Comprehensive Plan, the expressed goal and need for a new interchange on I-83 at Canal Road has been expressed in numerous forms. The issue as it relates to East Manchester Township and their Comprehensive Plan lies in the fact that subsequent issues herein, specifically industrial development, depend on an adequate network of transportation facilities to access major transportation routes. I-83 is currently a major transportation route, but is accessed from East Manchester Township predominantly through the use of Board Road and Willows Springs Road leading to the Church Road/Board Road intersection in Manchester Township at the Emigsville I-83 interchange. Existing traffic flow at this intersection is in a perceived failing condition. Alternative routes to I-83 from the East Manchester Township area are Canal Road to the west to the Susquehanna Trail, then either south through Manchester Township to the Church Road entry to the I-83 Emigsville interchange, or north on the Susquehanna Trail through Conewago Township to the Strinestown I-83 interchange. Other alternate routes include Locust Point Road northwest through Conewago Township to the I-83 Strinestown interchange, which has significant transportation issues, or North George Street through Manchester Borough and Newberry Township to the Newberrytown I-83 interchange. The existing transportation network to allow East Manchester Township to develop is restricting its ability and is currently in a marginal condition.

### 2. Encourage/Attract Industrial Growth

As noted in the first issue, an expressed issue of the Township is to encourage and attract industrial growth due in part to location and additionally as an economic development tool for the Township. Existing industrial growth has been entirely satisfactory to the Township, and growth of similar industrial development is highly desirable. The principal issues become determining how to encourage industrial development when the transportation network remains in marginal condition.

### 3. Future of Agriculture

Areas of agricultural operations including conventional crop farming are constricted by encroaching development, especially in the western portion of the Township between I-83, Board Road, and the existing industrial area. Agricultural operations suffer severe restrictions due to their inability to utilize existing highways for movement of agricultural equipment due to substantial traffic volumes. In addition, agricultural use continues to be under severe pressure from potential residential development proposals.

### 4. Combined Residential Zones

A fairly minor issue, the issue that the Township has currently nine separate zones with at least five related to residential uses of some density and form, serves to complicate the implementation of the goals of the Comprehensive Plan. It does appear that goals and

objectives overlap in several districts, and the issue identified is to reconcile goals and objectives versus separate districts.

5. Recreation/Open Space Opportunities

The issue was originally identified during the proposal process as a lack of recreational opportunities and open space. This issue is closely related to the agricultural operations future, but was clarified during the plan process as being not a classic recreation needs issue, but rather a stated issue of insufficient open space, loss of open space in the Township due to residential development, and a clear desire for retention and preservation of open space areas.

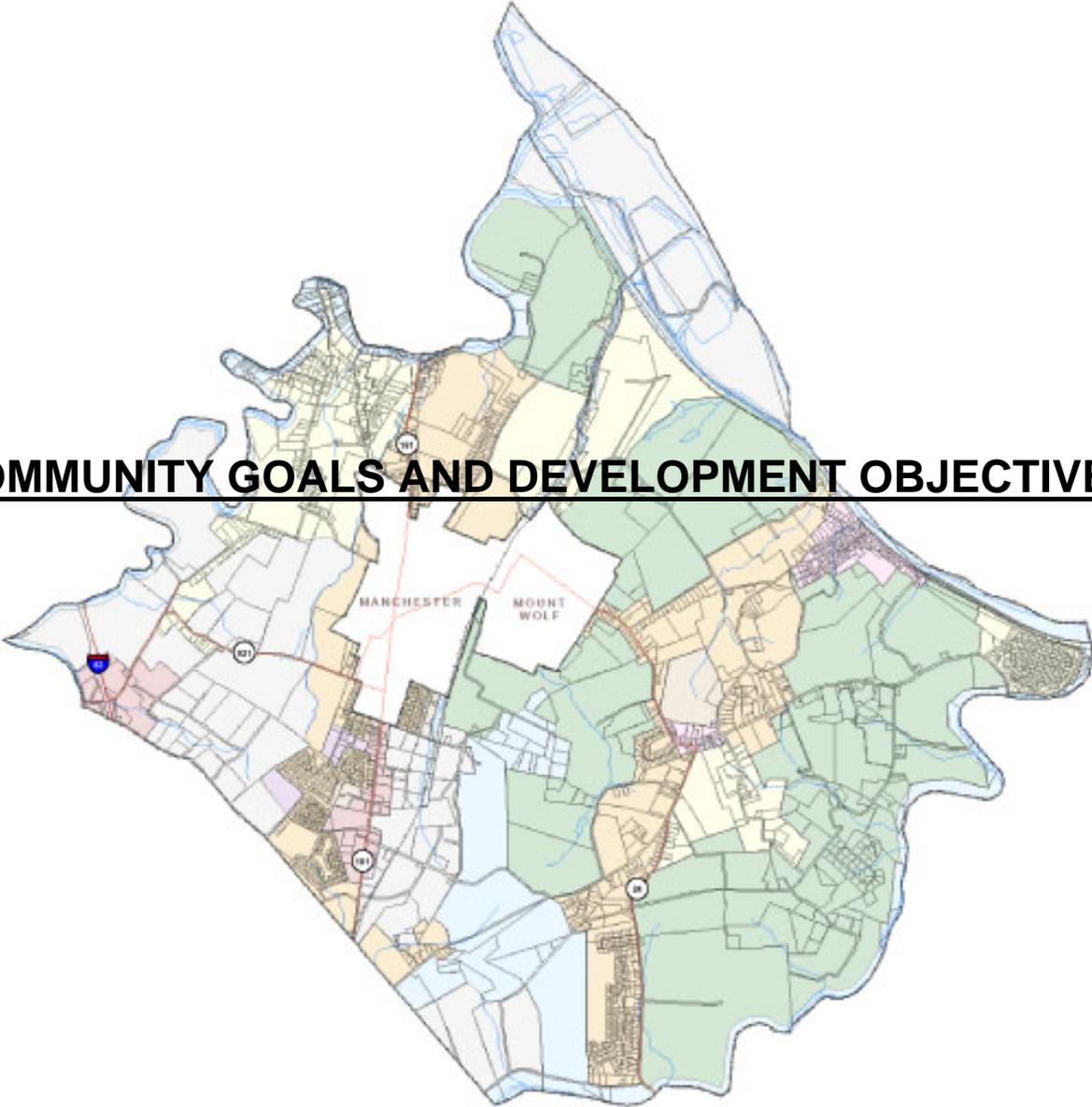
6. Community Survey

The Community Survey which was distributed by the Township to all Township property owners was effective in validating issues 1 through 4 and clarifying Issue No. 5 between a desire for recreational opportunities and, in fact, stating a clear goal of open space preservation.

No other significant issues were raised by the Community Survey or by the planning process, with the exception of an implicit transportation issue (Issue No. 1) that affects all forms of development, and both existing and future development.

# EAST MANCHESTER TOWNSHIP 2005 COMPREHENSIVE PLAN UPDATE

## III. COMMUNITY GOALS AND DEVELOPMENT OBJECTIVES



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### III. COMMUNITY GOALS AND DEVELOPMENT OBJECTIVES

A significant portion of the Comprehensive Plan Update involved the evaluation of the Community Objectives and Uses from the 1991 Plan, along with the Intent of the 1992 Zoning Ordinance. The evaluation was conducted to determine if the original objectives were being effectively satisfied and implemented.

The Objectives and Uses from the 1991 Comprehensive Plan, Intent of the District from the 1992 Zoning Ordinance, and the evaluation follow for each District:

#### I. CONSERVATION DISTRICT

##### A. Objectives (1991 Comprehensive Plan)

- Encourage the retention of farm and forest lands and other open space uses in order to help meet the requirements of environmental health.
- Protect the tremendous investment that already exists in homes, commercial, industrial and agricultural enterprises, highway, and countless other private and public facilities.
- Plan future growth and development to enhance the value of existing manmade improvements.
- Make possible an effective program of historic preservation with the joint participation of individual citizens, interested civic groups, and all levels of government.
- Preserve floodplains and wetland and steep slope areas by the use of restrictive zoning measure such as floodplain controls.

##### B. Uses (1991 Comprehensive Plan)

- Preserve floodplains and wetland and steep slope areas by the use of restrictive zoning measure such as floodplain controls.
  - Protect environmentally sensitive areas
    - Floodplains
    - Stream valleys
    - Steep slopes
    - Wooded areas
    - Existing water bodies
  - Limited large lot residential development

##### C. Intent (Zoning Ordinance)

The specific intent of this district includes:

- Preserving environmentally sensitive areas and encouraging the retention and proper use of such land.

- Limiting the use of land and activities to those uses and activities which are related to conservation activity and open space; and
- Preventing the intrusion of development into environmentally sensitive areas.

D. Implementation Evaluation

Implementation has been largely effective, due mostly to the geographic limitations of the District. The permitted use of 1-acre single-family residential lots in a conservative area is questionable, with potential environmental impacts.

**II. AGRICULTURAL DISTRICT**

A. Objectives (1991 Comprehensive Plan)

- Prevent rural areas from becoming the dumping grounds for land uses that are not wanted elsewhere.
- Preserve the more productive soils for farming.
- Protect the economic base of local agricultural activities.
- Create zoning controls which will encourage the continuance of agricultural activities.
- Avoid restricting or hampering agriculture because of preventable urban-agricultural conflicts.
- Prevent an unfair shifting to agricultural taxpayers of public construction and service costs.

B. Uses (1991 Comprehensive Plan)

- Prime agricultural land
- Land currently farmed
- Agriculture and agriculturally-related activities
- Low density residential

C. Intent (Zoning Ordinance)

The specific intent of this district includes:

- Preserving areas of prime agricultural capability and encouraging the retention and proper use of such land;
- Limiting the use of land and activities to those uses and activities which are related to agricultural activity; and
- Preventing the intrusion of development into prime agricultural areas.

**D. Implementation Effectiveness**

Implementation has not been achieved due largely to two factors; first, the western area of the Township continues to develop, as permitted, causing development pressures in the Agricultural District. Further, the permitted use of unlimited low-density residential development on small lots (1 acre) creates conflicts with the goals and intent. With no restriction on the number of residential uses, but simply a larger lot size, this district is not an Agricultural District but rather an extension of the R-1 district. If goals are to be achieved, restrictions on development must be developed and enforced.

**III. LOW-DENSITY RESIDENTIAL DISTRICTS****A. Residential Objectives (1991 Comprehensive Plan)**

- Assure that residential areas have sufficient space, privacy and convenience to meet accepted standards of community health, safety, and welfare.
- Assure that residential areas are orderly and aesthetically pleasing.
- Create an orderly pattern of growth by encouraging new development in areas which can be economically served by utilities and roadways, while discouraging new development in areas where construction and serve costs would be excessive.

**B. Housing Objectives (1991 Comprehensive Plan)**

- Encourage the development of a full range of housing types in order to meet the varying needs of all families.
- Maintain or raise residential values by preventing the introduction of unsuitable uses by requiring good standards in new residential development, and by preserving, protecting, and using natural beauty when possible.
- Rehabilitate, replace or eliminate physically unsound or poorly located structures and facilities.

**C. Low Density Residential Use (1991 Comprehensive Plan)**

- Density Range = 1 to 4 units/acre
- Single-family residential development
  - No Water, No Sewer (1 to 2 units/acre)
  - Water and Sewer (3 to 4 units/acre)

**D. Low Density Residential District (R-1) (Zoning Ordinance)**

- The specific intent of this district includes:
  - Encouraging the retention of agricultural uses;

- Providing areas for low-density residential uses in locations where on-lot utilities may be feasible or centralized utilities may be available; and
- Retaining the rural characteristics of the area to the extent possible.

E. Implementation Effectiveness

In general, the goals of this district are being met and no revisions were proposed.

**IV. MEDIUM DENSITY RESIDENTIAL DISTRICTS**

A. Residential Objectives (1991 Comprehensive Plan)

- Assure that residential areas have sufficient space, privacy, and convenience to meet accepted standards of community, health, safety, and welfare
- Assure that residential areas are orderly and aesthetically pleasing
- Create an orderly pattern of growth by encouraging new development in areas which can be economically served by utilities and roadways, while discouraging new development in areas where construction and service costs would be excessive.

B. Housing Objectives (1991 Comprehensive Plan)

- Encourage the development of a full range of housing types in order to meet the varying needs of all families
- Maintain or raise residential values by preventing the introduction of unsuitable uses, by requiring good standards in new residential development, and by preserving, protecting, and using natural beauty when possible
- Rehabilitate, replace or eliminate physically unsound or poorly located structures and facilities.

C. Medium Density Residential Use (1991 Comprehensive Plan)

- Density Range = 4 to 7 units/acre
- Residential mix
  - Single-family detached
  - Duplex development
  - Planned Residential Developments (PRD)
  - Cluster Developments

D. Medium Density Residential District (R-2) (Zoning Ordinance)

The specific intent of this district includes:

- o Encouraging medium density residential development in areas where centralized utilities are generally available;
- o Encouraging planned and serviced residential subdivisions; and
- o Providing residential environments which can create good living qualities and which will be in harmony with existing development and least detrimental to natural features and resources.

E. Implementation Effectiveness

In general, the goals of this district are being met and no revisions were proposed.

**V. HIGH DENSITY RESIDENTIAL**

A. Residential Objectives (1991 Comprehensive Plan)

- o Assure that residential areas have sufficient space, privacy, and convenience to meet accepted standards of community health, safety, and welfare
- o Assure that residential areas are orderly and aesthetically pleasing
- o Create an orderly pattern of growth by encouraging new development in areas which can be economically served by utilities and roadways, while discouraging new development in areas where construction and service costs would be excessive.

B. Housing Objectives (1991 Comprehensive Plan)

- o Encourage the development of a full range of housing types in order to meet the varying needs of all families
- o Maintain or raise residential values by preventing the introduction of unsuitable uses, by requiring good standards in new residential development, and by preserving, protecting, and using natural beauty when possible
- o Rehabilitate, replace or eliminate physically unsound or poorly located structures and facilities.

C. High Density Residential Use (1991 Comprehensive Plan)

- o Density Range = 7 to 10 units/acre
  - Single-family detached
  - Mid-rise apartments

- Small office uses
- Neighborhood commercial uses

D. High Density Residential District (R-3) (1992 Zoning Ordinance)

The specific intent of this district includes:

- Encouraging high-density residential development in areas where centralized utilities exist, or are to be provided in conjunction with the proposed use;
- Encouraging planned and serviced residential subdivisions; and
- Providing residential environments which can create good living qualities and which will be in harmony with existing development and least detrimental to natural features and resources.

E. Implementation Effectiveness

In general, the goals of this district are being met and no revisions were proposed. The goals are very similar to the Mixed Use Districts.

**VI. MIXED USE DISTRICTS**

A. Residential Objectives (1991 Comprehensive Plan)

- Assure that residential areas have sufficient space, privacy, and convenience to meet accepted standards of community health, safety, and welfare;
- Assure that residential areas are orderly and aesthetically pleasing
- Create an orderly pattern of growth by encouraging new development in areas which can be economically served by utilities and roadways, while discouraging new development in areas where construction and service costs would be excessive.

B. Housing Objectives (1991 Comprehensive Plan)

- Encourage the development of a full range of housing types in order to meet the varying needs of all families
- Maintain or raise residential values by preventing the introduction of unsuitable uses, by requiring good standards in new residential development, and by preserving, protecting, and using natural beauty when possible
- Rehabilitate, replace or eliminate physically unsound or poorly located structures and facilities.

C. Apartment/Office Use (1992 Zoning Ordinance)

- North of Board Road @ Beshore School Road
- Straddling Board Road, northwest of Northwest Shopping Center
  - Higher density residential development
    - Townhouse
    - Apartment
  - Planned office

D. Apartment/Office District (A-0) (1992 Zoning Ordinance)

The specific intent of this district includes:

- Encouraging high-density residential development in areas where centralized utilities exist, or are to be provided in conjunction with the proposed use;
- Encouraging planned and serviced residential subdivisions; and
- Providing residential environments which can create good living qualities and which will be in harmony with existing development and least detrimental to natural features and resources.

E. Implementation Effectiveness

In general, the goals of this district are being met and no revisions were proposed.

F. Village – Starview & Saginaw Area (1992 Zoning Ordinance)

- Mix Residential development
  - Single-family detached
  - Duplex
  - Townhouse
  - Residential apartment conversion
- Neighborhood commercial & home offices

G. Village District (V) (1992 Zoning Ordinance)

The specific intent of this district includes:

- Encouraging high-density residential development in areas where centralized utilities exist, or are to be provided in conjunction with the proposed use;

- Encouraging planned and serviced residential subdivisions; and
- Providing residential environments which can create good living qualities and which will be in harmony with existing development and least detrimental to natural features and resources.

H. Implementation Effectiveness

In general, the goals of this district are being met and no revisions were proposed.

**VII. COMMERCIAL DISTRICTS**

A. Objectives (1991 Comprehensive Plan)

- Limit the number of business locations, giving primary consideration to established commercial groups and the need to protect existing residential areas;
- Plan commercial areas so that they are convenient to residential areas and provide sites which have easy access for customers, employees, and suppliers;
- Locate commercial development near to major traffic thoroughfares, while at the same time separating commercial traffic from through traffic;
- Discourage spot commercial and strip commercial development along highways and encourage instead planned clusters of commercial development;
- Provide adequate off-street parking and loading areas in all shopping developments and, to the extent possible, separate vehicular and pedestrian traffic;
- Require shopping developments that are attractively designed and landscaped and buffered from residential uses.

B. Use (1991 Comprehensive Plan)

- Major highway commercial and shopping areas
  - Not scattered/sporadic commercial
- SR 181 Corridor

C. Intent (C) (1992 Zoning Ordinance)

The specific intent of this district includes:

- Permitting the logical development of land for business which is designed to meet the daily needs of surrounding areas;
- Insuring a business environment of sustained desirability;

- Assuring the suitable development of such business so that the surrounding residential development is protected; and
- Avoiding increases in traffic volumes which would be in excess of the designed capacities of any access streets.

D. Implementation Effectiveness

In general, the goals of this district are being met and no revisions were proposed.

**VIII. INDUSTRIAL DISTRICT**

A. Objectives (1991 Comprehensive Plan)

- Locate industrial areas so that they will be easily accessible to the transportation system, labor supply, raw materials, markets, and related activities. However, the industrial areas should be located apart from residential areas so that industrial traffic patterns will not conflict with residential traffic.
- Protect future industrial areas from encroachment by other land uses during the period of time preceding their development into industrial sites.
- Develop industry to modern standards with adequate sites which will allow for future expansion, adequate off-street parking and loading facilities, and adequate buffer areas where adjacent to other uses.
- Encourage a wide range of industry types in order to assure a more balanced future economic base.
- Establish strict controls which will prevent hazards to public health, safety and welfare, and will assure the maintenance of property values.
- Give primary consideration to the effect that a particular industry at a particular site will have on the natural environment.
- Control adverse effects of industrial development through the use of design and performance standards.

B. Use (1991 Comprehensive Plan)

- Brunner's Island
- Codorus Stone Quarry – Mundis Race Road
- Existing areas east of SR 181
- Willow Springs Road & I-83
  - Light industrial uses

- Warehousing
- Wholesale distribution centers
- Truck & bus terminals
- Similar activities compatible with surrounding commercial, residential, and agricultural

C. Intent (1992 Zoning Ordinance)

The specific intent of this district includes:

- Consolidating the various locations of industrially related land uses which, because of their shipping, storage, and other requirements, exert special demands on the Township;
- Providing locations for industrial uses which are readily accessible to established transportation routes;
- Reducing negative aesthetic impact on other land uses in the Township; and
- Insuring that the land most suitable for industrial activities will be protected from intrusion of non-compatible uses.

D. Implementation Effectiveness

In general, the goals of this district are being met and no revisions were proposed.

# **EAST MANCHESTER TOWNSHIP 2005 COMPREHENSIVE PLAN UPDATE**

## **IV. IMPLEMENTATION STRATEGIES**



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#### IV. IMPLEMENTATION STRATEGIES

##### A. Natural and Historical Features

While no historic features or issues arose during this update, the Natural Features (open space) were clearly identified as a major community goal.

In viewing the area by vehicle, large areas of existing undeveloped areas in the eastern portion of the Township were identified as worthy of open space preservation.

The Agricultural District was identified as the district which has goals most closely matching the preservation desire, so long as residential development was controlled and minimized.

Implementation Strategies developed were:

- Update the Future Land Use Map and Zoning Map to eliminate significant areas of existing residential zoning, and replace those areas with agricultural zoning.
- Implement a development rights sliding scale formula for residential development in the agricultural district to prevent loss of areas of existing open space.



A review of the consistency between the current York County Growth Management Plan (see Exhibit B-13) and those implementation strategies indicate general consistency, with several proposed changes in specific areas.

1. A small portion of the Interim Future Growth Area along North Sherman Street, just north of Jerusalem School Road, is changed to Established Primary Growth Area.
2. The balance of the Established Future Growth Area along North Sherman Street is converted to Established Rural.

3. A large corridor in the center of the Township, running north from the Codorus Creek to Mount Wolf Borough is proposed as Established Rural or Established Primary Growth Area.
4. Slight revisions in Rural Primary Growth Area boundaries, essentially involving no net changes, occur along the Susquehanna River/Brunner Island north of Mount Wolf.

While the proposed changes are different from the York County Growth Management Plan, they are supported by the more finite Future Land Use Plan as developed herein, and in our opinion there is no significant conflict.

**B. Population Projections**

Projections of population utilizing the Geometric Regional Shift-Shape Method was selected by the Township and is expanded in Table 13.1 herein.

The projected population in 2025 is 9,503 persons.

An analysis of residential “capacity” from the proposed Future Land Use Plan results in the verification of adequate capacity of residential development in the next 20 years:

**FUTURE LAND USE RESIDENTIAL CAPACITY ANALYSIS**

District	Acres	Units/Ac. (1)	Permitted Residential Units	Total Population (2)
CO	1,405	0.1	141	371
A	3,613	0.1	361	954
R-1	1,360	0.75	1,020	2,693
R-2	1,802	1.5	2,703	7,136
R-3	105	3.75	394	1,040
AO	40	3.75	150	396
V	142	3.75	533	1,407
C	210	0	0	0
I	2,276	0	0	0
Total Capacity				13,947
Existing Population(2000 Census)				5,078
Available capacity				8,919
Projected population 2025			9,503	
Existing population 2000			- <u>5,078</u>	
Population growth				<u>4,425</u>
Excess residential capacity				4,494

(1) Units per acre:

CO – assumes a sliding scale with a resulting density of 10%.

A – assumes a sliding scale with a resulting density of 10%.

R-1 – assumes 1 acre lot size with 25% reduction for gross area requirements.

R-2 – assumes 15,000 SF lot area, sewer and water, 25% reduction for gross area requirements.

R-3 – assumes 8,000 SF lot area per unit, sewer and water, with 25% reduction for gross area requirements.

AO – assumes 8,000 SF lot area per unit, sewer and water, with 25% reduction for gross area requirements.

V – assumes 8,000 SF lot area per unit, sewer and water, with 25% reduction for gross area requirements.

C – assumes no residential capacity.

I – assumes no residential capacity.

(2) at 2.64 persons/household, from 2000 Census.

Updating of the Future Land Use Plan to reduce areas for residential development is clearly supported by this capacity analysis.

Implementation strategies are repeated for Section IV.A.



### **C. Economic Development**

The desire and support for increased industrial and commercial development was clearly expressed during the update process. Economic development in the southwestern portion of the Township, adjacent to industrial zoning, is clearly a logical extension but creates other implementation strategy requirements, especially in the Transportation System area herein.

The implementation strategies for this update are:

- Revise the Future Land Use Map and Zoning Map to create significant areas of potential industrial development area on the western side of the Township to reflect the difficulties of agricultural utilization within a specific growth area.



A review of this strategy indicates some inconsistency with the York County Growth Management Plan, in that the area proposed for revision to industrial is currently an Interim Future Growth Area. This plan recommends that the area be changed to an Established Primary Growth area; when balanced against the impact of the strategies in Section A herein, the net effect on the future growth management is positive, not negative, and is supported.

#### **D. Parks and Recreation**

Although not identified as an issue by the community survey, and adequate existing facilities and areas were identified, but which are owned or operated by non-Township entities, the strategies here are intended to strengthen the partnerships with those facility owners for use by Township residents.

To that purpose, the implementation strategies become:

- Actively seek to partner with existing owners and operators of recreational and park space within the Township including PPL, York County Parks, and Northeastern School District.



#### **E. Transportation Systems**

Identified as an existing issue, and also as a consequence of planned economic development and residential development, traffic and transportation become critical.

With an identified population increase of 4,425 persons over the next 20 years and a desired increase in industrial development, added to the existing problems (which, by observation only since traffic counts are not available), necessitate implementation strategies.

With the programmatic decision that a new interchange on Route 83 is desirable but not fundable in the near term through known sources, other interim strategies were identified.

The implementation strategies are:

- Actively participate in the application process and seek the support of the York Area Metropolitan Planning Organization for a future interchange on Route 83 at Canal Road.
- Actively seek the support of York Area Metropolitan Planning Organization and Manchester Township to seek funding for studies and improvements to the Board Road/Church Road/I-83 Interchange area in Manchester Township.
- Actively seek the support of the York Area Metropolitan Planning Organization and Conewago Township for studies and improvements to Canal Road and the Canal Road/Susquehanna Trail intersection.



**F. Other**

One identified desire during the update was the combination of similar districts.

During the review of the goals and objectives of the existing Plan, it was obvious that many districts had similar if not duplicative goals and intents, especially the A-0 and R-3 districts and to a similar degree the V and C districts.

A review of the uses allowed in the Zoning Ordinance was prepared to determine if the Ordinance as implemented had a specific purpose in isolating uses.

**USE COMPARISON BY DISTRICT**

Use	Section	CO	A	R1	R2	R3	AO	V	C	I	FP**
Agricultural operations		SE	P	P	P						
Livestock auction			P								
Kennel or stable			P								
Kennel or stable				SE							
Farm equipment sales and service			SE								
Lawn and Garden equipment sales/service			SE								

Use	Section	CO	A	R1	R2	R3	AO	V	C	I	FP**
Equipment Sales and Service									P		
Automotive Services	418							SE	P	SE	
Residences										NA	
Dwelling, farm			P	P							
Dwelling, Single Family		P	P	P	P	P	P	P			
Dwelling, duplex				P	P	P	P	P			
Dwelling, conversion to multi-family	413			SE	SE		P	P			
Dwelling, multiple/multi family	414				SE	P	P	P			
Condominiums	414					P					
Mobile Home Park	409				SE						
Group Home	436	P	P	P	P	P	P	P			
Bed and Breakfast Inn	416		SE		SE		P	P			
Boarding or lodging house					P		P	P			
Hotels,motels,tourist homes							SE		P		
Membership ... Clubs,Camps,Resorts	406	SE	SE	SE	SE	SE	SE				
Trailer Camps	410		SE	SE							
Commercial Pools	427	SE	SE	SE	SE		SE				
Commerical recreation facilities									P		
Adult Entertainment Facilities										SE	
Drive-in type establishments									P		
Auction house (household)	415		SE	SE							
Automobile or truck auction									P		
Home Office		P	P	P	P	P	P	P			
Home Occupation		SE	SE	SE	SE	SE	SE	P	P		
Day Care Center							P	SE	P	P	
Public Utility facilities		SE	P	P							
Public Building and uses		SE	P	P	P		P	P	P	P	
Railroad,public utility structures and R/W										P	
Wind Energy Conversion Systems	419		SE	SE	SE						
Airports and landing strips	412		SE								
Communication Tower	434	SE	SE				SE		P	SE	
Places of Worship	402		SE	SE	SE	SE		P	P		
Cemeteries	403		SE	SE	SE						
Educational Institutions	404		SE	SE	SE	SE	SE	SE			
Health and Welfare institutions	405		SE	SE	SE		SE	SE			
Office Buildings										SE	
Medical and Dental offices							P	P			
Retail business								P	P		
Retail business for product produced on site										P	
Medical retail and accessory use							P	P			
Mortuary and funeral homes									P		
Business services								P	P		
Personal services								P	P		
Professional services								P			
Repair services								P	P		
Professional Services							P				
Service establishments									P		

Use	Section	CO	A	R1	R2	R3	AO	V	C	I	FP**
Restaurant, Food prep or sales facility	431								P		
Shopping Center									P		
Mini-Storage facility	435								P	P	
Wholesaling and storage									P	P	
Junk Yards			SE								
Resources Removal	411		SE	SE						P	
Manufacturing use										P	
Product processing								SE	P		
Newspaper and printing establishments									P	P	
Bus and truck terminals									P	P	
Research and development										P	
Uses not meeting 420 Performance Stds											NA

P – permitted use.

SE = Special Exception Use.

NA = Not allowed (prohibited use).

To a large extent, the identified districts have little differentiation in uses allowed.

A review of dimensional criteria in the Zoning Ordinance also found little differentiation:

**DIMENSIONAL CRITERIA COMPARISON**

Criteria	CO	A	R1	R2	R3	AO	V	C	I
Area, Single family Dwelling	1 Acre	1 acre	1 acre	1 acre			1 acre		
with water and sewer			15,000	15,000	8,000	8,000	8,000		
Area, Farm Dwelling		1 acre	1 acre						
Area, Duplex			45,000	45,000			45,000		
Area, Duplex with water and sewer			20,000	20,000	10,000	10,000	10,000		
Area, Group Home			45,000						
Area, Boarding or Lodging House				45,000			37,500		
with water and sewer				20,000		20,000	10,000		
Area, Agricultural Operations				5 acres					
Area, Buildings Associated with Ag				none					
Area, All other uses	5 Acres	5 acres	5 acres	45,000	20,000	20,000	45,000	25,000	4 acres
Area, Public Buildings and Uses		1 acre							
Area, Centralized water OR sewer									3 acres
Area, Centralized water AND sewer									2 acres
Area, Adult Entertainment									1 acre
with water and sewer									30,000
Width, Single Family Dwelling	150	150	150	150			150		
with water and sewer			100	100	80	80	80		
Width, Farm Dwelling		150	150						
Width, Duplex			200	200			200		
Width, Duplex with water and sewer			100	100	80	80	100		
Width, Group Home			200						
Width, Boarding or Lodging House				200					
with water and sewer				100		100	150		
Width, Agricultural Operations				300					

Criteria	CO	A	R1	R2	R3	AO	V	C	I
Width, Buildings Associated with Ag				none					
Width,Centralized water OR sewer	300	300	300	200	80	100	200	150	250
Width,Centralized water AND sewer									200
Width, Adult Entertainment	50	50	35	25			25		150
with water and sewer			35	25	25	25	25		150
Width, All other Uses			35	25			25		300
			35	25	25	25	25		
Front Setback, Single Family Dwelling		50	35						
with water and sewer				25		25	25		
Front Setback, Duplex				25			25		
Front Setback, Duplex with water and sewer		50	35						
Front Setback, Group Home		50							
Front Setback, Boarding or Lodging House				none					
with water and sewer				25					
Front Setback, Farm Dwelling	50	50	35	25	25	25	25	35	
Front Setback, Public Buildings/Uses									
Front Setback, Agricultural Operations	30	30	20	20			20		
Front Setback, Buildings Assoc. w/Ag			15	10	10	10	10		
Front Setback,Centralized water OR sewer									50
Front Setback,Centralized water AND sewer									50
Front Setback, Adult Entertainment									35
with water and sewer									35
Front Setback, All other uses			20	20			20		50
			15	10	10	10	10		
Side Setback, Single Family Dwelling		30	20						
with water and sewer		30	20						
Side setback, Duplex				20			15		
Side setback, duplex with water and sewer				10		10	10		
Side setback, Group Home		30							
Side Setback, Farm Dwelling				none					
Side Setback, Boarding or Lodging House				20					
with water and sewer	30	30	30	20	10	10	20	20	
Side Setback, Public Buildings/Uses									
Side Setback, Agricultural Operations	30	30	30	25			25		
Side Setback, Buildings Assoc. w/Ag			30	25	10	10	10		
Side Setback,Centralized water OR sewer									50
Side Setback,Centralized water AND sewer									50
Side Setback, Adult Entertainment									20
with water and sewer									20
Side Setback, All other uses			30	25			25		50
			30	25	10	10	25		

Criteria	CO	A	R1	R2	R3	AO	V	C	I
Rear Setback, Single Family Dwelling		30	30						
with water and sewer				25			25		
Rear Setback, Duplex				25		25	25		
with water and sewer			30						
Rear Setback, Farm Dwelling		30							
Rear Setback, Boarding or Lodging House				none					
with water and sewer			30	25					
Rear Setback, Group Home	40	30	40	25	10	25	25	30	
Rear Setback, Public Buildings/Uses									
Rear Setback, Agricultural Operations	20	20	20	20			20		
Rear Setback, Buildings Assoc. w/Ag			30	35	35	35	35		
Rear Setback, Centralized water OR sewer									50
Rear Setback, Centralized water AND sewer									50
Rear Setback, Adult Entertainment									30
with water and sewer									30
Rear Setback, All other Uses			20	20			20		50
			30	35	35	35	35		
Maximum Coverage, Single Family Dwelling		20	20						
with water and sewer		20	20						
Maximum Coverage, Duplex		20							
with water and sewer				20			30		
Maximum Coverage, Farm Dwelling				35		70	35		
Maximum Coverage, Group Home				20					
Maximum Coverage, Public Buildings/Uses				none					
Maximum Coverage, Boarding or Lodging House	20	20	20	20	35	70	35	80	
with water and sewer									
Maximum Coverage, Agricultural Operations	35	35	35	35	35	35	35		
Maximum Coverage, Buildings Assoc. w/Ag	35	75	35	35	75	75	75	75	
Maximum Coverage, Centralized water OR sewer									80
Maximum Coverage, Centralized water AND sewer									80
Maximum Coverage, Adult Entertainment									80
with water and sewer									80
Maximum coverage all other uses									80
Maximum Height									
Maximum Height, Adult Entertainment									35
Maximum Height, All other uses									50

Based on the review of the similar goals, objectives, intents, allowed uses, and similar dimensional criteria, an implementation strategy was developed, more as an administrative tool than as a planning tool:

- Implement a combination of the apartment/office and high density residential (R-3) residential zoning districts and evaluate the possibility of revising or incorporating the village and commercial districts.

**G. Summary of Implementation Strategies**

The conclusions of this Comprehensive Plan Update and the implementation strategies necessary to meet the reaffirmed goals from the 1991 Comprehensive Plan include the following specific steps:

1. Revise the Future Land Use Map and Zoning Map to create significant areas of industrial development area on the western side of the Township to reflect the difficulties of agricultural utilization within a specific growth area.
2. Update the Future Land Use Map and Zoning Map to eliminate significant areas of existing residential zoning, and replace those areas with agricultural zoning.
3. Implement a development rights sliding scale formula for residential development in the agricultural district to prevent loss of areas of existing open space.
4. Actively participate and seek the support of the York Area Metropolitan Planning Organization for a future interchange on Route 83 at Canal Road.
5. Actively seek the support of York Area Metropolitan Planning Organization and Manchester Township to seek funding for improved studies and improvements to the Board Road/Church Road/I-83 Interchange in Manchester Township.
6. Actively seek the support of the York Area Metropolitan Planning Organization and Conewago Township for substantial improvements to Canal Road and the Canal Road/Susquehanna Trail intersection.
7. Actively seek to partner with existing owners and operators of recreational and park space within the Township including PPL, York County Parks, and the Northeastern School District.
8. Implement a combination of the apartment/office and high density residential (R-3) residential zoning districts and evaluate the possibility of revising or incorporating the village and commercial districts.

If these strategies are implemented, we believe the issues identified during the Comprehensive Plan Update can be largely resolved.

## **H. Compatibility of Strategies With Neighboring Municipalities**

Exhibit B-15, Compatibility with Adjacent Municipal Zoning, is presented to show the compatibility of the recommended Future Land Use for East Manchester Township with all other neighboring municipalities.

Specific notes regarding the compatibility of the Future Land Use Map and other Implementation Strategies by municipality:

### Conoy Township, Lancaster County

None of the Implementation Strategies are incompatible with Conoy Township since the Susquehanna River provides a significant buffer to any proposed or existing land use and no other strategies are related to that municipality. No response to the review copy of the Plan Update was received from Conoy Township.

### Hellam Township

Implementation Strategy 2 modifies adjacent land use in a significant length of joint boundary, but the change is to a lesser use (R-1 to A) and lower intensity (Strategy 3). Additionally, both the Codorus Creek and a Conservation District provide buffers between the East Manchester Township R-1 area (Asbury Pointe) and Hellam Township Agricultural Zone. There are no incompatibilities between these neighboring municipalities. A response to the review copy of the Plan Update indicated no comments.

### Springettsbury Township

Adjoining land uses in East Manchester Township to the Springettsbury Township Open Space and Rural Residential Districts are a Conservation District buffer and the Codorus Creek. Industrial and R-2 Residential District are existing and buffered by the Conservation District and Mundis Race Road; no land use change is proposed in this Update which would be incompatible with Springettsbury Township Land Use, and no other Implementation Strategy is related to that Township; there is no incompatibility. No response to the review copy of the Plan Update was received.

### Manchester Township

Adjacent land uses are mostly industrial/industrial, with some East Manchester Township Conservation and Medium Density adjacent to Manchester Township Low Density, judged to be compatible. The only proposed change in the adjacent land uses is the proposed Commercial area changed in East Manchester Township adjacent to the future I-83 Interchange (Strategy No. 4) from Industrial. This is a compatible adjacency. Strategies 4, 5, and 6 are supported by Manchester Township; and the overall Plan Update appears to be compatible as noted in the response letter from Manchester Township related to the Plan review copy.

### Conewago Township

Adjacent Land uses (East Manchester Township/Conewago Township) are Commercial/Agricultural and Conservation/Agricultural. All other land uses are separated by the Little Conewago Creek and, except for the Commercial/Agricultural, by a Conservation District which provides a buffer.

This land use compatibility is adequate. No response was received from Conewago Township to the review copy of the Plan Update. Strategy 6 is judged to be compatible.

Newberry Township

Adjacent land uses are Conservation in East Manchester Township to Suburban Residential, Rural Residential, and Rural Industrial in Newberry Township. In addition to the Conservation buffer, the Little Conewago Creek provides a physical barrier. No changes to the Land Use Plan are proposed along this municipal boundary, and no other strategies affect Newberry Township. The development in both municipalities is judged compatible. No response was received from Newberry Township on the review copy of the Plan Update.

York Haven Borough

York Haven has no zoning, and land use is judged to be best described as village. The adjacent land use in East Manchester Township is industrial. No incompatibility is noted, and no response was received from York Haven regarding the Plan Update.

Manchester Borough

A review of adjacent land uses reveals (East Manchester Township/Manchester Borough) Low Density Residential/General Residential, Low Density Residential/Public Transition, Low Density Residential/Low Density Residential, and Medium Density Residential/Low Density Residential. All adjacent land uses are judged to be compatible. Along the East side of Manchester Borough, proposed Agricultural abuts Public Transition and General Use, judged compatible especially since separated by facilities of the Norfolk Southern Rail Line. No comments on the review copy of the Plan Update were received from Manchester Borough. Proposed Implementation Strategies 2, 3, 4, 5, and 6 should make adjacent development more compatible by reducing transportation impacts.

Mt. Wolf Borough

The predominant adjacent land use is Agricultural in East Manchester Township and Low Density Residential in Mt. Wolf Borough. Land use appears to be compatible. No response was received from Mt. Wolf Borough. Proposed Implementation Strategies 2, 3, 4, 5, and 6 should make adjacent development more compatible by reducing transportation impacts.

Based on the review of Zoning and applicable strategies, it appears the compatibility exists with all adjacent municipalities.

**EAST MANCHESTER TOWNSHIP**  
**2005 COMPREHENSIVE PLAN UPDATE**

**APPENDIX A**

**1991 COMPREHENSIVE PLAN**  
**Buchart-Horn, Inc.**



*Since 1923 ♦ Three Generations ♦ Four Score Strong*

**EAST MANCHESTER TOWNSHIP  
COMPREHENSIVE PLAN**

**APRIL 1991**

**PREPARED  
FOR  
THE TOWNSHIP OF EAST MANCHESTER  
YORK COUNTY, PENNSYLVANIA**

**BY  
BUCHART-HORN, INC.  
CONSULTING ENGINEERS AND PLANNERS  
YORK, PENNSYLVANIA 17405**



May 13, 1991

East Manchester Township  
Board of Supervisors  
5080 North Sherman Street Extended  
Mt. Wolf, PA 17347

Attention: H. Burnell Sprenkle  
Township Manager

Reference: Comprehensive Plan Update  
Adopted Plan

Dear Mr. Sprenkle:

We have enclosed two (2) copies of the Comprehensive Plan (dated April 1991) as adopted by the Township Board of Supervisors on April 17, 1991.

One copy is for your records. The second copy must be certified and forwarded to the York County Planning Commission.

Please feel free to call if you have any questions.

Very truly yours,

BUCHART-HORN, INC.

*R. Steven Dellinger*

R. Steven Dellinger, AICP  
Senior Planner

Attachments

Consulting Engineers  
and Planners

55 South Richland Avenue  
P.O. Box 15055  
York, PA 17405-7055  
717 843 5561  
FAX: 717 845 3703

Baltimore, MD

Frankfurt, W. Germany

Kenner, LA

Prussia, PA

Lancaster, PA

Lewisburg, PA

Marlton, NJ

Memphis, TN

State College, PA

Williamsburg, VA

York, PA

**A RESOLUTION BY THE BOARD OF SUPERVISORS IN AND FOR THE TOWNSHIP OF EAST MANCHESTER, YORK COUNTY, PENNSYLVANIA, ADOPTING A COMPREHENSIVE PLAN PURSUANT TO SECTION 302 OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE**

WHEREAS, the Township of East Manchester ("Township") is a township situated in the County of York in the Commonwealth of Pennsylvania, whose governing body is the Board of Supervisors ("Board") which takes the action documented by this Resolution; and

WHEREAS, in compliance with the Pennsylvania Municipalities Planning Code ("MPC"), the Board requested the East Manchester Township Planning Commission ("Planning Commission") to study and develop updated elements of the comprehensive plan pursuant to Article III of the MPC; and

WHEREAS, the Planning Commission, with the assistance of Buchart-Horn, Inc., developed a draft of the updated elements of the comprehensive plan and submitted it to the Board with recommendation to adopt the same; and

WHEREAS, in compliance with the requirements of the Code, the Board held a public hearing on February 27, 1991, after public notice, at which it presented the suggested updated elements of the Comprehensive Plan and received comments from the public; and

WHEREAS, said Comprehensive Plan as now updated consists of a written text containing various maps as exhibits, all of which are presented at the meeting at which this Resolution is being considered, which text and exhibits are incorporated herein by reference thereto; and

WHEREAS, said Comprehensive Plan as updated and the public comments received at the public hearings aforesaid, together with written comments received prior to said last mentioned hearing, have been considered and deliberated upon by said Board;

NOW, THEREFORE, on the motion of Mr. Brown, seconded by Mr. Stocker, and passed on a vote of three ayes, be and it is hereby

**RESOLVED:**

1. That the foregoing paragraphs and preamble are incorporated herein by reference thereto.

2. That the suggested updated elements of the Comprehensive Plan, together with the exhibits submitted therewith, are hereby adopted as part of the Comprehensive Plan of and for the Township of East Manchester pursuant to Article III of the MPC.

3. That the Township Secretary is directed to note upon the text portion of said updated elements and all exhibits filed therewith the following notation in compliance with Section 302 of the MPC:

"Component of Comprehensive Plan adopted by  
the Board of Supervisors on April 17, 1991"

and shall sign his name thereto, noting his official office, and shall impress upon said notation and signature the official seal of this Township.

4. That the updated elements of the Comprehensive Plan hereby adopted shall replace and supersede any and all similar elements of the Comprehensive Plan heretofore adopted by this Township.

RESOLVED AND ADOPTED THIS 17th day of April, 1991, by the Board of Supervisors of the Township of East Manchester at a regular public meeting of said Board.

TOWNSHIP OF EAST MANCHESTER

By /s/ Terry R. Gingerich  
Board Chairman

ATTEST:

/s/ HENRY B. SPRENKLE  
Township Secretary

(OFFICIAL SEAL)

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# INTRODUCTION

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## INTRODUCTION

Nearly twenty (20) years have passed since the preparation of the East Manchester Township and the Borough of Mt. Wolf Comprehensive Plan. During this time new development has been built in the Township, changing the Township's rural landscape forever.

The East Manchester Township Board of Supervisors initiated an update of the Comprehensive Plan in 1988. The updated plan will be the culmination of efforts on part of the East Manchester Township Planning Commission and other Township officials. It will summarize the results of detailed background studies of existing condition in East Manchester Township, provide community development goals and policies, and propose measures to realize these goals.

## THE NEED FOR A PLAN

The character of the comprehensive plan must be fully understood. It is not a map of the future but rather a statement of policy to be used by the community. As community life becomes more complex, land and buildings are put to an ever-increasing variety of uses. Although the total effect of these changes is not always immediately or readily apparent, every change in land use, however small, in some way affects both the residents of the community and the community at large.

Equally important is the dependence of communities on one another for housing, employment, resources and a variety of services, all existing within an economic balance. However, within this economic dependence is a need for sharing public facilities such as schools, utilities, and roads. Without cooperation, there is no guarantee that all communities will share proportionately the benefits of public facilities or that such facilities can in fact be provided. Through planning, communities can determine the extent of their dependence and provide the necessary facilities.

## THE ESSENTIAL ELEMENTS OF A COMPREHENSIVE PLAN

Eight related basic elements are included in the comprehensive plan, as mandated by the Pennsylvania Municipalities Planning Code (Act 247, as amended). The basic elements are as follows:

1. A Statement of Objectives of the municipality concerning its future development including, but not limited to, the location, character and timing of future development.
2. A Plan for Land Use, which may include provisions for the amount, intensity, character and timing of land use proposed for residence, industry, business, agriculture, major traffic and transit facilities, utilities, community facilities, public grounds, parks and recreation, preservation of prime agricultural lands, flood plains and other areas of special hazards and other similar uses.

3. A Plan to Meet the Housing Needs of present residents and of those individuals and families anticipated to reside in the municipality, which may include conservation of presently sound housing, rehabilitation of housing in declining neighborhoods and the accommodation of expected new housing in different dwelling types and at appropriate densities for households of all income levels.
4. A Plan for Movement of People and Goods, which may include expressways, highways, local street systems, parking facilities, pedestrian and bikeway systems, public transit routes, terminals, airfields, port facilities, railroad facilities and other similar facilities or uses.
5. A Plan for Community Facilities and Utilities, which may include public and private education, recreation, municipal buildings, fire and police stations, libraries, hospitals, water supply and distribution, sewerage and waste treatment, solid waste management, storm drainage, and flood plain management, utility corridors and associated facilities, and other similar facilities or uses.
6. A Statement of the Interrelationships among the various Plan Components, which may include an estimate of the environmental, energy conservation, fiscal, economic development and social consequences on the municipality.
7. A Discussion of Short and Long-Range Plan Implementation Strategies, which may include implications for capital improvements programming, new or updated development regulations, and identification of public funds potentially available.
8. A Statement Indicating the Relationship of existing and proposed development of the municipality to the existing and proposed development and plans in contiguous municipalities, to the objectives and plans for development in the county of which it is a part, and to regional trends.

The Planning Code also allows for two additional plan elements, as described below:

1. A Plan for the Reliable Supply of Water

The comprehensive plan may include a plan for the reliable supply of water, considering current and future water resources availability, uses and limitations, including provisions adequate to protect water supply sources. Any such plan shall be consistent with the State Water Plan and any applicable water resources plan adopted by a river basin commission.

2. An Energy Conservation Plan

To promote energy conservation and the effective utilization of renewable energy sources, the comprehensive plan may include an energy conservation plan element which systematically analyzes the

impact of each other component and element of the comprehensive plan on the present and future use of energy in the municipality, details specific measures contained in the other plan elements designed to reduce energy consumption and proposes other measures that the municipality may take to reduce energy consumption and to promote the effective utilization of renewable energy sources.

## STEPS OF THE PLANNING PROCESS

There are four major steps required in the process of producing a plan: (1) survey and analysis of existing conditions and trends, (2) policy determination or the establishment of objectives and standards, (3) synthesis of existing conditions and goals into a comprehensive plan and (4) implementation of the policies and proposals of the comprehensive plan.

1. Community Inventory and Analysis. The initial step in any planning process is to objectively review a wide range of existing conditions. This review enables the Planning Commission to determine the facts and draw important conclusions concerning the social, economic and physical factors which control the possibilities for future development. In other words, the survey and analysis of existing conditions will provide the information on which policies and the plan are based.
2. Policy Determinants. The identification of the Township's desired role within York County and the determination of policies which best carry out this role are the heart of a plan. Without and established role and definitive policies, no basis for a plan exists.

The actual determination of policy is as important as the policies themselves. It is the decision-making process and the sole responsibility of the Township and its planning and legislative representatives. Whereas the survey and analysis and comprehensive plan stages can be accomplished largely through professional planning assistance, there is no way in which policy determination can be made by other than a community itself and still consider it a useful local document.

3. Comprehensive Plan. A comprehensive plan synthesizes the information gained during the survey and analysis with the policies established in the policy determination step. The uses of a comprehensive plan are several.

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First and foremost, the comprehensive plan provides a means for setting forth a unified group of general proposals for the physical development of the Township. Second, after adoption, the plan will enable the Township Supervisors, Planning Commission and the general public to review current issues and proposals against a clear picture of what has been decided as the most desirable plan for the future physical development and character of East Manchester Township.

Third, through the plan, the Township will be able to present a clear picture of its long range and general policies of development to all outside persons concerned with the area's development. Fourth, the comprehensive plan will help educate all who read it regarding existing conditions, problems and opportunities; the possibilities of the future; the present status and projected future trends; and the policy of government with respect to physical development.

4. Implementation. The final and critical step is the process of carrying out the policies and proposals contained in the plan. Unfortunately, implementation cannot be accomplished by a single act or in a single document. It is a continuous series of individual private actions, which must be monitored by responsible public agencies, and public action initiated when feasible and timely. The success of such efforts will require the cooperation of all Township residents and the coordinated efforts of its public officials and agencies.

# **BACKGROUND STUDIES**

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## REGIONAL SETTING

### Location

East Manchester Township is located in the northeastern portion of York County. On the east the Township is bordered by the Susquehanna River. The northern boundary of the Township is formed by the Big Conewago and Little Conewago Creeks, Newberry Township and Conewago Township. On the west the Township is bordered by Manchester Township. The southern border is formed by Codorus Creek, Hellam Township, and Springettsbury Township.

East Manchester Township is inextricably tied to the interrelationships of York County. It is interesting to note that the overall settlement pattern of the County is a near classic one, with a large central city surrounded by suburbs, satellite communities, and an agricultural hinterland. East Manchester Township has traditionally served as a portion of this hinterland. However, as the Metropolitan Area of the City of York expands in a northerly direction, the Township can be expected to undergo a transition from the predominantly agricultural usage of land to a more suburban pattern.

The influence of Harrisburg has traditionally encouraged development out of York City north along the old Susquehanna Trail. This, together with the water from the Codorus Creek, the historic utility of the Susquehanna River and the development of rail facilities is, in part, responsible for the existence of satellite towns in the Township.

The construction of Interstate Route 83 has had a relatively significant impact on the development of the area north of York. It is also this highway which serves to connect East Manchester Township to urban areas beyond York and Harrisburg.

### The Larger Region

Because East Manchester Township is so closely interrelated to the economic characteristics and development pressure of the City of York and the County as a whole, it is of interest to examine the regional context within which they function.

York County is situated in the south-eastern portion of Pennsylvania near the center of the world's most dynamic economic region, the great eastern Megalopolis.

Megalopolis is a relatively new term which refers to the gigantic multi-city, urban complex which is developing along the Atlantic Seaboard between Maine and Virginia.

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York County and the City of York have, of course, traditionally served as a connection point between the great urban centers of the east and the vast growing west. It is this heritage that, in part, explains York's present importance as an industrial and commercial center. However, as the phenomenon of Megalopolis occurs, increasing external pressures will be applied to York and the York area. Thus, the planning for East Manchester Township must be carefully placed in the context of this dynamic urban region.

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## COMMUNITY HISTORY

York County has played a long and important role in the history of the United States. The County's history begins with William Penn and his acceptance, from Charles II, King of England, in payment for a debt, of a grant of land in the new world. The Quaker leader used this opportunity to establish new homes for his persecuted Brethren.

By 1772 the expansion of the settlements along the coast demanded that the land west of the Susquehanna River be surveyed. A tract 6 miles wide and 15 miles long, including the site now occupied by the City of York, was surveyed and named Springettsbury Manor, after Springett Penn, the grandson of the founder. Most of East Manchester Township was within Springettsbury Manor. The Manor was part of Lancaster County which then included, in addition to the area now known as Lancaster County, most of the areas now known as York and Adams Counties. One of the first Townships formed in this new area west of the Susquehanna was Manchester Township which was laid out under the authority of the Lancaster County Court in 1742, by Thomas Cookson, deputy surveyor, and his assistant.

The original boundaries of the Township were not clearly defined, however, by 1748 Manchester Township was confined to that area currently occupied by Manchester, West Manchester and East Manchester Townships. At that time the total area contained some 300 inhabitants, a number of cleared and cultivated tracts and a few minor Indian settlements. The remainder of the land was covered by a dense growth of primarily oak, chestnut, hickory and ash.

The first few settlers in the area were English Quakers, but the majority of the early settlement was accomplished by German immigrants who engaged in successful farming activities. By 1783 Manchester Township contained "267 houses, 218 barns, 21 mills, small and large; 10 Negro slaves, 3 redemptioners; 1,465 inhabitants, and 29,723 acres not vacant".<sup>1</sup>

By 1799 Manchester Township was divided into 2 townships upon petition of the residents of the separated area now known as West Manchester Township.

By the year 1885, the citizens of Manchester Township began to consider the question of dividing it again. On January 8, 1887 the court confirmed the report of an appointed commission and a new township was formed, named East Manchester Township.

Among the early settlers west of the Susquehanna was Peter Eib, who took up the fertile land that forms a delta between the mouths of the Conewago Creek. As lumber interests up the river developed, a section of his land became an important landing place from which lumber was supplied, to a large portion of York County and parts of Maryland, for more than half a century. At its peak, Eib's Landing saw as many as seventy-five teams loaded with lumber in one day, three hotels to accommodate teamsters and lumbermen, and millions of feet of lumber annually sold. The importance

<sup>1</sup> Prowell, George R. History of York County Pennsylvania, Vol. I, J.H. Beers & Co., Chicago, 1907

of Eib's Landing declined when steam saw-mills were built at York Haven and Goldsboro and when the Northern Central Railway was completed. There is nothing now left to mark this, probably the most historic spot in East Manchester Township.

About the year 1800 an early, but unsuccessful, attempt at urban planning took place in East Manchester Township. On part of the original Eib's Landing property a new city was laid out. This new city of 50 x 100 foot lots, to be called "Town of Manchester", was planned at a time when the lumber and shad fishing interests of the Susquehanna led many land owners to suppose that their farms were to be the sites of flourishing cities in the near future. Their dream had never materialized.

In 1804 Frederic Day, an English Quaker, made a plat of fifty-two lots and disposed of them by lottery. The town he called New Holland. In 1814 he laid out an additional section of 162 lots. The village is situated on the Susquehanna River at the mouth of the "Gut". New Holland, too, became a lumber center. In 1825 New Holland became a post town and was renamed Day's Landing. Adam Wolf was for many years a prominent justice of the peace, and had a large lumber yard and tannery at New Holland. Like at Eib's Landing, plans had been made for a large town, which never materialized as lumber interests ceased with the completion, in 1851, of the Northern Central Railway.

In 1850 the post office was moved from New Holland to Mount Wolf, two miles distant. The village, nestled in a little valley a half mile north-east of Manchester Borough was first named Mt. Cambell in honor of a prominent York lawyer who was instrumental in the construction of the railroad from York to Harrisburg. Two years later the railroad was completed, Adam Wolf & Sons opened a store and founded a business which continues to this day under the incorporated name Wolf Supply Company. The name Mount Wolf originated in 1852 when the post office was moved from Mt. Cambell, one half mile down the railroad to the Wolf store. A town was laid out near the store in 1867 and by 1885 the population had grown to 200. In 1889 the Mount Wolf Furniture Company was established as the forerunner of what can only be considered an extremely dynamic industrial history, considering the size of the community. By the early years of the twentieth century Mount Wolf's industry ranged from cigar factories, through shirt manufacturers, to the production of wire cloth. On August 23, 1910, Mount Wolf was incorporated as a Borough.

NOTE: The research materials for this section were provided by the Historical Society of York County.

## NATURAL FEATURES ANALYSIS

The study of the natural characteristics and physical features of a community is particularly important when the community is located in a potentially rapidly developing area. The objective of such a study is to provide knowledge concerning the natural potential of the land to contain the various types of future development which may be thrust upon it. The major and most important characteristic of most, if not all, natural features is that they are usually permanent and can only be changed, if they can be changed at all, at great expense and with great difficulty. For this reason, development decisions must be conscious of, and usually be adapted to, these characteristics. Past experience tells us that development which does not recognize the natural environment eventually suffers insurmountable consequences.

Although the physical characteristics, to a large extent control man's activities, it is also true that they must be carefully used and conserved. Our resources are not unlimited. Many of them, like mineral resources, once used, can never be re-established. Others, like ground water when polluted, take long periods of time to be rehabilitated. Also, it should be pointed out that the physical environment is not the only factor to consider. Economic and social factors are equally important. For example, land which has good agricultural qualities is often ideal for many urban uses. In such instances development decisions must be made on the basis of all the factors.

In this context it becomes obvious that the great cycle, which is man's environment, can and must be utilized to serve humanity, but it also must be used prudently so that the cycle is not permanently altered.

In particular, this section will concern itself with the land and its form or topography, its content in terms of soils and geology, its functional quality for a full range of potential uses, and the environment in which it exists, or climate.

### PHYSICAL FEATURES

#### Physiography

York County as a whole falls into two Physiographic Provinces, the Piedmont Province and the Blue Ridge Province. The portion of the County in which the East Manchester Township Area is located is a subdivision of the Piedmont Province called the Gettysburg Plain. In general, the area called the Gettysburg Plain consists of undulating to rolling, low uplands. There are low ridges and hillocks which dissect the area and run in a north-east to south-west direction. Within this area there are few, if any, large areas of land forms or slope conditions which would have an adverse effect on potential land uses.

## Topography and Slopes

The form of the land is an essential factor in determining the land use potential of any community. A detailed examination of the development pattern of nearly any urban area will reveal the manner in which the location and nature of topographic features have affected its growth.

For the purposes of this study the general patterns of the topographic contour lines have been mapped for the Township. In conjunction with the topography, the degree and location of the slope of the land has also been applied to these maps. Percent of slope is directly related to the suitability of land for specific forms of development. A four category system has been used to identify degree of slope:

- A. 0% to 5% Slope: Such slopes are generally suitable for nearly all development uses.
- B. 5% to 10% Slope: These slopes are suitable for moderate density residential development and agriculture, however, care should be exercised in the location of commercial, industrial and institutional uses.
- C. 10% to 20% Slope: Slopes of this nature are best suited for low density residential, limited agricultural, and recreational uses.
- D. Over 20% Slope: Such areas are only suited for open space and certain recreational uses.

The lowest areas in East Manchester Township, roughly 300 feet in elevation, are located along the river's edge and stretch relatively far into the interior along both the Little Conewago Creek and the Codorus Creek. The land rises rather steeply along both of these streams and the river, to an undulating plateau which ranges in elevation from 400 feet to 600 feet. The highest points in the Township are located roughly one mile directly south of Mount Wolf and reach an elevation of slightly more than 700 feet. A variety of small streams drain to three sides of the municipality and empty into the Little Conewago Creek, the Codorus Creek and the Susquehanna River. Map 1 shows the generalized topographic and slope characteristics of the Township.

## Geology

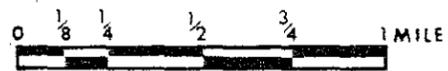
The study of the geology of an area is significant for a variety of reasons. It is important in determining ground water supplies, in providing an insight into the materials of which the soils are composed, and in some cases geology can attract industry in the form of mineral extraction and processing. Of particular concern in terms of planning and development are potential bedrock conditions which may cause problems in construction or adversely affect the natural ground water supplies.

The geologic formations in the East Manchester Area are closely related to the physiographic subdivision, the Gettysburg Plain, in which it is located. The rocks found in this area are associated with three distinct

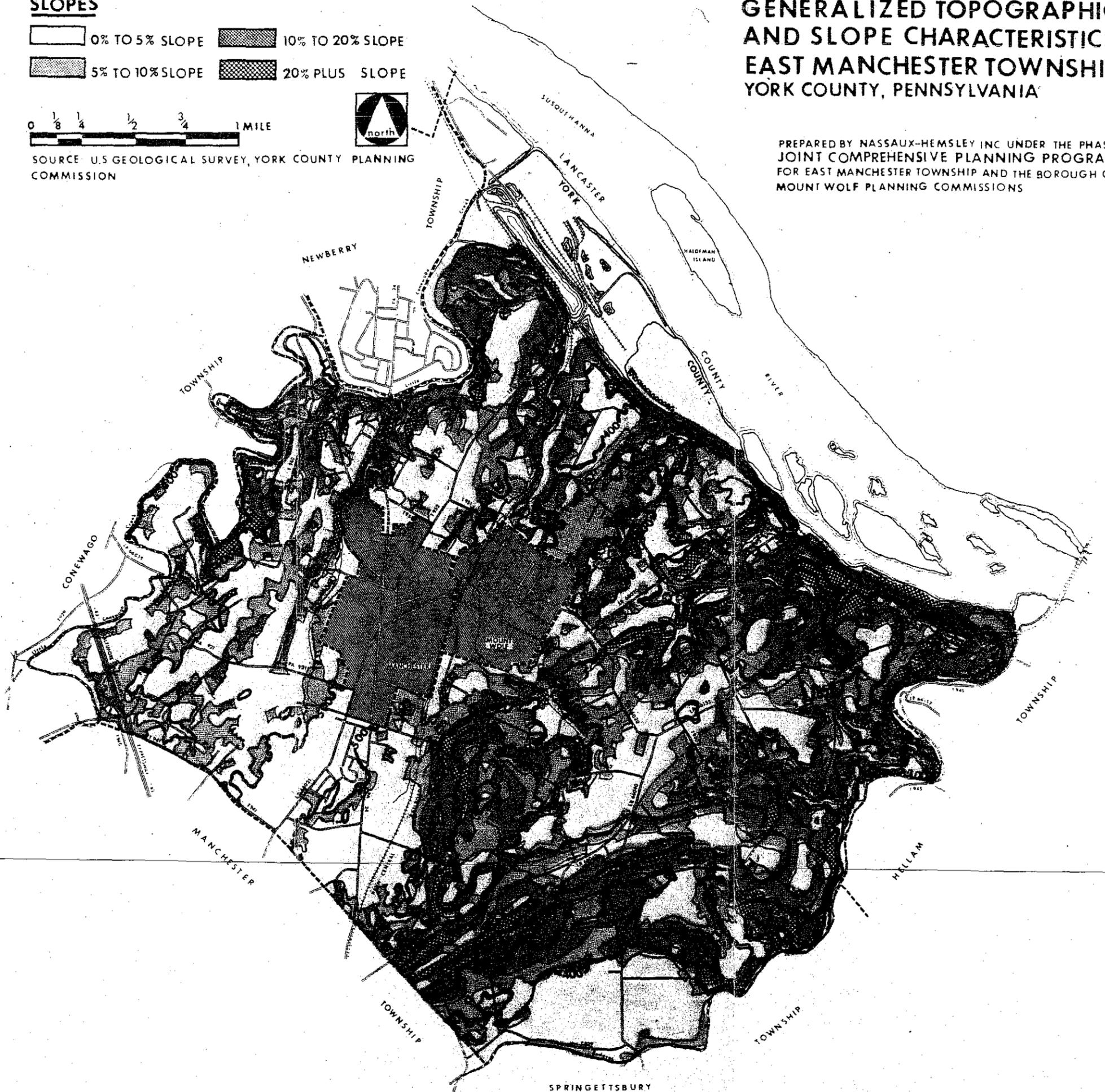
# GENERALIZED TOPOGRAPHIC AND SLOPE CHARACTERISTICS EAST MANCHESTER TOWNSHIP YORK COUNTY, PENNSYLVANIA

PREPARED BY NASSAUX-HEMSLEY INC UNDER THE PHASE I  
JOINT COMPREHENSIVE PLANNING PROGRAM  
FOR EAST MANCHESTER TOWNSHIP AND THE BOROUGH OF  
MOUNT WOLF PLANNING COMMISSIONS

## SLOPES



SOURCE: U.S. GEOLOGICAL SURVEY, YORK COUNTY PLANNING  
COMMISSION



geologic periods. These geologic periods are usually listed according to age from the oldest to the youngest. They are the Cambrian, the Ordovician, and the Triassic.

The oldest rocks in the Township, the Cambrian, are located in the southeastern portion. These rocks are primarily Phyllite and Quartzite. In the southwestern portion of the Township are found the rocks of the Ordovician age which in this case are primarily limestone. These limestone deposits are an extension of the limestone which is characteristics of the York-Hanover Valley. Throughout the Valley this limestone has been extremely important in terms of soil fertility, and in some instances, quarrying. The youngest rock group in the area is a product of the Triassic age. Within this group, which covers the entire northwestern half of the Township, the most dominant rock types are sandstone and shale. Map 2 shows the generalized geological characteristics of the Township.

Climate

The climate in the East Manchester Township Area can be generally described as short cool winters and long warm summers. Temperature readings of less than 32°F occur about 100 days a year. During the summer months, temperature readings of 90°F or greater occur some 25 days per year. Temperatures of 100°F or more are relatively unusual. The average annual temperature for the area is 52.8°F.

TABLE 1

**BASIC CLIMATIC DATA FOR THE EAST MANCHESTER TOWNSHIP AREA**

Precipitation

Average Annual Precipitation	40 Inches
Average Snowfall	31 Inches
Month of Greatest Precipitation	July
Month of Greatest Snowfall	January

Temperature

Average Annual Temperature	53°F
Average January Temperature	28°F
Average July Temperature	77°F

Growing Season (Frost-Free Days) 170 Days

Wind

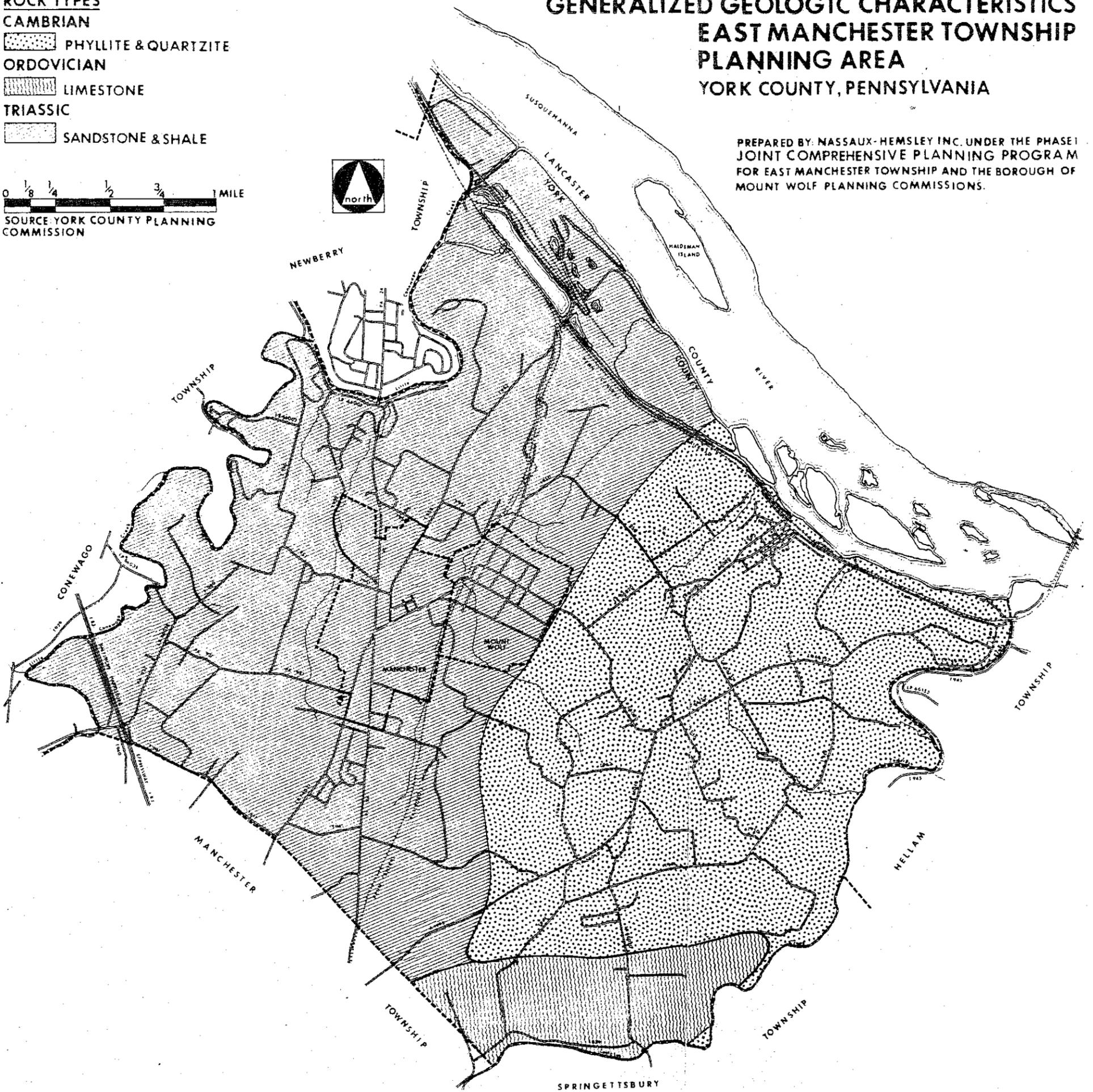
Generally Westerly

**SOURCE: York County Planning Commission**

# GENERALIZED GEOLOGIC CHARACTERISTICS EAST MANCHESTER TOWNSHIP PLANNING AREA YORK COUNTY, PENNSYLVANIA

PREPARED BY NASSAUX-HEMSLEY INC. UNDER THE PHASE I  
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FOR EAST MANCHESTER TOWNSHIP AND THE BOROUGH OF  
MOUNT WOLF PLANNING COMMISSIONS.

- ROCK TYPES**
- CAMBRIAN**
  -  PHYLITE & QUARTZITE
  - ORDOVICIAN**
  -  LIMESTONE
  - TRIASSIC**
  -  SANDSTONE & SHALE



The average growing season in the East Manchester Township Area is from the middle of April to the middle of October or a total of roughly 170 days. The average annual precipitation is about 40 inches. The summer months alone produce some 10-13 inches of rainfall. The average snowfall is about 31 inches.

### Soils

Soils are one of the basic of all natural resources. Unfortunately, they are virtually nonreplaceable once depleted or developed upon. For this reason it is important for partially developed communities to be knowledgeable about their soils in order to practice the conservation of this resource. For example, a desirable conservation policy would be to delay for as long as possible, the urban utilization of soils which are best suited for non-urban uses such as agriculture.

Soil characteristics can also be an important factor in the determination of the proper location for the various land uses, such as highway, residential, industrial, commercial and institutional development. For example, soils which present problems of bedrock excavation should be avoided when seeking sites for forms of development requiring deep foundations.

A vast fund of information concerning the properties of York County soils is contained in the 1963 Soil Survey of York County, Pennsylvania, conducted by the United States Department of Agricultural, Soil Conservation Service, in cooperation with the Pennsylvania State University, College of Agriculture and Experiment Station and the Pennsylvania Department of Agriculture, State Soil Conservation Commission.

The Soil Survey indicates that it is possible, for purpose of analysis, to group soils into three main patterns, these patterns are termed soil associations. Each association is made up of several major soil types and several minor soil types which, although not identical, exhibit a characteristic pattern. The use of soil associations is helpful in developing a general impression of soil quality and character. Map 3 entitled Soil Associations indicates that three of the twelve soil associations established in York County fall within the East Manchester Township Area. These three soil associations are known as Hagerstown-Duffield, Penn-Lansdale-Readington, and Edgemont-Highfield-Murrill. The following is the description of these three soil associations which is contained in the Soil Survey of York County, Pennsylvania:

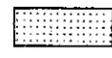
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Hagerstown-Duffield Association - Deep, nearly level to moderately steep soils underlain by limestone. This association constitutes about 4% of the County. Most of it is in low-lying areas in the central part of the County. The City of York is near the middle part of the largest area, which extends north-east toward Wrightsville and southwest toward Hanover. Smaller areas are located near New Market, south and east of Emigsville, and at New Holland.

**SOIL ASSOCIATION**

 Penn - Lansdale - Readington

 Edgemont - Highfield - Merrill

 Hagerstown - Duffield

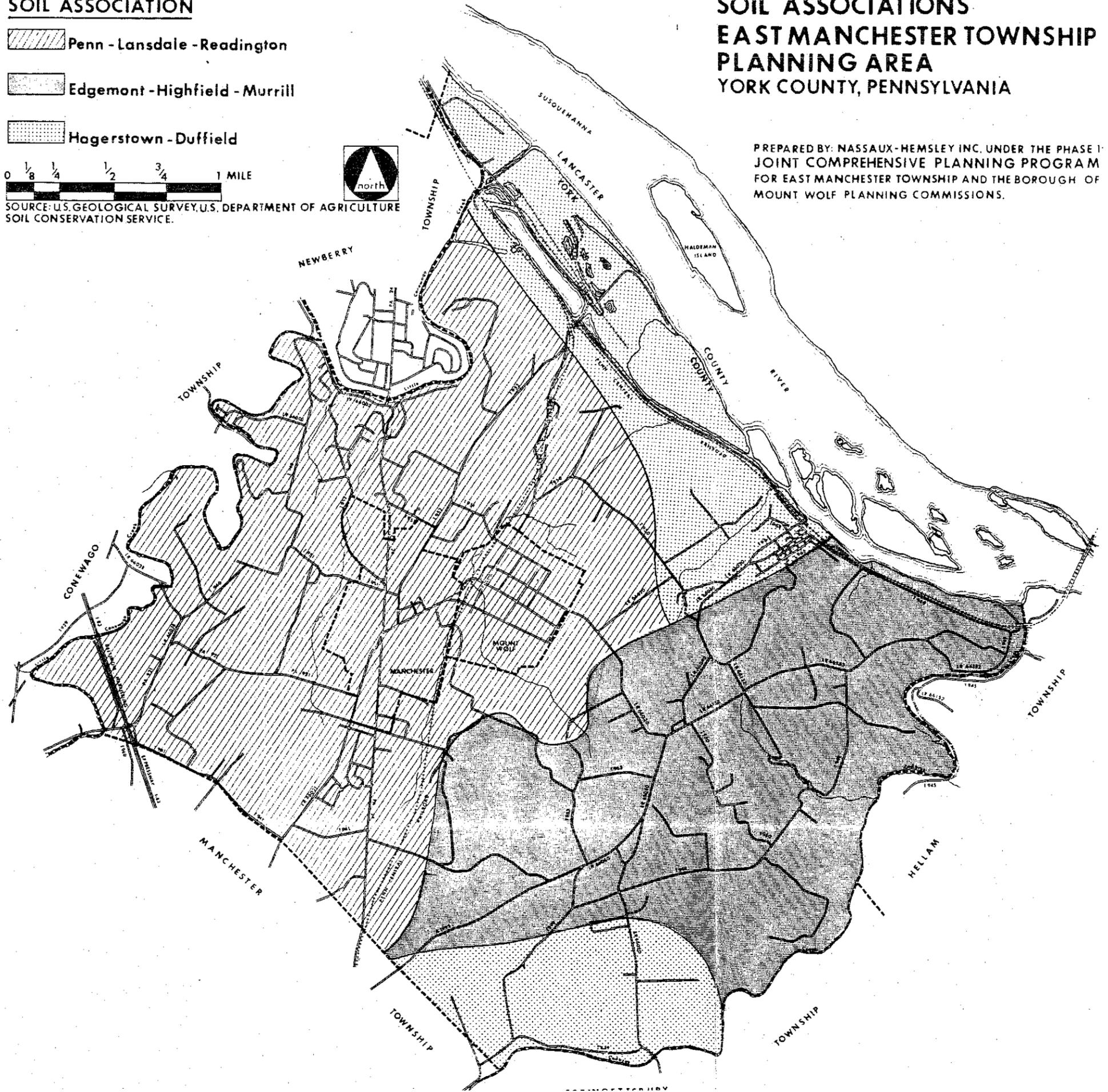
0  $\frac{1}{8}$   $\frac{1}{4}$   $\frac{1}{2}$   $\frac{3}{4}$  1 MILE



SOURCE: U.S. GEOLOGICAL SURVEY, U.S. DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE.

**SOIL ASSOCIATIONS  
EAST MANCHESTER TOWNSHIP  
PLANNING AREA  
YORK COUNTY, PENNSYLVANIA**

PREPARED BY: NASSAUX-HEMSLEY INC. UNDER THE PHASE I  
JOINT COMPREHENSIVE PLANNING PROGRAM  
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Both the Duffield and the Hagerstown soils are deep, well drained, and nearly level to moderately steep. The Duffield soils have a yellowish-bronze subsoil, and the Hagerstown soils have a reddish-brown to red subsoil that is finer textured, firmer, and more sticky and plastic when wet.

Of minor extent in this association are the Elk, Bedford, Lawrence, Guthrie, Huntington, Lindside, and Melvin soils. The Elk soils are deep and well drained; they occur on terraces along the main streams. The Huntington, Lindside, and Melvin soils are on flood plains. The Huntington are well drained; the Lindside are moderately well drained and are mottled in the lower part of the subsoil; and the Melvin are poorly drained and are mottled almost to the surface. The Bedford, Lawrence, and Guthrie soils occur on uplands, in depressions, and on colluvial slopes. The Bedford are moderately well drained and are mottled in the lower part of the subsoil; and the Guthrie are poorly drained and are mottled to the surface.

This association is important agriculturally. Except for those that are poorly drained, the soils are highly productive. Practically all of the acreage has been cleared. Stones and outcrops are few. Grain, pasture and vegetables are the main crop. A considerable acreage is in residential and industrial developments, and near York there are large limestone quarries. U.S. 30, the principal east-west highway in the County, runs through this association.

Penn-Lansdale-Readington Association - Shallow to deep, mostly nearly level or gently sloping soils underlain by Triassic sandstone or shale. This association constitutes about 9% of the County. It is in the central part of the County, north of York, mostly in the area locally known as Dover Plains, and it includes the Borough of Dover, Manchester and Mount Wolf. The topography is predominately nearly level or gently sloping, but there are some short, moderately steep slopes along drainageways.

The Penn Soils are shallow to moderately deep and have a reddish subsoil. The Lansdale soils have a yellowish-brown to grayish-brown subsoil. The Readington soils are deep and moderately well drained and are mottled in the lower part of the subsoil. Of minor extent in this association are the poorly drained Croton soils, which occur in depressions; the well drained Bermudian soils, the moderately well drained Rowland soils, and the poorly drained Bowmansville soils, all of which are on flood plains. There are very small areas of the well drained Birdsboro soils, the moderately well drained Raritan soils, and the poorly drained Lamington soils, all of which occur on terraces.

This association is important agriculturally. Most of the acreage is used to grow crops, principally corn, small grain, hay and vegetables. There are also some orchards. Only the steeper slopes and the poorly drained areas are used for pasture. Crop yields are reduced in dry years. Dairy cattle, beef cattle, and poultry are increasing in importance.

Edgemont-Highfield-Murrill Association - Deep and moderately deep upland soils, underlain by quartzite, aporhyolite, quartz, or metabasalt; and deep colluvial soils over limestone. This association constitutes about 8% of the County. It occurs as separate hilly areas, each of which has its own local name. One area, called the Hellam Hills, extends from north of the towns of Hellam and Wrightsville to the Susquehanna River. The Pigeon Hills are west of Spring Grove and north of Hanover, and South Mountain is in the north-western corner of the County.

The Edgemont soils are the most extensive. They are well drained, moderately deep to deep loams underlain by hard quartzite. They occur on gently to moderately sloping hilltops and moderately steep to very steep hillsides. The gently sloping Edgemont soils are generally channery or stony, which formed in colluvium deposited over limestone, are deep, well drained, and gently to moderately sloping. The Highfield soils are well drained and moderately deep to deep.

Of minor extent in the association are the Catoctin soils, which are shallow, well drained and gently sloping to moderately steep. They are underlain by aporhyolite and metabasalt. There are also small areas of the Glenville and Worsham soils.

More than half of this association is forested, and most of the forested acreage is stony. The cleared areas, most of which are gently or moderately sloping, are used to grow general crops, orchard crops, and pasture. The Murrill soils are the most productive in the association; they are excellent for crops.<sup>2</sup>

The Soil Survey Report provides information on soil series, soils types and soil phases, along with estimated physical and chemical properties as they relate to engineering uses, community development, agriculture, and woodland and wildlife management. The individual soil series in East Manchester Township are mapped as part of the Soil Survey Report.

#### Soil Suitability for On-Lot Sewage Disposal Systems

In those areas of the Township not served by public sewers, the type of on-lot system used depends greatly on the soil characteristics, the bedrock geology and the slope of the area. Table 2 lists limitations for on-lot sewage disposal systems as identified by Soil Conservation Service. This information has been further refined by the Pennsylvania Department of Environmental Resources (PADER) to classify the soils by the type(s) of on-lot sewage disposal system(s) permitted.

<sup>2</sup> Hersh, Donald N. Soil Survey of York County, Pennsylvania, pp. 3, 4 and 5, U.S. Department of Agriculture, U.S. Government Printing Office, (May 1963) Series 1959, No. 23.

TABLE 2

SOIL LIMITATIONS FOR BUILDING SITES

Limiting Factor	Degree of Limitation		
	None To Slight	Moderate	Severe
Depth to seasonal high water table	More than 4' below surface	1-1/2' to 4' below surface	Less than 1-1/2' below surface
Slope	0-8 Percent	8-15 Percent	15+ Percent
Depth to hard bedrock	More than 5'	3' to 5'	Less than 3'
Stoniness	Stony	Very stony	Extremely stony to stony land
Flood Hazard	None to seldom		Occasional to frequent

Note: There are other properties unique to particular soils that limit building sites, such as unstable slopes, high shrink/swell ratios, and low-bearing capacities.

SOURCE: U.S. Department of Agriculture Soil Conservation Service

PADER permitted on-lot sewage disposal systems include (1) Septic or aerobic tank with drainfield; (2) Elevated sand mound with a septic or aerobic tank; or (3) Elevated sand mound with a septic or aerobic tank, sand lined trenches and beds.

1. Septic or Aerobic Tank with an Absorption Field<sup>3</sup> - A septic tank is a horizontal continuous flow, one-story sedimentation tank through which sewage flows. As the sewage flows through the tank, the solids settle to the bottom where it is retained until an aerobic decomposition occurs. This process changes some of the organic matter into liquid gaseous substances. The liquid discharged from the tank is essentially free of solids. From the septic tank the liquid passes onto the drainfield where it is slowly percolates through the soil purifying the liquid before it enters the ground water.

2. Elevated Sand Mound with a Septic or Aerobic Tank<sup>3</sup>

The elevated sand mound was designed to overcome problems with permeability, poor drainage, and shallow soils. It utilizes a bed of sand over natural soil with a soil berm to protect the mound interior and provide a material on which a vegetative cover can grow. The sand mound acts as the absorption field for the liquid effluent from the septic or aerobic tank. Elevated sand mounds are generally employed on soils which have slowly permeable layer, or a high water table problem. The sand mound provides maximum lateral dispersion of the effluent from the septic tank. This provides maximum treatment before the effluent reaches the limiting zone. The sand plays an important role in the function of the system:

- a. The sand traps the suspended solids from the treatment tank in its upper layers where clogging can be controlled.
- b. The sand mound is naturally aerated and helps the biological treatment process in the natural soil below.
- c. The sand disperses the liquid throughout the bed allowing it to seep into the soil over a larger area.

3. Elevated Sand Mound with a Septic or Aerobic Tank with Sand Lined Trenches and Beds<sup>3</sup>

This system functions in the same manner as the first method as described above. However, the distribution system employs sand lined trenches, beds, and a pressurized distribution system.

<sup>3</sup> PA DER, Technical Manual for Sewage Enforcement Officers, Pgs. XI-1 to 13, 5th edition, September 1985.

A significant portion of the soils in the southern part of the Township are suitable for elevated sand mounds with a septic or aerobic tank. Two areas in the southern part of the township where the depth of soil is shallow, require that elevated sand mounds with septic or aerobic tanks be placed at a shallow depth. These areas are located in the south western corner of the Township, and in areas along the Susquehanna River southeast of the Borough of Mt. Wolf. The areas south and southeast of Mt. Wolf Borough along the boundary between the Township and Manchester Township is suitable for elevated sand mounds with a septic or aerobic tank with sand lined trenches and beds placed at a shallow depth. Soils that are suitable for all on-lot systems are dispersed throughout the south, southeast and southwest portion of the Township. The areas that are unsuitable for any on-lot system generally parallel the streams and the Susquehanna River.

The northern portion of the Township is dominated by soil that is suitable for elevated sand mounds with a septic or aerobic tank and sandlined trenches and beds, and soil that is suitable for all methods of on-lot systems. Dispersed throughout the northern portion of the Township, there are areas that are suitable for sand mounds and septic or aerobic tanks. As with the southern portion of the Township the areas that are unsuitable for any on-lot septic system parallel the streams and the Susquehanna River.

Although soil is a major determinant of suitability for on-lot septic systems, slope may cause a soil that is suitable for on-lot systems to be unsuitable. Slopes of eight percent (8%) to fifteen percent (15%) present a moderate limitation. Slopes greater than fifteen percent (15%) present a severe limitation as unfiltered effluent may surface on the downhill slope. This not to say that on-lot systems are prohibited on slopes greater than 15%, but such systems must be designed by a professional engineer registered by the Commonwealth of Pennsylvania. A significant portion of the Township that was suitable for on-lot septic systems as based on soils alone may, due to excess slope, be either unsuitable for on-lot systems, or require the system to be designed by a professional engineer.

#### Soil Suitability for Agriculture

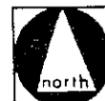
Agriculture has traditionally been an important factor in the economy of the East Manchester Township Area. Agricultural land is certainly one of the most valuable of all natural resources. Once developed, it is extremely difficult, if not impossible, to restore it to its original nature. It is true, however, that the mere fact that a past tradition of farming exists does not indicate that an area has prime agricultural lands. Adverse natural conditions make some cultivated lands actually unsuitable for farming. At the same time, millions of acres of excellent agricultural lands are being converted to urban uses. An effort is currently being made, throughout the Nation, to preserve the prime agricultural areas while at the same time to provide ample lands for urban development.

**DRAINAGE**

Major Streams    Major Ridge Lines

Flood Plain    Seasonal High Water Table  
Alluvial Soils

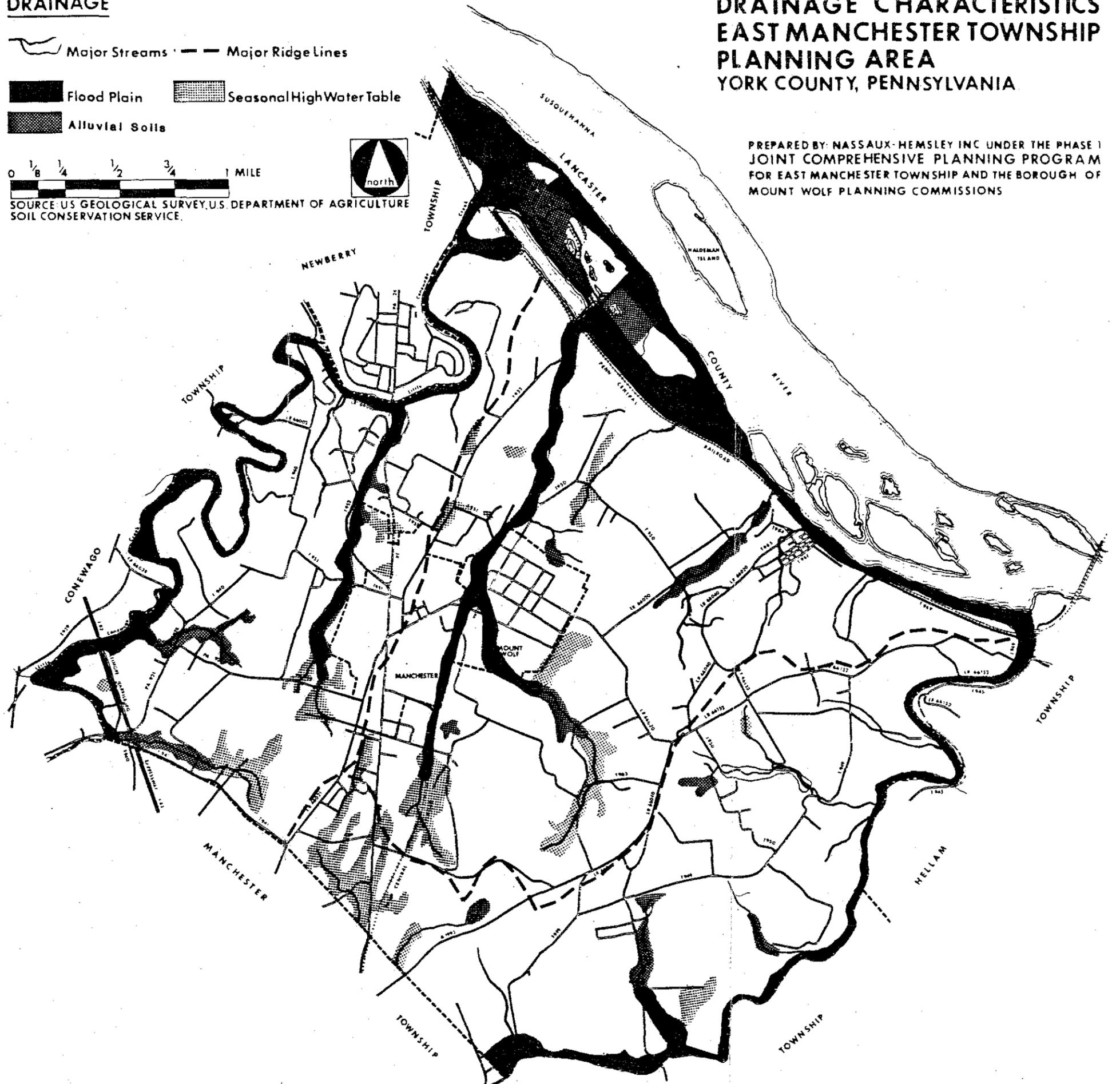
0 1/8 1/4 1/2 3/4 1 MILE



SOURCE: U.S. GEOLOGICAL SURVEY, U.S. DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE.

**DRAINAGE CHARACTERISTICS  
EAST MANCHESTER TOWNSHIP  
PLANNING AREA  
YORK COUNTY, PENNSYLVANIA**

PREPARED BY NASSAUX-HEMSLEY INC UNDER THE PHASE I  
JOINT COMPREHENSIVE PLANNING PROGRAM  
FOR EAST MANCHESTER TOWNSHIP AND THE BOROUGH OF  
MOUNT WOLF PLANNING COMMISSIONS



The productivity of the soils of East Manchester Township varies considerably. Where the soils are deep and surface drainage is good, the soils are productive. These soils are easily worked and usually have a high moisture holding capacity. If the soils are poorly drained, have a low moisture holding capacity, or tend to be shallow due to steep slopes or severe erosion conditions, then the productivity is reduced.

In an effort to protect the County's best farmland, the Soil Conservation Service in cooperation with other interested agencies at the national, state, and local levels of government has developed an inventory of prime farmlands.

Those soils in the Township listed as prime farmland soils are shown in Table 3.

## HYDROLOGY

### Drainage

Drainage is a physical characteristic which is closely related to elevation, slope, and the size of the drainage area. Studying the drainage involves analysis of the streams and the various areas from which water flows into these streams.

A major drainage area can be divided many times into smaller drainage areas. As shown on Map 4, the Township can be divided into three (3) smaller drainage areas; the Little Conewago Creek drainage area, the Hartman Run drainage area, and the Codorus Creek drainage area. The dividing lines between the three major drainage areas follow the points of highest elevation between the headwaters of the streams. Each drainage area drains approximately an equal area of the Township.

The most southern area of the Township is drained by Codorus Creek. The drainage pattern of the Codorus is from the west and north toward the south. For the most part this area is wooded with isolated areas of farm land. Residential development in this area is scattered due to steep slope, which causes the streams draining into Codorus Creek to be swift.

The central portion of the Township is drained by Hartman Run and several small streams which drain directly into the Susquehanna River. For the most part the streams flow in a north easterly direction. Development in this drainage area is concentrated in and around the Boroughs of Manchester and Mt. Wolf. The remaining area is largely farmland except on the ridges where woodland is prevalent. The farm land presents a potential problem during extended periods of heavy rain, or short intense periods of rain as the cultivated fields are subject to erosion. The erosion of tilled fields results in stream turbidity.

The third drainage area, the Little Conewago Creek, drains the area of the Township around and to the north of Manchester Borough. The streams to the east of Manchester Borough flow in a northeasterly direction, while the streams northwest of the Borough flow in a northwesterly direction.

**TABLE 3**  
**PRIME FARMLAND SOILS FOUND IN EAST MANCHESTER TOWNSHIP**

<u>Symbol</u>	<u>Soil Name</u>	<u>Slope</u>	
AbA	Ashton Loam	0-3 percent	
BeA	Bermudian Silt Loam(1)	0-3 percent	
CK	Chewacla Silt Loam		
DuA	Duffield Silt Loam	0-3 percent	
DuA2	Duffield Silt Loam	0-3 percent	moderately eroded
DuB	Duffield Silt Loam	3-8 percent	
DuB2	Duffield Silt Loam	3-8 percent	moderately eroded
EcB2	Edgemont Channery Loam	3-8 percent	moderately eroded
EiA	Elk Silt Loam(1)	0-3 percent	
EiB	Elk Silt Loam(1)	3-8 percent	moderately eroded
GnB	Glenville Silt Loam	3-8 percent	
HaA	Hagerstown Silt Loam	0-3 percent	
HaA2	Hagerstown Silt Loam	0-3 percent	moderately eroded
HaB2	Hagerstown Silt Loam	3-8 percent	moderately eroded
Hn	Huntington Silt Loam	3-8 percent	
HuB	Huntington Silt Loam, Local Alluvium	3-8 percent	
LcB2	Lansdale Channery Loam	3-8 percent	moderately eroded
LdA2	Lansdale Loam	0-3 percent	moderately eroded
LdB2	Lansdale Loam	3-8 percent	moderately eroded
LS	Linside Silt Loam		
PeB2	Penn Loam	3-8 percent	moderately eroded
PgA2	Penn Silt Loam	0-3 percent	moderately eroded
PgB	Penn Silt Loam	3-8 percent	
PgB2	Penn Silt Loam	3-8 percent	moderately eroded
PnB2	Penn-Lansdale Loam	3-8 percent	moderately eroded
RdA	Readington Silt Loam	0-3 percent	
Ro	Rowland Silt Loam		

(1) These soils do not flood frequently during the growing season (May-October), and they meet all other criteria for prime farmland; therefore, they qualify for prime farmland.

**SOURCE:** York County Soil Conservation District

Development is concentrated around Manchester Borough. The remaining area is largely woodland with farms scattered throughout the area.

East Manchester Township with the exception of the Manchester - Mt. Wolf Area, is largely rural in nature. Much of the rainfall and snow melt is absorbed by the fields and wooded areas, but as development occurs and as more area becomes impervious, runoff will increase. The increased runoff, will in turn, increase the hazard of flooding, as well as the potential for increased erosion and sedimentation. Certain measures, such as the extension of the Township's storm sewerage system may be necessary to solve this problem within the urban areas. However, the discharge from the storm sewerage system may further increase the danger of flooding of the streams. This reinforces the advisability of retaining the stream valleys in their natural state, free from urban development. Rapid runoff also reduces the chances for replenishing the ground water supplies, resulting in a general lowering of the water table. As a result, those sources of water, such as wells, which depend directly upon the water table may become less dependable. Planning is needed to produce solutions to these foreseeable problems, before they become serious. In the long run, such foresight could save many dollars while contributing to an overall concept of more orderly development.

#### Flood Plains

The U.S. Department of Housing and Urban Development, Federal Insurance Administration's Floodway Maps, of 1980, delineate the one-hundred year (100 year) floodplain boundaries for all streams in the Township. Map 10 shows all areas of East Manchester Township that would be flooded in the occurrence of a 100 year flood. Major floodplains occur along Codorus Creek, the Little Conewago Creek, Hartman Run, and along the Susquehanna River. Tributaries to these streams also have flood plains. The tendency for the Township's streams to flood during times of extended or heavy rainfall presents several implications for planning. Flooding must be considered in the construction of bridges and roads, the placement of structures, and other land uses. It also shows the advisability of leaving areas along streams in woodland or cover to minimize erosion.

#### Storm Drainage

Storm drainage is a concern of any developing area. Man's encroachment upon the natural drainage system with residential, commercial, and industrial development has served to create drainage problems with accompanying flooding potential of developed areas. As more intensive development is created, or expanded, former forests and natural open areas are normally regraded and replaced by various types of buildings, sidewalks, parking lots, and paved streets. Hence, the once porous surfaces are sealed off and the hydrologic cycle as it once operated is altered substantially. Much of the water that would normally be absorbed into the ground must flow over the impervious surface; therefore, curbs and gutters, storm drains, retention basins and other facilities must be planned and subsequently constructed.

Municipal officials in York County are well aware of the problems of inadequate storm drainage facilities. The Township, through its Subdivision and Land Ordinance, has required the control of stormwater runoff in all new developments.

The enactment of Act 166, the Pennsylvania Flood Plain Management Act, and Act 167, the Storm Water Management Act, has resulted in additional requirements for the provision of stormwater and floodplain management facilities in new land developments. In November of 1981, the Township Board of Supervisors adopted Stormwater Drainage Controls as part of the Township's Subdivision and Land Development Ordinance. The Stormwater Drainage Controls section sets forth design requirements and performance standards for storm water management facilities, and serves to encourage the use of innovative measures for the control of stormwater runoff.

Current stormwater drainage systems are fragmented. The developed central portion of the Township (surrounding Manchester and Mt. Wolf Boroughs is served by minor storm drainage systems which are not necessarily connected to each other. These systems are part of residential subdivisions, and generally are designed to relieve specific local drainage problems. Other storm drainage systems in the Township are designed to provide highway drainage.

As new developments occur, fragmented stormwater drainage systems will continue to be used, unless steps are taken to coordinate drainage systems to provide for an overall Township drainage system. However, the discharge from the storm water drainage system may cause the hazards of flooding, and the rapid runoff reduces the chances of replenishing ground water supplies, resulting in a general lowering of the water table. As a result, wells may become less dependable, and may even run dry. Planning to produce solutions to this problem is needed, and such plans should stress the advisability of preserving woodland and other vegetative cover, as well as the development of a coordinated storm drainage system.

#### Wetlands<sup>4</sup>

Although wetlands have been around for years, their environmental importance has only recently surfaced. Wetlands are defined as those soils that are "saturated for a sufficient duration to support hydrophytic vegetation" (a plant growing in water or very wet soils). The inundation or saturation can come from any source, such as direct precipitation, surface runoff, ground water, tidal influences, and overland flooding. All wetlands are at least periodically wet. The Wetland Identification and Delineation Manual defines three parameters common to all wetlands. The three wetland parameters are; hydrophytic vegetation, hydric soils, and wetland hydrology. Hydrophytic vegetation or hydrophytes includes aquatic, as well as wetland plants. Hydrophytes that commonly dominate wetlands are plant species that are erect, rooted

<sup>4</sup> Sipple, W.S., Final Wetland Identification and Delineation Manual, Office of Wetlands Protection, U.S. Environmental Protection Agency, Washington, D.C., 1988.

non-woody species such as common cattails, or woody species such as the bald cypress. Wetlands in East Manchester Township generally contain the first group of hydrophytes identified above.

Hydric soils are these soils that are saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper tier of the soil. Two broad categories of hydric soils exist. These include organic soils (histosols) which are commonly known as peats and mucks, and mineral soils which consist of predominately mineral matter and contain less than twenty percent (20%) organic matter by bulk weight. Mineral soils that are hydric are saturated long enough to affect chemical and physical soil properties.

Wetlands hydrology is the total of wetness characteristics in areas that are inundated or have been saturated for sufficient period of time to support hydrophytic vegetation. As indicated, this inundation or saturation may come from many sources. Wetlands in East Manchester Township are the result of direct precipitation, surface runoff, groundwater, and overland flooding.

The value of a wetland is often overlooked. However, their value warrants protection as they serve as fish and wildlife habitats, they function as flood protection and erosion control facilities, and they help to improve water quality. Additionally, wetlands support a productive aquatic environment which is vital to aquatic animals and fish. Wetlands benefit man by providing forage fish for predatory fish which serve as human food, and they provide recreation areas and aesthetic qualities.

Wetlands in East Manchester Township have been mapped as part of the National Wetlands Inventory (NWI) by the U.S. Department of the Interior, Fish and Wildlife Service. The NWI mapping, however, does not come close to identifying all existing wetlands in the Township. Some wetlands are not obvious to the untrained observer.

Based on recent enforcement actions by the State and Federal agencies, it has become virtually mandatory for any new development activity to require field investigators to determine the presence (or absence) of wetlands as part of the development review process.

The mapped wetlands in East Manchester are scattered around the Township. The largest concentration of wetlands occurs along the Susquehanna River. Smaller groups of wetlands occur just south of Mt. Wolf Borough, and along the Township's western boundary.

#### Ground Water

The limestone which is found in the Ordovician geologic period is most significant in terms of ground water supplies. However, the circulation of water within this rock very often causes channels through which the effluent from sewage disposal systems may move and eventually contaminate ground water sources.

For the purpose of locating ground water supplies the basic bedrocks are divided into two general categories: those containing confined water, and those with unconfined water.

Confined water supplies occur in areas which have alternate beds of permeable sandstone and impermeable beds such as shale. Such supplies generally produce artesian wells and may occur in the Cambrian, Ordovician and Triassic geologic periods.

Unconfined water rises and falls according to availability and is usually found in the shales and metamorphic rocks. Such rocks are found in the East Manchester Township Area, and therefore, this area has a potential for unconfined ground water supplies. The quantity of water may range from poor to excellent depending on the rock structure.

The water found in limestone channels is considered confined, however, such a situation may not produce an artesian well. To obtain water in limestone, the well must intersect a solution channel. In addition to the potential for contamination, water from limestone areas is generally of a poor quality.

Map 5, entitled Ground Water Availability, indicates the general ground water characteristics for the East Manchester Township Area.

#### Vegetation and Wildlife

The original settlers of East Manchester Township cleared a majority of the original woodland tracts of the Township. Those tracts remaining today have been cleared at least once or twice and have regrown. The woodlands remaining in the Township today cover the steeper slopes along major drainageways and ridge lines. Historically, these areas have been avoided by development because they were unsuitable for farming and on-lot septic systems. Efforts should be made to limit any future development which would severely impact the wooded areas of the Township.

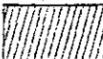
Vegetation in the Township is characteristic of the rural environment. With the exception of the developed areas surrounding the Boroughs of Mt. Wolf and Manchester, the majority of the Township is farmland and woodland. The extent of agricultural and wooded areas in the Township can be seen on the Existing Land Use Map.

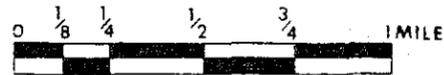
Wildlife in East Manchester Township consists primarily of mammal and bird species characteristic of rural environments. Doves, grouse, rabbits, squirrels and white tail deer are plentiful. Occasionally fox can be seen in the northern part of the Township. Additionally, the shores of the Susquehanna River provide habitat for many species of migratory waterfowl. The Susquehanna River also provides a habitat for many species of fish.

# GROUND WATER AVAILABILITY EAST MANCHESTER TOWNSHIP PLANNING AREA YORK COUNTY, PENNSYLVANIA

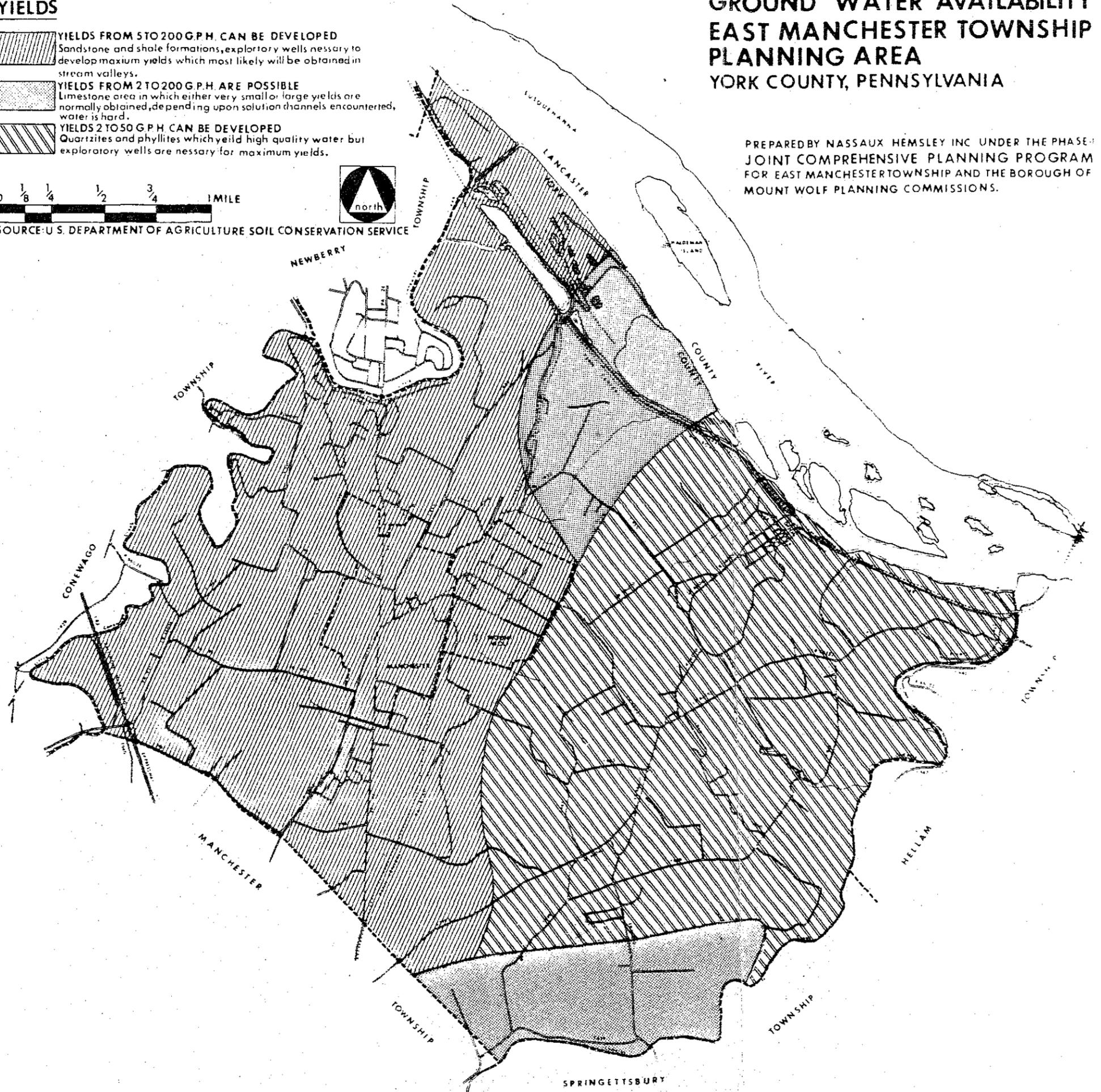
PREPARED BY NASSAUX HEMSLEY INC UNDER THE PHASE I  
JOINT COMPREHENSIVE PLANNING PROGRAM  
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## YIELDS

- 
**YIELDS FROM 5 TO 200 G.P.H. CAN BE DEVELOPED**  
 Sandstone and shale formations, exploratory wells necessary to develop maximum yields which most likely will be obtained in stream valleys.
- 
**YIELDS FROM 2 TO 200 G.P.H. ARE POSSIBLE**  
 Limestone area in which either very small or large yields are normally obtained, depending upon solution channels encountered, water is hard.
- 
**YIELDS 2 TO 50 G.P.H. CAN BE DEVELOPED**  
 Quartzites and phyllites which yield high quality water but exploratory wells are necessary for maximum yields.



SOURCE: U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE



### Implications for Future Development

Land development, and the very future of the East Manchester Township Area, is dependent upon the natural environment of that area. However, the characteristics of the natural environment, in terms of the future, are interrelated with other factors such as existing land use, economic base, population and transportation. All of these factors, including the physical characteristics must be evaluated in terms of their interrelationships in order to develop truly comprehensive planning for the area.

## EXISTING LAND USE

Realizing what uses currently occupy the land area of a community is essential for planning for the future. The term "land use" refers to the spatial distribution of existing land functions; that is, the residential or living areas, the industrial or working areas, and the support functions offered by commerce, institutions, and utilities. A tabulation of existing land use helps reveal the nature of an area by showing what uses exist and how much area is devoted to the use. A mapping of land use offers an indispensable visual aid to realizing what the essential activity system of an area is. In this way the interrelationship of all the land uses can be noted; it is then possible to see how these land uses ultimately affect the population of the area.

A detailed field survey of East Manchester Township's existing land use was conducted in the Summer of 1989. Eight major categories were established: (1) residential, (2) commercial, (3) industrial, (4) public and quasi-public, (5) transportation and utilities, (6) agriculture, (7) woodland and (8) vacant. These categories for the most part correspond to the breakdown of uses surveyed and analyzed in 1969. Several of these categories have been further subdivided to allow for a more detailed and informative data base. The land uses are defined as follows:

<u>Classification</u>	<u>Description</u>
<u>Residential</u>	All residential land uses are classified by type of enclosed dwelling unit - one, two, multiple, etc. For this purpose, one dwelling unit represents a household having the customary facilities necessary to accommodate one family.
Single Family	One detached dwelling unit.
Two Family	Two dwelling units - two dwelling units over or attached to other use.
Multi-Family	Three or more dwelling units - row housing, three or more dwellings over or attached to other use, multi-story apartments.
Mobile Home	Prefabricated mobile homes fixed as nontransient living unit - either single units or placed in courts, camps, parks.
<u>Commercial</u>	Any building or floor use whose economic function involves engaging in the sale of goods (retail or wholesale), food and drink (restaurants, bars, etc.), services of a business, personal, or professional nature or for entertainment (theaters, amusement parks, etc.).

Classification

Description

Industrial

Establishments engaged in the production of goods or nonmanufactured products or services (e.g., construction, mining, warehousing, etc.), and the grounds used by these companies.

Public and  
Quasi-Public

Any building or floor area devoted to the use of public administration, health, safety, welfare, and education as listed in the accompanying categories. This classification also includes recreation areas.

Schools and  
Recreation

School buildings and the grounds associated with the school, and areas used exclusively for recreational purposes, such as golf courses, parks, camping areas, etc.

Institutional  
and Public

Churches and associated grounds, municipal buildings, fire company buildings, fraternal organizations, nursing homes, etc.

Utilities and  
Transportation

Buildings and associated grounds of various utility companies; communications facilities; transportation facilities such as airports; and rights-of-way of public streets and roads, and railroads.

Agriculture

Land occupied by farms and farming related uses, including farmsteads. This category includes small woodlots when they are part of the farm property. Also included are orchards, nurseries, greenhouses, etc.

Woodland

Wooded areas, excluding small woodlots which are a part of farm property.

Vacant

Open spaces not being used for any specific purpose, including land being occupied by abandoned buildings.

The land use information was obtained through the use of a windshield survey. Property tax assessment maps from the York County Tax Assessment Office were used as the base maps for the field survey.

## Location of Uses

The population of East Manchester Township increased from 1,735 people in 1970 to 3,715 in 1990. This increase of some 1,980 people logically initiated the development of additional areas of the Township for residential and related uses. The dominant growth patterns over the past two decades have been that of radial growth, extending out from the Boroughs of Manchester and Mount Wolf, and infilling, with the location of development in vacant areas between the major traffic routes.

Development has continued to occur along the major traffic routes extending south from the two Boroughs. Most radial activity has occurred along South Main Street (Route 181), which has witnessed residential, commercial and industrial activity, and along North Sherman Street Extended (Route 24), which has witnessed predominantly residential activity. Some additional residential development has also occurred adjacent to Route 181 north of Manchester Borough.

Scattered development is also occurring in the rural portions of the Township mostly in the form of single or few-lot developments along the traffic routes.

Due to the recent availability of public utility service, growth in the Township is anticipated to occur at a more rapid rate than had been witnessed in the past two decades.

## Amount of Uses

Developed land in East Manchester Township increased from 1,812 acres in 1969 to 3,642 acres in 1989 - a 101% increase. The percentage of all developed uses in relation to the total area of the Township has increased since 1969. This is shown in Table 4, East Manchester Township Land Use Changes 1969-1989.

The Existing Land Use Map (Map 6) shows the location of land uses by (1) various residential densities and (2) the other major land use categories.

As can be seen from Table 5, developed acreage in East Manchester Township as a percentage of the total Township land area increased from 16.2% in 1969 to 33.9% in 1989. In 1969, residential uses represented the largest developed land use (43.7%). By 1989, residential uses had increased to 47.7% of all developed uses. The second largest developed land use category in 1969 was industrial, which encompassed some 651 acres, or 35.9%. The bulk of this acreage was comprised by the Brunner's Island Generating Station complex. In the 1989 survey, the generating station was reclassified into the Transportation and Utilities category. As a result of this reclassification, the Transportation and Utilities land use category was the second largest developed use in 1989 (1,147 acres and 31.5% of all developed acreage).

**TABLE 4  
EAST MANCHESTER TOWNSHIP  
LAND USE CHANGES 1969 - 1989**

	<u>1969 SURVEY</u>			<u>1989 SURVEY</u>		
	<u>ACRES</u>	<u>% OF TOWNSHIP</u>	<u>% OF DEVELOPED LAND</u>	<u>ACRES</u>	<u>% OF TOWNSHIP</u>	<u>% OF DEVELOPED LAND</u>
Residential	792	7.1	43.7	1,737	16.2	47.7
Commercial	47	0.4	2.6	45	0.4	1.2
Industrial	651	5.8	35.9	347	3.2	9.5
Public and Quasi-Public	141	1.3	7.8	366	3.4	10.1
Transportation/Utilities	<u>181</u>	<u>1.6</u>	<u>10.0</u>	<u>1,147</u>	<u>10.7</u>	<u>31.5</u>
Total Developed Area	1,812	16.2%	100.0%	3,642	33.9%	100.0%
Woodland	1,382	12.3		1,617	15.1	
Agriculture and Vacant	<u>8,012</u>	<u>71.5</u>		<u>5,479</u>	<u>51.0</u>	
Total Undeveloped Area	9,394 =====	83.8% =====		7,096 =====	66.1% =====	
TOTAL TOWNSHIP AREA	11,206	100.0%		10,738*	100.0%	

Sources: Joint Comprehensive Planning Program, East Manchester Township and Mount Wolf Borough, 1969  
1989 Consultant's Field Survey

\* Approximate Township Area - Portions of Township Annexed by adjacent Boroughs subsequent to 1969.

**TABLE 5  
EAST MANCHESTER TOWNSHIP  
DEVELOPED LAND USES - 1989**

	<u>ACRES</u>	<u>% OF DEVELOPED LAND*</u>
Residential		
Single Family	1,606	44.1
Mobile Homes	120	3.3
Multi-Family	11	0.3
Subtotal	1,737	47.7
Commercial	45	1.2
Industrial	347	9.5
Public and Quasi-Public	366	10.1
Transportation/Utilities	<u>1,147</u>	<u>31.5</u>
Total Developed Area	3,642	100.0

\* Includes approved plans

Source: 1989 Consultant's Field Survey

Commercial acreage remained fairly constant over the two decade period, with several uses existing in 1969 being discontinued, to be replaced in the totals by additional commercial activity, primarily along Route 181 south of the Borough of Manchester.

The large ratio of residential to commercial and industrial acreage reinforces the suburban nature of the Township's growth in the past two decades and its dependence upon the greater York (and Harrisburg) urban area(s) for employment opportunities.

In 1969, almost all of the residential use of land in East Manchester Township was in the form of single family detached dwellings. Since that time, the total residential acreage increased from 792 acres to 1,737 acres. While single family detached dwellings increased the greatest in terms of raw acreage, a significant number of mobile homes have also been added to the residential land use category. The 1989 field survey identified 1,499 dwelling units, of which 276, or more than 18%, were mobile homes. In terms of land area involved, 120 acres of the 1,737 acres in or approved for residential dwellings was occupied by mobile homes. The bulk of the mobile homes are located in the Starview Mobilehome Park which is south of Mount Wolf Borough, along Route 24. As of September 1989, proposals for additional development of mobilehome parks were being reviewed which would add up to an additional 196 acres in such a use. (See Table 6).

Commercial activity is located primarily along the major traffic routes. The vast majority of the commercial uses in East Manchester Township are located along or adjacent to North George Street (Pa. Rt. 181 ). Small, scattered areas of commercial activity are located as nonconforming uses elsewhere in the Township.

The facilities located along North George Street comprise the bulk of the industrial acreage currently developed in Township. The clay extraction operation being conducted on the former J. E. Baker tract in the northeastern portion of the Township, is also included in this category.

Public and quasi-public uses include schools, recreational facilities, institutional and public facilities. Public and quasi-public uses experienced a significant increase since 1969, both in terms of percentage increase (160%) and net acreage (245 acres). The bulk of the increase was in recreation facilities, as a result of the development of the John Rudy County Park. Acreage in institutional and public uses in the Township also increased since 1969. Public uses are comprised of the East Manchester Township Municipal Building. The major institutional uses are churches and cemeteries.

Lands owned by public utilities include electric generating and substation sites, water storage and sewage pumping station sites, etc.. The major land holdings in this category are comprised of the Brunner's Island Generating Station.

Transportation uses include street and railroad rights-of-way. The amount of land occupied by transportation uses increased concurrent with the increased residential development, due to the construction of numerous new residential streets in the Township.

As pressure for additional land area for residential, commercial, and industrial uses increases, it naturally follows that the amount of open land will decrease. In the period 1969 - 1989 the total acreage of open land (agriculture, vacant, and woodland) decreased from 9,394 to 7,096 acres. This open space acreage included large portions of farmland in all areas of the Township.

The increase in the amount of woodland between 1969 and 1989 is probably a function of using different methods of determining "woodland" as part of the field surveys. The wooded areas of the Township include steeply sloped areas along the Susquehanna River, Codorus Creek and Little Conewago Creek, as well as significant wooded areas in the Forge Hills.

#### Existing Land Use As It Relates To The 1969 Comprehensive Plan

The 1969 East Manchester Township Comprehensive Plan projected future land use and set forth proposals for locations of each of the land use categories. Under the plan, higher density residential growth was planned for the portions of the Township immediately north and south of Manchester Borough, along Route 181. additional higher density development was proposed in the Saginaw and Starview areas. The remainder of the Township would be preserved for development of a rural nature. Several agricultural and woodland preservation areas were also identified on the Land Use Plan. The three large concentrations were proposed (1) northeast of Manchester along Board Road; (2) the western portion of the Township, west of Manchester Borough; and (3) extreme southern portion of the Township, straddling Route 24.

Highway oriented commercial uses were proposed east of Route 181, south of Manchester Borough, with community commercial areas to be located in Starview and Saginaw, as well as to the north and south of Manchester.

Two major industrial areas were proposed to be located (1) at the Brunner's Island Generating Facility and (2) in the southern portion of the Township, east of Route 181 and adjacent to the Manchester Township line.

The Township Zoning Map which has been amended several times since its adoption subsequent to the original Comprehensive Plan preparation, has served to somewhat modify the future land use pattern of the Township. The most significant departure from the original future land use plan is in the west/southwest portion of the Township, where a large areas originally proposed for agricultural/woodland preservation has been rezoned for industrial development. While some limited industrial uses have located in this area, the bulk of the industrial district remains in agricultural use.

Changes in dimensional requirements in the Agricultural Residential zoning district have resulted in recent proposals for residential development in another of the proposed agricultural/woodland conservation areas (the area along Route 24).

Other than the aforementioned changes, the current Zoning Map for the most part mirrors the 1969 Future Land Use Plan. The basic premise of the Plan has been preserved in the remaining areas of the Township. That premise calls for the development in the central and south-central portions of the Township, where public utilities are available, and a rural atmosphere in the remainder of the Township.

## POPULATION ANALYSIS

### POPULATION

An essential phase of the planning process is an analysis of population trends, existing characteristics, and anticipated future growth. Population composition is the result of socioeconomic trends. Future population can be expected to result from current trends. To determine the quantitative characteristics of a population, reliance is placed on statistics such as U.S. Census data; while to determine the current and future needs of a community's population, analysis of qualitative characteristics such as age distribution, social composition, educational attainment and income is important. Only by a determination of the number, distribution, and characteristics of the population can plans be formulated to insure the orderly provision of public services such as schools, parks, water and sewer facilities, and highways and to determine the most equitable disposition of future land use patterns.

East Manchester Township experienced a steady population growth from 1930 to 1960. As seen in Table 6 the Township experienced a steady increase in population between 1930 and 1960. Between 1960 and 1970 a decline of 22.9 percent was experienced. However, in the ten years from 1970 to 1980 the population grew by approximately 105 percent.

TABLE 6  
HISTORICAL POPULATION EAST MANCHESTER TOWNSHIP

<u>Year</u>	<u>Population</u>	<u>Percent Change</u>
1930	1,438	-
1940	1,429	-0.62
1950	1,784	24.8
1960	2,253	26.3
1970	1,735	-22.9
1980	3,564	105.4
1990	3714	
2000	5078	

(147.8% increase 1930 to 1980)

SOURCE: U.S. Census of Population, 1930 through 1980.

The pattern of population growth reflects the influence of many factors. Large areas such as York County maintain growth rates which are less likely to be influenced by changing economic conditions than are smaller areas such as East Manchester Township.

Table 7, Comparative Population Trends, shows how the Township has grown since 1960, and how its growth compares to the growth of related areas such as York County and surrounding municipalities. It should be noted that the population decrease of 22.9% between 1970 and 1980 was the result of an annexation of Township property by Manchester Borough, while the population increase between 1970 and 1980 was the result of development. With this in mind, it appears that the rate of population increase between 1960 and 1970 is comparable to other suburban municipalities in the surrounding area. In the period 1970 to 1980, the Township's rate of growth was more than that of surrounding municipalities.

**TABLE 7**  
**COMPARATIVE POPULATION TRENDS**

<u>Municipality</u>	<u>1960</u>	<u>1970</u>	<u>Percent Change</u>	<u>1980</u>	<u>1990</u>	<u>Percent Change</u>	<u>2000</u>
York County	238,336	272,603	14.4	312,963	339,574	14.8	381,751
East Manchester Twp ✓	2,253	1,735	-22.9*	3,564	3714	105.4	5678
Manchester Twp	5,519	6,979	26.4	7,637	7517	9.4	12700
Conewago Twp ✓	2,992	3,719	24.3	4,979	4997	33.9	5278
Springettsbury Twp	14,232	19,399	36.3	19,687	21564	1.5	23883
Hellam Twp ✓	2,550	3,158	23.8	4,507	5123	42.7	5930
Mt. Wolf ✓	1,514	1,811	19.6	1,517	1365	-16.2	1373
Manchester Borough ✓	1,454	2,391	64.4	2,027	1830	-15.2	2350
Newberry Twp ✓	4,045	5,978	47.8	10,047	12003	68.1	14332

\* This population is less due to the fact that Manchester Borough annexed a portion of East Manchester.

**SOURCE:** 1980 U.S. Census of Population and Housing, Summary Tape File 1-A, derived by the Pennsylvania State Data Center, January 1983.

### POPULATION CHARACTERISTICS

Increases in the Township's population during recent decades have brought about some important changes in its characteristics. These may indicate not only trends of future growth, but may also point to some specific conditions and requirements for the development of East Manchester Township. Table 10, Characteristics of Persons, for the Township as a whole provides the total population, male and female population, total households, persons per household, and the median age by sex for the overall population.

TABLE 8

1980 CHARACTERISTICS OF PERSONS: EAST MANCHESTER TOWNSHIP

		1990	2000
Total Population:	3,564	3714	5078
Male:	1,759	1834	2549
Female:	1,805	1880	2529
Total Households:	1,254	1407	1926
Persons Per Household:	2.84	2.64	2.64
Twp Median Age:	31.5		37.3
Males:	31.4		
Females:	31.7		

SOURCE: U.S. Census of Population and Housing, Summary Tape File 3-A, derived by the Pennsylvania State Data Center, January 1983

AGE AND SEX CHARACTERISTICS

Age and sex characteristics not only provide indicators of fertility ratios, birth rates and the like, but also help to determine the needs for community facilities. Schools are one of the best examples of how population composition affects the need for public service.

An aging population leads to fewer children, while an increasing proportion of young married couples will contribute to an expanding load on the area's schools. An increasing proportion of elderly may point to the need for special housing facilities, or other such facilities.

Age-sex population distribution within a community is an important factor for estimating economic as well as population growth in the future. The interaction of jobs and population will have a dynamic influence on land use proposals. For example, the departure of the 25-44 age group from a community implies a lack of employment opportunities and a need for planning in that direction.

Changes in the age and sex composition of the Township's population between 1960 and 1980 are shown in Table 9.

Age

All age groups have undergone some change from 1960 to 1980. During this period the Township's population increased by 58.2 percent to 3,564. This increase in population is reflected in the numerical increases in all age groups, except the 0 to 5 age group which decreased by 40 or 14.92 percent. The decrease in the 0 to 5 age group mirrors the

nationwide trend in declining birth rate. This trend is also reflected in the 5 to 14 age group which, while showing a small numerical increase declined from 20.99 percent of the Township's population in 1960 to 15.88 percent of the Township's population in 1980.

In 1960 nearly 33 percent of the Township's population was under 15 years of age, while in 1980 this segment of population represented only 22 percent of the Township's population. Conversely, the 45 and over age group represented 27.12 percent of the population in 1960, while in 1980 this age group represented 31.51 percent of the population. The overall aging of the Township's population can be seen in the median age of the Township's population. In 1960 the median age of the population was 29.4, compared to 31.5 in 1980.

**TABLE 9**  
**AGE AND SEX COMPOSITION 1960 AND 1980**

<u>Sex</u>	<u>1960</u>	<u>Percent of Total</u>	<u>1980</u>	<u>1990</u>	<u>Percent of Total</u>	<u>2000</u>
Male	1,105	49.05	1,759	1834	49.35	2549
Female	1,148	50.95	1,805	1880	50.65	2529
Under 5	268	11.89	228	196	6.40	313
5 to 14	473	20.99	566	456	15.88	720
15 to 24	282	12.52	601	534	16.86	565
25 to 34	311	13.80	599	597	16.81	813
35 to 44	308	13.67	447	672	12.54	889
45 to 54	253	11.23	371	401	10.41	787
55 to 64	188	8.34	390	349	10.94	482
65 and over	170	7.55	362	509	10.16	569
<b>TOTAL</b>	<b>2,253</b>	<b>100.00</b>	<b>3,564</b>	<b>3714</b>	<b>100.00</b>	

**SOURCE:** U.S. Census of Population, 1960 and 1980.

The number of persons 65 years and older increased from 170 to 362 between 1960 and 1980. This represents an increase of 113 percent. The increasing number of senior citizens in the Township points to the need for special considerations in planning, such as meeting the future need for nursing home and other long-term health care facilities.

#### Sex

Between 1960 and 1980, both the male and female components of the Township's population increased by over 50 percent. (See Table 10). Decreases occurred in both male and female populations under 5 years of age.

Both males and females in the 15 to 24 and 25 to 34 age groups exhibited large percentage increases, a probable indication of significant in-

migration to the Township of young, married couples. Increases in the 55 to 64 and 65 and over age groups were also very large--an indication of in-migration, as well as aging of the resident Township population.

In the 65 and over age group, a net increase of 10.8 percent was seen, including an increase in the male population of 257 (or 95.5 percent) and an increase in the female population of 423 (or 146.9 percent).

TABLE 10  
POPULATION CHANGE BY AGE AND SEX

Age Group	1960		1980		1990		Percent Change		2000	
	Male	Female	Male	Female	M	F	Male	Female	M	F
Under 5	129	139	113	115	104	92	-12.40	-17.27	173	140
5 to 14	233	240	277	289	238	248	18.89	20.42	375	345
15 to 24	125	157	300	301	244	266	140.0	91.72	261	244
25 to 34	151	160	295	304	294	303	95.36	90.00	395	418
35 to 44	155	153	230	217	329	312	48.39	41.83	458	431
45 to 54	128	125	176	195	221	211	37.50	56.00	383	404
55 to 64	98	90	200	190	172	177	104.08	111.11	242	240
65 and over	86	84	168	194	232	277	95.35	130.95	262	307
TOTAL	1,105	1,148	1,759	1,805	1834	1880	59.18	57.23		

SOURCE: U.S. Census of Population, 1960 and 1980.

Racial and Ethnic Minorities

Only a very small portion of the total Township population in 1980 was comprised of non-white (24 persons or approximately 0.67%). Of the 24 non-white population 6 were American Indian, 4 are Korean, 3 are Negro, and 11 were other races or ethnic groups. Table 11 shows racial and ethnic population for the Township.

TABLE 11  
RACIAL AND ETHNIC POPULATION

<u>Race</u>	<u>Population</u>	<u>Percent of Total Population</u>
American Indian	6	0.17
Korean	4	0.11
Negro	3	0.084
Other	11	0.31
TOTAL	24	0.67%

Existing Population Estimates

As a result of the update of existing land uses in East Manchester Township, statistics on the number of existing dwelling unit were compiled. The estimated existing number of dwelling units was compared to the 1980 dwelling unit figure in Table 12. Multiplying the 1989 estimated existing dwelling unit figure by the 1980 persons per dwelling unit figure provided a population estimate for the Township as of April 1989. As can be seen from Table 12, the Township's population, as of April 1989 was estimated to be 4,190 or 626 people more residents than there were in 1980. This represents an increase of approximately 17.6 percent.

However, subsequent to this analysis, the 1990 U. S. Census was conducted. According to the Census, the actual 1990 population of the Township was 3,714, which represents only a 4.2 percent increase in population since 1980. Actual 1990 dwelling unit information for the Township has not yet been published. It would appear from a comparison between the Consultant's 1989 dwelling unit count and the 1990 actual population that the average number of persons per dwelling unit in the Township has continued the historic trend toward smaller unit size.

TABLE 12

**EAST MANCHESTER TOWNSHIP POPULATION  
1980 - 1990**

	<u>Dwelling Units</u>	<u>Persons Per Dwelling Unit</u>	<u>Population</u>
1980	1,275	2.795	3,564 Actual
1989	1,499	2.795	4,190 Estimate
1990	na 1449 ? 1986	na 3714 578	3,714 Actual

SOURCE: U.S. Census of Population (1980)  
Consultant's Field Survey and Calculations

**POPULATION PROJECTIONS**

A population projection is necessary to determine the future need for housing, community facilities and services. Population estimates are required to plan for, among other things, housing, water and sewer expansions, school facility planning, transportation systems, employment needs, and the acquisition of adequate recreational areas and programs.

The only current population projections for East Manchester Township are those that have been prepared by the York County Planning Commission (YCPC). The projection methodology employed by YCPC was that of projecting a total York County population for 1990, and 2000 by Cohort-Component Method and then allocating the projected county wide population to each of the county's municipalities on a shared-ratio basis. However, these projections were based on 1980 data - and have not yet been updated to reflect the actual 1990 statistics.

Table 13 provides a comparison of East Manchester Township's projected population to that of the county and neighboring municipalities.

**TABLE 13**  
**COMPARATIVE POPULATION PROJECTIONS**

<u>Municipality</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>
York County	312,963	350,962	376,337
East Manchester Twp	3,564	4,447	5,250
Hellam Twp	4,507	5,798	7,015
Springettsbury Twp	19,687	19,900	19,005
Conewago Twp	4,979	6,180	7,267
Newberry Twp	10,047	13,944	17,823
Mt. Wolf Borough	1,517	1,232	817
Manchester Borough	2,027	2,544	3,018

**SOURCE:** York County Population Projections, prepared by York County Planning Commission

As can be seen on Table 13, the Township's population was anticipated to increase 24.77 percent between 1980 and 1990 - from a population of 3,564 to 4,447. Population projections to the year 2000 showed an 18.06 percent increase over the 1990 projected level.

The actual 1990 population of the Township was 3,714. This estimate represents only 63 percent of the County Planning Commission's population projection for 1990.

The 1969 Comprehensive Plan projected a Township population of 4,500 by 1980. This projection was high, as the 1980 population as reported by the U.S. Census totaled 3,564 or 936 people less than that projected by the 1969 Comprehensive Plan. By the year 2010 the 1969 Comprehensive Plan projected a Township population of 7,900. The York County Planning Commission projections for the year 2000 show the population of the Township to be 5,250 nearly 2,650 people less than the Township's projections for 2010.

Based on the actual 1990 population, it is evident that projections of the future Township population must be adjusted downward.

## HOUSING ANALYSIS

### EXISTING HOUSING CHARACTERISTICS

Residential areas are historically the largest users of developed land and serve as the catalyst for population growth. The home is the largest single investment for most families, and the home and its surroundings probably have the greatest single influence on the happiness of most people.

The pressures of a growing population and corresponding development has resulted in conflicts in the predominately rural East Manchester Township. The availability of affordable, decent housing for all types of family and household units must also be addressed in light of the anticipated future increases in Township population.

**TABLE 14**  
**HOUSING TRENDS 1960 TO 1980**

	<u>1960</u>	<u>1980</u>	<u>Percent Increase</u>	<u>1990</u>	<u>2000</u>
Total Housing Facilities	680	1321	94.26	1449	1986
Total Occupied Housing Facilities	645	1275	97.67	1407	1926
Total Vacant Housing Facilities	35	46	31.43	42	60

**SOURCE:** 1960 and 1980 U.S. Census of Housing

Table 14 shows that while the Township's population increased by 58.19 percent between 1960 and 1980, the total number of housing units in the Township increased by 94.26%.

This rate of increase not only reflects the increase in population, but also reflects a decrease in the average household size - from 3.31 persons per household in 1960 to 2.79 persons per household in 1980.

#### Housing Characteristics

East Manchester Township's pattern of residential development is quite similar to other formerly rural areas which are feeling the impact of urbanization. This type of development is characterized by scattered subdivisions and scattered individual homes consisting predominately of single family dwellings.

Table 15 indicates no significant change in the make-up of the Township's housing stock since 1960. Single family detached dwelling units still comprise the largest portion of dwelling units in 1980. The lack of multi-family, apartments and other forms of dwelling units is explained by the fact that the Boroughs of Manchester and Mt. Wolf have an abundance of these dwelling types.

The figures for 1989 in Table 15 are the result of the consultant's land use study in April of 1989. As seen in the table, while the Township's housing stock experienced growth from 1980 to 1989, its composition has remained steady. As the population continues to increase, it is likely that the composition of the housing stock will diversify, as other types of dwelling units are demanded. The demand for other types of dwelling units is likely to increase even more, as the populations of Manchester and Mt. Wolf Boroughs increase, and overflow into the Township.

Over half of the Township's dwelling units have been built since 1960. Until 1960 the Township had a total of 603 dwelling units. Most of the units constructed before 1960 were built prior to 1939. Overall the Township's housing stock is young, considering the age and the history of the Township, as well as the County. (See Table 16).

**TABLE 15**  
**PERCENTAGE OF RESIDENTIAL UNITS BY STRUCTURE TYPE**

Type of Structure	1960 Number	Percent of Total	1980 Number	Percent of Total	1989 Total	Percent of Total	1990	2000
Single Family Detached	545	80.15	1,058	80.09	1,221	81.45	1056	
Single Family Attached	0	0	2	0.15	2	0.14	26	
Mobile Homes	135	19.85	261	19.76	276	18.41	282	
<b>TOTAL</b>	<b>680</b>	<b>100.00</b>	<b>1,321</b>	<b>100.00</b>	<b>1,499</b>	<b>100.00</b>		

**SOURCE:** U.S. Census of Housing 1960 and 1980, and Consultant's Field Survey.

**TABLE 16**  
**YEAR STRUCTURE BUILT**

<u>Year Structure Built</u>	<u>Number</u>		<u>Percent of Total</u>
	1990	2000	
1979 to March 1980	33	75	2.50
1975 to 1978	147	75	11.13
1970 to 1974	302	416	22.86
1960 to 1969	209	207	15.82
1950 to 1959	184	221	13.93
1940 to 1949	113	112	8.55
1939 or older	333	278	25.21
<b>TOTAL</b>	<b>1,321</b>	<b>1,449</b>	<b>100.00</b>

**SOURCE:** U.S. Census of Housing 1980

Tenure and Vacancy

The changes in tenure and vacancy from 1960 to 1980 are shown in Table 17. A trend toward ownership is evident, and the number of owners increased by 113.71 percent between 1960 and 1980, while the number of renters increased by 50.37 percent between 1960 and 1980. The number of mobile homes increased from 133 in 1960 to 200 in 1980, but their share of the total decreased from 19.56% in 1960 to 15.14% in 1980.

**TABLE 17**  
**TENURE AND VACANCY**

	1960		1980		1990	2000
	<u>Number of Units</u>	<u>Percent of Total</u>	<u>Number of Units</u>	<u>Percent of Total</u>		
Owner Occupied	503	73.97	1,075	81.38	1218	1764
Renter Occupied	133	19.56	200	15.14	189	162
Vacant	44	6.47	46	3.48	42	60
<b>TOTAL</b>	<b>680</b>		<b>1,321</b>			

**SOURCE:** U.S. Census of Housing 1960 and 1980

## Housing Value

Table 18 provides information on the value of owner occupied housing units in 1980. Due to the effects of inflation, no detailed comparisons can be made regarding monetary values of owner occupied or rental housing in 1960 and 1980. The median value of owner occupied non-farm single family homes in the Township was \$45,600 in 1980. This compares to a 1960 median figure of \$8,615.

**TABLE 18**  
**OWNER OCCUPIED HOUSING BY VALUE**

<u>Price Range</u>	<u>Number</u>	<u>1990</u>	<u>2000</u>
Up to \$29,999	143	31	
\$30,000 to \$39,999	146	50	
\$40,000 to \$49,999	160	51	
\$50,000 to \$79,999	266	317 (50-74999)	
\$80,000 to \$99,999	28	227 (75-99999)	
\$100,000 to \$149,999	11	156	
\$150,000 or more	2	23	

Median Value: \$45,600

**SOURCE:** U.S. Census of Housing 1980

## Structural Characteristics

Prior to the 1970 Census of Population and Housing, information on the structural condition of housing stock was provided as part of the census data. However, the 1970 Census provided no enumeration of housing conditions comparable to those of the previous census, primarily due to the fact that the structural condition assigned to a particular housing unit represents a value judgment on the part of the enumerator. Therefore, total uniformity throughout the census was not possible regarding structural conditions.

However, information on plumbing facilities and tabulations of the number of housing units with a ratio of more than one person per room is available in the 1980 Census and will be used as a basis for analysis in Table 19.

TABLE 19

PLUMBING FACILITIES AND PERSONS PER ROOM

<u>Characteristic</u>	<u>Total</u>	<u>1990</u>	<u>Percent of Total</u>	<u>2000</u>
Total Units	1,321	1449		
Units lacking some or all plumbing	60	10	4.54	10
Total Occupied Units	1,275	1407		
Occupied units with more than 1 person per room	142	16	11.14	6

SOURCE: U.S. Census of Population and Housing 1980

One-hundred and forty units or 11.14 percent of the Township's occupied units had a ratio of more than 1.00 persons per room. The number of units lacking complete plumbing facilities for the exclusive use of the tenant was 60 or 4.54 percent of the Township total.

Future Housing Needs

As the population of East Manchester Township increases, additional housing will be needed. The types of housing that may be built depends greatly on the values and desires of the population. Thus, the types of dwelling units that may be constructed can not be estimated, but the number of additional dwelling that may be needed can be estimated by applying the ratio of persons per dwelling unit to the projected population of the Township.

## ECONOMIC ANALYSIS

The economic well being of the Township relies not only on the productive capacity of local industry and commerce, but also on the income of the residents regardless where they work.

### EMPLOYMENT CHARACTERISTICS

Employment is one of the most common units for measuring economic activity, and it is a useful measurement for determining land development requirements. Economic variables are reliable indicators of the size and the scope of an area's economy. They can be correlated with income characteristics to give a picture of the economic base of a community. The economic base, or base economy is that economy which exports to regions outside of the area where they are produced, and as a result brings money into the producing area. Exports out of a region can be the form of durable goods, labor, expenditures by people visiting the area (tourism), or another form of industry which brings new money (money which otherwise would not exist) into the area.

#### Labor Force

Labor force data are usually presented in two categories: "Total Labor Force" which includes persons 16 years of age and older who are employed, those seeking employment, and military personnel stationed in the area; and "Civilian Labor Force" which excludes military personnel. According to the 1980 U.S. Census of Population, the total labor force of East Manchester Township was 1,722.

As shown on Table 20, 48.32% of the Township's population 16 years and over was in the labor force. Of the total labor force, 61.09 percent were males, and 38.91 percent were female.

TABLE 20

**LABOR FORCE AS A PERCENTAGE OF TOTAL POPULATION  
AND MALES AND FEMALES AS A PERCENTAGE OF THE LABOR FORCE, 1980**

Total Labor Force	Percent of Total Population	Male		Female	
		Total	Percent	Total	Percent
1,722	48.32	1,052	61.09	670	38.91
1990: 2106		1176		930	
		1557		340	

SOURCE: U.S. Census of Population 1980

### Unemployment Levels

The Bureau of the Census reported a total civilian labor force for East Manchester Township as being 1,722 persons in 1980. This figure represented 1,052 males and 670 females. At the same time, 60 persons in the Township, or 3.4 percent of the civilian labor force, were reported as unemployed.

### Employment by Occupation

East Manchester Township had a diverse labor force in 1980. The greatest number (334) of employed residents worked in precision production, craft and repair positions. Employment in machine operators, assemblers, and inspector positions represented the second largest portion (309) of the employed labor force. The smallest contributor to the labor force was the private household sector (cleaning, maids). Table 21 provides a break down by occupation for the Township's labor force.

### Employment Distribution by Industry

A review of employment by industrial groups shows that manufacturing was by far the most important employer of East Manchester Township's active labor force. Manufacturing, including durable and nondurable goods, accounted for 43.6 percent of the Township's employed labor force. The other significant industrial groups were retail/wholesale trade (19.1 percent) and professional and related services (9.75 percent). All other industry groups comprise no more than 6 percent of the total employed. (See Table 22).

TABLE 21

## EMPLOYED PERSONS 16 YEARS AND OVER BY OCCUPATION

		Percent of Total
Managerial and Professional Speciality		
Executive, Administrative, Managerial	84 172	5.05
Professional Speciality	111 166	6.68
Technical, Sales, Administrative Support:		
Technicians and Related Support	40 23	2.41
Sales	109 185	6.56
Administrative Support Including Clerical	273 352	16.42
Service:		
Private Household	3 0	0.18
Protective Service	10 8	0.60
Service, Except Protective and Household	112 140	6.74
Farming, Forestry, and Fishing	39 18	2.35
Precision Production, Craft, and Repair	334 383	20.10
Operators, Fabricators, and Laborers:		
Machine Operators, Assemblers, Inspectors	309 363	18.59
Transportation and Material Moving	87 122	5.23
Handlers, Equipment Cleaners, Helpers, Laborers	151 95	9.09

TABLE 22

## EMPLOYED PERSONS 16 AND OVER BY INDUSTRY

		Percent
Agriculture, Forestry, Fisheries, Mining	47 294 <sup>8</sup>	2.83
Construction	86 814	5.17
Manufacturing:		
Nondurable Goods	229 295	13.80
Durable Goods	497 398	29.90
Transportation	100 98	6.02
Communication, Other Public Utilities	73 85	4.39
Wholesale Trade	83 124	4.99
Retail Trade	235 333	14.14
Finance, Insurance, and Real Estate	29 75	1.74
Business and Repair Services	29 48	1.74
Personal, Entertainment, and Recreation Services	42 35	2.53
Professional and Related Services:		
Health Services	65 98	3.91
Educational Services	83 122	4.99
Other Professional and Related Services	14 71	0.84
Public Administration	50 35	3.01

SOURCE: U.S. Census of Population 1980

The economy of East Manchester Township has changed considerably since 1960. Although manufacturing remains the mainstay of the Township's economy, the service sector of the economy has seen substantial growth, from 295 people in 1960 to over 480 people in 1980. Although this growth is significant, it does not mean that the Township is seeing a shift in its base industry, as manufacturing remains as the base industry of the Township.

East Manchester's base industry includes (1) Electrical Machinery; (2) Machine Products; and (3) Non-Ferrous and Ferrous Metal Products.

Table 23 provides a breakdown of number of employees, and annual sales (if available) for each of the industries listed above.

**TABLE 23**  
**BASE INDUSTRY EAST MANCHESTER TOWNSHIP**

<u>Industry</u>	<u>Employees</u>	<u>Gross Annual Sales</u>	<u>Number of Establishments</u>
Air Products and Machinery	131	NA	1
Machine Products	55	\$2-10 million	2
Non-Ferrous Metal Products	45	\$1-3 million	1
Ferrous Metal Products	60	NA	1
<b>TOTAL</b>	<b>291</b>		<b>5</b>

**SOURCE:** Pennsylvania Directory of Manufacturers, 1987

Commercial and Business Facilities

In addition to the industry discussed above, the Township has a full complement of commercial and business facilities. Businesses include car dealerships, service stations, grocery and drug stores, restaurants, clothing, repair shops, and other service oriented businesses. These commercial and service establishments are important to the base industries of the Township, as they provide goods and services to their employees. Without these establishments, the base industries and their employees could not survive. As can be seen from Table 22, the retail trade and service sector of the Township's industry employed 447 people in 1980. Steps must be taken to maintain and improve the commercial sector of the Township's economy, as it is important as an employer and it supports the base economy of the Township.

## Place of Work

As the mobility of a population increases, employment opportunities increase and the place of employment, geographically, is more wide spread. The 1980 census prepared a detailed analysis of place of employment for York County. Table 24 summarizes the results of this analysis for East Manchester Township. As seen from Table 24, inhabitants in East Manchester Township work in an array of places. Over 86 percent of the Township's working population is employed by firms in York County. The remaining 14 percent travel to surrounding counties, to the city of Harrisburg, and to Baltimore, Maryland.

TABLE 24

### PLACE OF EMPLOYMENT FOR RESIDENTS OF EAST MANCHESTER TOWNSHIP 1980

Working In:		<u>Percent of Total</u>
York City-CBD	55	3.48
Remainder of York City	447	27.66
Hanover Borough	10	0.62
Red Lion Borough	6	0.37
Remainder of York County	931	57.67
Gettysburg Borough	0	
Remainder of Adams County	0	
Lancaster City	14	0.87
Columbia Borough	0	
Remainder of Lancaster SMSA	8	0.49
Harrisburg City	28	1.73
Remainder of Dauphin County	8	0.49
Cumberland County	23	1.42
Perry County	0	
Baltimore City, MD	0	
Baltimore County, MD	10	0.62
Carroll County, MD	4	0.25
Harford County, MD	0	
Remainder of Baltimore SMSA	0	
Franklin County	0	
Worked Elsewhere	10	0.62
Place of Work Not Reported	62	3.84
TOTAL	1,616	

SOURCE: U.S. Census of Population

**INCOME CHARACTERISTICS**

Income, or the amount of money an individual earns is a factor of employment. Table 25 reports that the median income for the Township in 1980 was \$20,321 per family. The median income as reported by the U.S. Census shows that the Township lagged behind the county slightly in this regard.

**TABLE 25**

**MEDIAN INCOME - 1980**

East Manchester Township	\$20,321
York County	\$20,857

1990  
38807  
2000  
56,186

Source: U.S. Census of Population

Actual median family income for the Township is not yet available from the U. S. Census of 1990. The most recent economic indicator available for the Township is that of average per capita income. As can be seen in Table 26, the per capita income for Township residents increased from \$7,046 in 1980 to an estimated \$11,511 in 1987, or approximately sixty-three percent.

**TABLE 26**

**EAST MANCHESTER TOWNSHIP  
PER CAPITA INCOME - 1980 and 1987**

1980 (Actual)	\$ 7,046
1987 (Estimated)	\$ 11,511

Source: U.S. Census of Population  
1990 14,549  
2000 20,559

Another significant income characteristic is that of the number of low and moderate income persons. Low/moderate income persons are those persons with incomes 80 percent or less than their respective countywide median income. As of 1980, 1,417 residents in East Manchester Township earned 80 percent or less than the County's median income. This represents 39.76 percent of the Township's population.

## EDUCATIONAL CHARACTERISTICS

Table 27 shows a breakdown of the educational attainments of all Township residents 25 years and older.

Only 21 percent of the Township population 25 years or older had completed four (4) years of high school in 1960. By 1980, this percentage increased to 48 percent. The number of Township residents completing 4 years of college increased from 2.08% in 1960 to 5.89 percent in 1980.

**TABLE 27**  
**EDUCATION OF RESIDENTS - YEARS OF SCHOOL COMPLETED**

<u>Classification</u>	1960		1980	
	<u>Township Total</u>	<u>Percent of Total</u>	<u>Township Total</u>	<u>Percent of Total</u>
Elementary				
0-8 years	460	47.92	499	22.62
High School				
1-3 years	239	24.89	342	15.50
4 years	200	20.84	1,059	48.01
College				
1-3 years	41	4.27	176	7.89
4 years or more	20	2.08	130	5.89
TOTAL	960	100.00	2,206	100.00
Percent of Population with 4 years of High School	27.19		61.88	

**SOURCE:** U.S. Census of Population

## MUNICIPAL FINANCES

The tax base of a municipality consists of those tangible assets and activities located or carried on within its boundaries which can be assessed by the local municipality in the form of taxes, licenses and fines to provide revenue for its operations. The level of municipal operations and financial obligations is directly dependent on the sources available to the municipality for raising funds. The purpose of analyzing East Manchester Township's fiscal trends is to recognize the manner by which the Township finances its municipal services. Any community facility recommended as part of this Comprehensive Plan may depend in part on financing from the municipal budget.

### Past Trends

During the period from 1986 to the present, East Manchester Township has operated primarily on a "pay-as-you-go" fiscal policy. Receipts (excluding cash and investments balances from the preceding year) generally increased from year to year. The steady increase in real estate tax receipts reflects continued development activity in the Township with its corresponding increase in assessed valuation. During the time period analyzed, the Township's real estate tax rate ranged from 6.0 mills (1986 - 1988), down to 0.389 mills (1989) and back up to 1.0 mills (in the 1990 budget). Historically the prime source of revenue was the real estate tax. However, this tax is no longer the single most important source of revenue.

TABLE 28

### SUMMARY OF REVENUES AND EXPENDITURES

1986 - 1990

	<u>1986</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990<sup>1</sup></u>
Total Revenue <sup>2</sup>	435,646	457,655	503,740	544,517	630,413
Less Expenditures	328,809	368,540	401,005	423,017	630,413
Net Surplus	106,837	89,115	102,735	121,500	-0-
Yearly Receipts					
Less Expenditures <sup>3</sup>	(5,167)	(5,226)	13,620	14,318	-0-
(Deficit)					

- (1) Based on Budget Reports - not Actual Audit Information
- (2) Includes cash/securities balances at beginning of year
- (3) Does not include Cash Surplus/Investments from proceeding year.

TABLE 29

## GENERAL FUND EXPENDITURES

1986 - 1990

	<u>1986</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990<sup>1</sup></u>
General Administrative	54,417	64,023	65,178	59,494	103,237
Tax Collection	2,418	2,003	1,851	2,603	(2)
Police Protection	101,741	113,657	123,053	134,156	217,532
Fire Protection	8,235	20,182	20,768	4,000	(3)
Health Services	-0-	-0-	-0-	-0-	4,100
Streets and Highways	108,446	76,624	97,565	106,571	245,526
Planning	14,080	16,549	18,083	52,035	(3)
Other Expenses	39,472	75,502	74,507	64,158	60,018
SubTotal	328,809	368,540	401,005	423,017	630,413
Securities/Investments	80,688	57,953	78,641	101,770	-0-
Cash	26,149	31,162	24,094	19,730	-0-
Total	435,646	457,655	503,740	544,517	630,413

- (1) Based on Budget Reports - not Actual Audit Information  
(2) Included in General Administrative amount above  
(3) Included in Police protection amount above.

TABLE 30

## GENERAL FUND RECEIPTS

1986 - 1990

	<u>1986</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990<sup>1</sup></u>
Cash	18,514	26,149	31,162	24,298	94,438
Securities and Investments	93,490	68,192	57,953	82,884	(2)
Real Estate Tax	48,867	68,518	33,015	36,801	96,100
Other Taxes	181,439	202,530	264,542	292,803	267,500
Permits/Licenses	8,166	13,957	29,754	19,326	39,070
Fines	17,863	25,495	34,483	35,782	30,000
Other Revenues	67,307	52,814	52,831	52,623	103,305
Total General Fund Receipts	435,646	457,655	503,740	544,517	630,413

- (1) Based on Budget Reports - not Actual Audit Information  
(2) Included in Cash amount above

The earned income tax comprised the largest portion of yearly receipts. Receipts from this tax, levied at one percent of the income earned by residents of the Township, has steadily increased as the Township

population grows and wages rise. The other sources of tax revenue include the per capita tax, occupational privilege tax and the real estate transfer tax.

Non-tax revenues include license and permit fees; fines and forfeits; interest, rents and royalties; departmental earnings; grants and gifts; and other miscellaneous revenue receipts.

Along with revenues, the total of all expenditures increased steadily since 1986. Recurring expenses, such as police and fire protection, wages, etc., increased on a year-to-year basis. Expenses for capital improvements and repairs to Township buildings and streets, on the other hand, fluctuated up and down with no set pattern.

### Borrowing Capacity

The borrowing capacity of local municipalities has undergone drastic changes since 1972. Before 1972, the limit of municipal indebtedness was derived by calculating five percent of all assessed valuation of real estate; this could be expanded to fifteen percent of assessed valuation by consent of the electorate.

The Local Government Unit Debt Act, Act 185 of 1972, altered this method of determining the debt limitation. Rather than relying solely on real estate values to determine debt limitation, townships are now able to draw from their entire revenue sources (real estate tax, per capita tax, earned income tax, etc.). This new "borrowing base" is defined as the average of the total revenues received in each of the three preceding fiscal years. The non-electoral debt limit established by Act 185 for townships equals 250 percent of the borrowing base. However, where the township has an outstanding lease rental debt supporting authority bonds, an additional fifty percent is added so that the combination of non-electoral debt and lease rental debt cannot exceed three hundred percent of the borrowing base.

Total revenues (or borrowing base) as defined in Act 185 means all money received by the local government unit in a fiscal year from whatever source derived except (1) subsidies or reimbursements from the State or Federal Government; (2) revenues, user charges, special levies, etc., pledged to specific self-liquidating debt; (3) interest on monies in sinking funds, reserves, etc., pledged or budgeted for the payment of outstanding debt; (4) grants related to specific projects; (5) proceeds from the disposition of capital assets and (6) other non-recurring items.

It should be noted that the regulation of East Manchester Township's debt is confined to non-electoral borrowing. There is now, therefore no limitation on debt approved by the electorate. Procedures for submitting such a question to the electorate are contained in Article III of Act 185, as amended.

## COMMUNITY FACILITIES AND SERVICES

By definition, community facilities are those facilities, whether owned and operated publicly or by private groups or associations, which provide functions that serve the public at large. The demand for community services and facilities grows as an area grows. To insure desirable growth patterns and adequate provisions of future community facilities, it is essential to plan now for the future. Services and facilities include educational facilities, fire and police services, civic and administrative functions, churches and hospitals, and recreation facilities. Deficiencies in the present level of service, expansion possibility, and future requirements should be evaluated and related to potential demand so that the Township can be prepared to provide these services as the need arises.

### SCHOOL FACILITIES

An inventory of the school facilities in East Manchester Township is an important addition to a planner's store of knowledge. This inventory extends beyond the physical facilities to a general understanding of the current and future services offered with these structures. Such a cursory knowledge allows the planner to evaluate the adequacy of the facilities in providing service for future need. New school facilities must be considered when developing land use, transportation and recreational plans, in addition to establishing subdivision and zoning regulations.

East Manchester Township is part of the Northeastern School District. The district is formed by Mount Wolf, Manchester and York Haven Boroughs, and the Townships of Conewago, East Manchester and a portion of Newberry Township. The district encompasses approximately 50 square miles. The District is governed by a nine (9) member school board which is elected at large.

The District operates under the elementary (K-6), junior high grades (7-8), and high school (9-12) format. The school facilities currently used have a total capacity of 3,929 students: 2,115 in kindergarten through grades 6; 704 in grades 7 through 9; and 1,110 in grades 10 through 12.

The elementary school students are housed in Mt. Wolf Elementary, the Orendorf School, the Conewago elementary, the York Haven Elementary and the Kindergarten Center, (in Manchester), grades 7, 8 and 9 are housed in the Jr. High school in Manchester, while grades 10 through 12 are housed in the Senior High School located in Manchester Borough.

Table 31 lists the historic district wide enrollment figures since 1978. As seen by the Table, the school district experienced a 24.36 percent drop or a loss of 798 students in the past ten (10) years.

TABLE 31

DISTRICT WIDE ENROLLMENT FIGURES SINCE 1978

<u>Year</u>	<u>Elementary</u>	<u>Jr. High</u>	<u>Sr. High</u>	<u>Total</u>
1978-1979	1,818	514	944	3,276
1979-1980	1,748	534	904	3,186
1980-1981	1,725	558	854	3,137
1981-1982	1,574	483	849	2,906
1982-1983	1,486	479	826	2,791
1983-1984	1,323	514	798	2,635
1984-1985	1,256	502	798	2,556
1985-1986	1,261	482	793	2,536
1986-1987	1,257	442	827	2,526
1987-1988	1,259	410	811	2,480
1988-1989	1,338	387	753	2,478

SOURCE: Mr. Royce Beaverson, Attendance Officer, Northeastern School District.

Enrollment by grade for the 1988-1989 school year is shown on Table 32.

TABLE 32

1988-1989 ENROLLMENT BY GRADE

<u>Grade</u>	<u>Enrollment</u>
Kindergarten	201
Grade 1	284
Grade 2	186
Grade 3	186
Grade 4	167
Grade 5	168
Grade 6	146
Grade 7	190
Grade 8	197
Grade 9	199
Grade 10	194
Grade 11	178
Grade 12	182
Total	2,478

SOURCE: Mr. Royce Beaverson, Attendance Officer, Northeastern School District.

### Adequacy of Existing Facilities

A description of each of the school facilities in the district, including rated capacities, current (1980-89) enrollments and structural characteristics, is presented in Table 33. As can be seen in the table, all of the buildings have enrollments which are less than the respective buildings rated capacity. The Kindergarten Center (Manchester) with a current enrollment of 195 and a rated capacity of 225, is the building with the highest ratio of enrollment to rated capacity.

### Future School Planning

The projections shown in Table 34 present a continuation of historical enrollment trends with minimal consideration of in-migration and out-migration. Significant residential development in the school district may result in a lessening or even a reversal of this downward trend. Major new developments such as the Dauberton development in Manchester Borough and East Manchester Township may provide large numbers of school age population, which may impact the future utilization of existing facilities and/or require the future construction of school facilities.

It should be noted that the school district is in the process of reorganizing the grade format for the entire district. It is not clear at this time what format the school district may select. Thus, it is not possible to project enrollments for each of the elementary school buildings nor for the secondary school buildings.

TABLE 33

## ENROLLMENT AND STRUCTURAL CHARACTERISTICS

<u>School</u>	<u>Year Constructed</u>	<u>Year Renovated</u>	<u>Capacity</u>	<u>1988-1989 Enrollment</u>	<u>Site Size in Acres</u>	<u>Recommend Site Size in Acres</u>
Conewago	1954	Never	468	298	10	10-14
Manchester	1926	1954	225	195*	13	10-14
Mt. Wolf	1931	1954	318	183	11	10-14
Orendorf	1970	Never	804	520	59	10-14
York Haven	1956	1956	300	128	34	10-14
Jr. High	1964	1989	704	384	34	25-45
Sr. High	1957	1989	1,110	729	34	25-45

\* Used strictly for Kindergarten

SOURCE: Northeastern School District

TABLE 34

## DISTRICT ENROLLMENT PROJECTIONS 1984 - 1994

<u>Year</u>	<u>Elementary Kindergarten-6 Grade</u>	<u>Middle School 7-8 Grade</u>	<u>High School 9-12 Grade</u>	<u>Total Kindergarten-12 Grade</u>
1984-1985	1,256	502	798	2,556
1985-1986	1,261	482	793	2,536
1986-1987	1,257	442	827	2,526
1987-1988	1,259	410	811	2,480
1988-1989	1,338	387	753	2,478
1989-1990	1,101	284	592	1,977
1990-1991	1,119	217	535	1,921
1991-1992	1,159	254	480	1,893
1992-1993	1,188	248	446	1,882
1993-1994	1,205	270	406	1,881

\* Actual Enrollment

SOURCE: Northeastern School District

### Non-Public Schools

Non-public schools currently account for approximately 5.45 percent of the total school age population of the district. The non-public schools include private and parochial schools at both the elementary and secondary levels. Table 35 shows the number of Northeastern School District students enrolled in private and parochial schools for the school years 1984 through 1988.

TABLE 35

#### NORTHEASTERN SCHOOL DISTRICT PAROCHIAL AND PRIVATE SCHOOL ENROLLMENTS

<u>School Year</u>	<u>Number of Students</u>	<u>Percent of District Wide School Age Population</u>
1984-1985	190	7.43
1985-1986	185	7.29
1986-1987	156	6.17
1987-1988	141	5.68
1988-1989	135	5.45

**SOURCE:** Mr. Royce Beaverson, Attendance Officer, Northeastern School District

As Table 35 indicates, the number of students attending non-public schools has been on the decline over the past five (5) years. This coincides with the declining enrollment of individuals attending public schools.

### Higher Education Facilities

There are several colleges and universities located within reasonable commuting distance of East Manchester Township. In a sense, these colleges serve East Manchester Township as "community college" in that they provide students an opportunity to live at home while obtaining a college degree. York College of Pennsylvania located in York, offers undergraduate programs in many disciplines, and the Pennsylvania State University, York Campus, is a branch campus of the Pennsylvania State University.

Other colleges which are within reasonable commuting distance from East Manchester Township are Millersville University, Millersville, (Lancaster County), Franklin and Marshall in Lancaster, Elizabethtown College in Elizabethtown, the Penn State Campus in Middletown and the Harrisburg Area Community College in Harrisburg.

## POLICE PROTECTION

East Manchester Township is served by the Northeastern Regional Police Department for which is headquartered in the township building. Present manpower consists of one chief and five officers. Four patrol cars are available for emergency responses.

The police department maintains records of all police calls made since 1977. Police calls made in recent years are shown in Table 36.

TABLE 36  
POLICE DEPARTMENT RECORDS

<u>Year</u>	<u>Number of Calls</u>	<u>Number of Officers</u>	<u>Number of Vehicles</u>
1986	1,805	5	4
1987	2,184	6	4
1988	2,285	6	4

SOURCE: Northeastern Regional Police Department

Of the 2,285 calls made in 1988, over 25 percent were traffic-related complaints (accident investigations, and motor vehicle violations).

## FIRE PROTECTION

East Manchester Township is served entirely by local volunteer fire companies. Mt. Wolf Fire Station, and the Manchester Fire Station have a total of eight (8) vehicles. A breakdown by vehicle types is shown in Table 37.

TABLE 37  
EQUIPMENT BY FIRE STATION

<u>Station Name</u>	<u>Station Number</u>	<u>Engines</u>	<u>Tankers</u>	<u>Trucks</u>	<u>Ambulances</u>
Mt. Wolf	22	2	1	1	
Manchester	23	1	1	1	1
TOTAL		3	2	2	1

SOURCE: Emergency Management Agency, York County

All calls for fire emergencies are handled by the York County Emergency Management Agency located at the Courthouse in York City. Currently, all fire equipment is dispatched through the County's system. Although this system has improved response times, the Emergency Management Agency has indicated that often it has resulted in inefficiencies due to the fact that fire trucks from one station have passed other stations on route to a fire incident. To overcome this, the Emergency Management Agency is in the process of installing a box system for the entire county. The box system will identify all fire companies in the County, and areas adjacent to or within each box will be served by the immediate fire company. The box system will alleviate a situation where a fire company responds to a call and passes another fire company on route to the site. This will improve efficiency, reduce response times which in turn will mean less fire damage and loss of life due to fire.

The fire stations serving East Manchester Township also have mutual aid agreements with several fire companies. These companies include Station 24 of Emigsville, Station 26 of Strinestown, and Station 27 of York Haven. A Mutual Aid Agreement ensures that all areas will have fire protection. For instance, if Station 22 of Mt. Wolf and Station 23 of Manchester respond to a fire, the East Manchester Township area will continue to have fire protection through one of the mutual aid stations listed above. In the event of a large fire, a mutual aid company would respond to assist in extinguishing the fire. As the term mutual aid implies, East Manchester Fire Company's may cover for another fire station while it is on a call, or one of the companies may be called in the event of a large fire.

Since each of the fire companies are volunteer, they receive little financial support from their respective municipalities. The governmental support that they do receive is in terms of equipment and maintenance. Other financial support they receive is a result of the support and good will of each community. In both instances, these companies are well supported, have modern equipment and enthusiastic membership, and their success in fire control is commendable. Map 11 shows the location of each fire company.

## **RELIGIOUS FACILITIES**

East Manchester Township, like many other communities in this portion of Pennsylvania, as founded on the principals of religious freedom. Many of the early settlers of the Township were of German descent that came to the New World in the early 1700's seeking an escape from the religious oppressions which existed in Europe. Some of the religious institutions in the area were founded by descendants of the early settlers and reflect their religious beliefs. Table 38 lists the churches found in East Manchester Township, as well as the neighboring Boroughs of Manchester and Mt. Wolf.

TABLE 38

RELIGIOUS FACILITIES OF EAST MANCHESTER TOWNSHIP

East Manchester Township:

Christ Lutheran Church  
Starview United Methodist Church  
Manchester Assembly of God  
St. Paul's United Methodist Church  
Christian Community Fellowship Church  
Starview United Church of Christ  
Community United Methodist Church (Saginaw)

Mt. Wolf and Manchester Boroughs:

Christian Missionary Alliance  
St. Thomas Congregational Church  
Christ Lutheran Church  
St. Paul's Lutheran Church  
Otterbein United Methodist Church

The facilities located in the Township are shown on Map 7.

**PARKS AND RECREATION**

Facilities for recreation are becoming more in demand due to a shorter work week, longer vacation periods, and a generally affluent society. Also important is the realization of the need for recreation for persons of all age groups. Since all people do not have the same type of recreation needs, and since the age of individuals varies so greatly, a range of recreation facilities to meet the needs of all of the people should be provided. These should include playgrounds, playfields, swimming facilities and space for quiet relaxation. The National Recreation Association recommends a minimum fifteen (15) acres of local recreation space per 1000 population. Of this amount, roughly 10 acres should be local ownership (municipally or school district owned) and roughly five (5) acres should be county owned.

Based on the 1980 population figure of 3,564 for East Manchester Township, approximately 53 acres of recreational land should currently be available. Based on the 1990 population of 3,714, 56 acres of recreational land should be available to East Manchester Township residents. The 1989 Land Use Survey tabulated acres in the Township in school land or parkland. In addition, the land area bordering the Susquehanna River provides opportunities for fishing, boating, walking, and other passive recreational activities.

As can be seen on Map 7, the Township is served by several play grounds and parks. With the exception of John Rudy County Park, the recreation facilities are located in or near the developed areas of the Township. The recreation areas associated with the schools in Manchester and Mt. Wolf Boroughs, while located outside the Township boundaries, nevertheless provide park and recreation facilities to Township residents. The Village of Saginaw is served by a small community playground. The remaining area of the Township is less developed and thus it does not need immediate park facilities. John Rudy County Park, located in the southwestern corner of the Township, provides facilities for family picnics, a trail for hiking, and fields for playing.

Based on the standards presented, the Township has an inadequate provision of park and recreation facilities within Township Boundaries. As the population of the Township grows the need for recreation facilities in addition to those located in Boroughs will arise.

Within the Township there are two sportsman clubs and a YMCA camp. Although these facilities serve a specific clientele, they do warrant mention as they provide a valuable service.

#### LIBRARIES

At this time, there are no public libraries located in East Manchester Township. This is not to say that residents of the Township do not use local libraries, as public libraries are available in the City of York, York Haven Borough, and Dover Borough. Table 39 lists the resources available at each of these libraries. The American Library Association recommends that public libraries maintain 1.5 volumes per capita. Based on this standard, East Manchester Township should have needed a library with 5,346 volumes to serve the 1980 population. By 1990, this library would need 6,671 volumes, and by the year 2000 this library would need 7,875 volumes.

TABLE 39

#### LIBRARY RESOURCES AVAILABLE TO EAST MANCHESTER TOWNSHIP RESIDENTS

<u>Library Name</u>	<u>Location</u>	<u>Number of Volumes</u>
Dover Library	Dover	9,000
Martin Memorial	York City	120,000
York Haven Library	York Haven	9,000
TOTAL		138,000

SOURCE: York County Library System Office

Many private libraries also exist in the Township. These libraries include academic, religious, industrial, business and medical libraries. Many of these libraries are not open to the direct public, but they represent an important resource which should be considered in any study considering the development of a public library for East Manchester Township.

#### HOSPITALS AND HEALTH CARE

Although there are no hospitals in East Manchester Township, the residents are served by two (2) general care hospitals with a total of 740 beds and one specialized care (physical rehabilitation) hospital with 88 beds. Table 40 lists each hospital along with the number of beds maintained by each.

TABLE 40

#### NUMBER OF BEDS PER HOSPITAL

<u>Hospital Name</u>	<u>Number of Beds</u>
Memorial Hospital	152
York Hospital	588
Rehab Hospital of York	88
TOTAL	828

SOURCE: Admission Office of respective hospitals.

In addition to these hospitals, Township residents can pick from a large array of hospitals in Lancaster and Harrisburg areas. More specialized care is available at the Hershey Medical Center in Hershey, Pennsylvania.

#### NURSING HOMES AND RETIREMENT CENTERS

As of 1980, 10.16 percent of the Township population or 362 people, were aged 65 or older. The national trend towards an older population is apparent in East Manchester Township, as the share of the 1960 population 65 years and older was 7.55 percent compared to the 1980 share of 10.16 percent. As the elderly sector of the Township's population increases, the demand on nursing homes and retirement centers will increase. Although there are no nursing homes or retirement centers in East Manchester Township, there is an abundance of these facilities in the York area, Harrisburg, and Lancaster areas. To determine the adequacy of these facilities would require a detailed analysis of the regions elderly population, a detailed inventory of the resources and services offered by these facilities, and an examination of elderly population projections. This analysis is not in the purview of this study.

## UTILITIES AND SERVICES

The availability of the various utilities in East Manchester Township is important both in terms of its present development and its future growth. As with most areas experiencing growth, East Manchester Township is facing a growing need for public water and public sewerage facilities. These facilities should be sufficient not only for present needs, but also should be designed to facilitate future expansion. In the rural areas of the Township, care should be taken to assure a continued supply of groundwater and proper functioning of on-lot sewage disposal methods.

### WATER

A small portion of East Manchester Township is served by the York Water Company. Other community or public systems serve the Starview Mobile Home Park, and the community of Saginaw. The largest portion of the Township, in land area, is served by private individual wells.

Public water is presently available only in the southwestern corner of the Township extending in a northeasterly direction to the Boroughs of Manchester and Mt. Wolf.

The York Water Company's source of water is Lake Redman, located approximately ten miles south of the City of York. Backup sources include Codorus Creek and Lake Williams.

The water company authorizes extensions to its distribution system to serve new development. No major expansions or additions to the water company's storage or treatment facility are contemplated in the foreseeable future.

### SEWAGE TREATMENT

Public sewerage facilities serve much of the developed areas of the Township surrounding the Boroughs of Manchester and Mt. Wolf. Currently, all areas of the Township which are sewered flow to the sewage treatment plant located along Hartman Creek just outside of the Borough of Mt. Wolf. This treatment plant has recently been expanded from a capacity of 0.4 MGD to 1.7 MGD.

It is anticipated that the design of the expanded treatment plant will provide additional capacity for future development. The design life of the expanded plant is twenty (20) years.

The area served by the expanded treatment plant is shown on the Utilities Map. The majority of the sewered area lies to the north of Mt. Wolf Borough, and to the south of Manchester Borough, along North George Street Extended and along Board Road. The area southeast of Mt. Wolf Borough along Starview Road and North Sherman Street Extended is also served by Mt. Wolf Treatment Plant. The Starview Mobile Home Park owns and operates a sewage treatment plant. This plant currently meets DER standards and provides efficient and economical treatment. The Township Engineer has concluded that the plant will meet the needs of the Starview Mobile Home Park for the next fifteen years.

## TRANSPORTATION SYSTEMS

### EXISTING THOROUGHFARE SYSTEM

Traffic patterns in East Manchester Township reflect its position with respect to the overall travel network in York County. Due to its location, traffic originating in other communities passes through the Township to destinations beyond. There are also facilities within the Township which generate their own volumes of traffic. Similarly, the various intensities of residential and other uses contribute to the pattern of traffic in the area. Some land uses give rise to greater volumes of traffic than others. Some are more continuous generators through the day or at specific times of the day. Still others only intermittently generate large volumes of traffic. On the basis of these specific characteristics, it is possible to place traffic generators into one of three groups. First are the residential and commercial uses which can be expected to generate relatively continuous amounts of traffic throughout the day. Then, there are uses such as schools or industries, which can be expected to contribute large amounts of traffic at the beginning and close of their days, with minimal amounts during other hours. Finally, there are community uses such as churches, which give rise to periodic increases in traffic flow.

Any network of roads and highways must serve three basic objectives. First, the network should permit safe, expedient movement of traffic within and through an area. Second, a network should make all of the component parts of an area accessible to one another and to external areas. Third, a network should fit in harmoniously with the overall development patterns; in other words, it should provide a basic line of communication between persons and places. Paving or widening roads that provide access to new highways encourages development of frontage because of the low development costs. The improvements also aid the handling of anticipated increases in traffic volumes and improved accessibility in the case of commercial development.

### Classification of Roads

In order to serve the first two objectives mentioned above, various types of highways are required. The Functional Classification Study - Federal Aid System, prepared by the Pennsylvania Department of Transportation, classified both urban and rural highways. The urban category applies to the urbanized areas within the Federal Aid Urban Boundaries. Under the urban category, street classifications were classified into four groups: (1) Urban Extension and Urban Principal Arterials; (2) Urban Minor Arterials; (3) Urban Collectors; and (4) Urban Locals. The following list defines the function of each of these groups:

<u>Classification</u>	<u>Function</u>
Urban Extension and Urban Principal Arterial	<p>Serves the major centers of activity of a metropolitan area, the highest traffic volume corridors and the longest trip desires. Carries the major portion of trips entering and leaving the urban area, as well as the majority of through movements desiring to bypass the central city.</p> <p>The principal arterial system includes (1) interstate highways, (2) other freeways and expressways, and (3) other principal arterials (with no control of access.)</p>
Urban Minor Arterial	<p>Interconnects with and augments the urban principal arterial system. Also distributes travel to geographic areas smaller than those identified with the higher system.</p>
Urban Collector	<p>Provides both land access service and traffic circulation within residential neighborhoods, commercial and industrial areas. Collects traffic from local streets and channels it into the arterial system.</p>
Urban Local	<p>Comprises all facilities not on one of the higher systems. Serves primarily to provide direct access to abutting land and access to the higher order systems. Service to through traffic movement is usually discouraged.</p>

The rural category applies to the non-urbanized areas of York County, including portions of East Manchester Township. The streets in the rural category were classified into four groups: (1) Rural Principal Arterials; (2) Rural Minor Arterials; (3) Rural Collectors; and (4) Rural Locals. The following list defines the function of each of these groups:

<u>Classification</u>	<u>Function</u>
Rural Principal Arterial/ Rural Primary Interstate	Serves corridor movements having trip length and travel density characteristics indicative of substantial statewide or interstate travel.
Rural Minor Arterial	Links cities and larger towns, and forms an integrated network providing interstate and inter-county service.
Rural Collector	Generally serves travel of primarily intra-county rather than statewide importance and constitutes the route on which predominant travel distances are shorter than on arterial routes. Rural collectors are subclassified into two categories - major and minor.
Rural Local	Serves primarily to provide access to adjacent land, and provides service to travel over relatively short distances as compared to collectors or other higher systems.

The Transportation Survey Map identifies the major system of highways and streets in East Manchester Township based on the above classifications. The Urban Area is also shown on the map.

There is one road in East Manchester Township that is classified as a Rural Primary Interstate. This road, Interstate 83 (S.R. 0083), is located in the northeastern quadrant of the township. Routes PA. 921 and PA. 24 are classified as Rural Principal arterials. Rural minor collectors include Canal Road (T-940), Wago Road (S.R. 1019), Long Road (S.R. 1006), Codorus Furnace Road (S.R. 1008), and Starview Road (S.R. 1010). PA Route 181 has two classifications. South of Manchester Borough, PA Route 181 is classified as an Urban Extension, while north of Manchester, PA, Route 181 is classified as a Rural Major Collector.

The remaining streets and roadways in the Township are classified as rural locals.

### Traffic Volumes

The ability of highways to carry large volumes of traffic is controlled by several factors. The number of traffic lanes, grades, sight distances, proportion of trucks, operating speeds, and roadway clearance are some of the more important elements which affect capacity.

The volume of traffic on the principal traffic routes in the Township is also shown on the Transportation Survey Map. Shown are 1989 annual average daily traffic counts (AADT) obtained from the Pennsylvania Department of Transportation's 1989 Roadway Management Information System Report.

Since East Manchester Township's traffic generators include industry, shopping centers, business etc., there are areas of traffic congestion. The highest volumes of traffic, other than that on Interstate 83, are seen on PA Route 181 (North George Street Extended) at its intersection with Beshore School Road (T-941), on PA Rt 24 (North Sherman Street Extended) at its intersection with Jeruselum School Road (T-949), and on Canal Road (T-940) between Manchester Street (T-951) and Park Street (T-959).

### Traffic Accidents

The utilization of the private automobile as the major mode of transportation within East Manchester Township contributes greatly to the occurrence of traffic accidents within the Township. According to the U.S. Bureau of Census, eighty-nine percent (89%) of the labor force in the Township in 1980 used a private automobile as the means of transportation to and from work. This high percentage, accompanied by additional volume created by through-traffic, shopping trips, etc., increases the potential for traffic accidents.

The Northeastern Regional Police Department maintains detailed records on reportable accidents. A reportable accident is one in which a person is injured or killed, or in which vehicle(s) involved have to be towed from the scene.

Table 41 lists the number of accidents during the period 1983 through 1989 for which the police department has records. (The locations of major traffic accident concentrations in the Township are shown on the Transportation Survey Map.) During this seven year period, a total of 597 accidents occurred. The majority of these accidents, 450, were mid-block accidents; 135 accidents were classified as intersection accidents; an additional 12 accidents occurred on private property (i.e. commercial parking lots). The high rate of mid-block accidents is attributed to such causes as excessive speed, DUI, inclement weather conditions, mechanical failure, improper passing/turning, etc. Most of the intersection accidents occurred as a result of improper turns, stop sign violations, etc. Of the 597 accidents that occurred from 1983 to 1989, approximately one-fourth resulted in injury. During the seven year period, 6 fatalities and 197 injuries were recorded.

TABLE 41

NUMBER AND SEVERITY OF TRAFFIC ACCIDENTS  
EAST MANCHESTER TOWNSHIP

Year	Total Accidents	Injury Accidents	Persons Killed	Persons Injured	Non-Injury Accidents
1989	100	34	1	46	66
1988	86	20	0	27	66
1987	85	28	0	35	57
1986	115	17	0	19	98
1985	71	13	5	20	58
1984	72	17	0	29	55
1983	68	15	0	21	53
TOTAL	597	144	6	197	453

SOURCE: Northeastern Regional Police Department

The major traffic accident areas in the Township, as identified on the Transportation Survey Map, include the following:

- Route 181 north of Manchester Borough
- Route 181 south of Manchester Borough
- Wago Road / Gut Road / Board Road area
- Locust Point Road / Canal Road / Rt. 921 area
- Route 24 / Mundis Race Road / Codorus Creek
- Board Road at Willow Springs Lane
- Route 181 at Big Conewago Road
- Route 181 at Loucks Street
- Route 921 at Board Road
- Board Road at Beshore School Road
- Route 24 at Codorus Furnace Road
- Route 24 at Long Road
- Long Road at Gravel Hill Road

**RAIL TRANSPORTATION**

The only rail lines within the boundaries of East Manchester Township are located along the shores of the Susquehanna River, adjacent to Hartman Creek, and along Route 181, south of Manchester Borough.

These lines, which are part of the Conrail System, carry freight traffic from Harrisburg and points north and east of the Township along the Susquehanna River. The rail line, which runs through Manchester and Mt. Wolf Boroughs provides local freight service to each of these boroughs, as well as to the remainder of York County. All rail service in the East Manchester Township area is freight related. Currently the railroads do not play a role in public transportation.

The existing rail facilities have a limited importance to East Manchester Township at the present time. To improve the benefits of rail transportation, facilities would have to be constructed so that local service could be provided.

The existing rail facilities will play a vital role in the future development of the Township. Being located as they are along the shores of the Susquehanna River for the entire length of the Township, they severely impede access to and development of river front properties.

#### **AIR TRANSPORTATION**

Currently there are no commercial airports in East Manchester Township. Within the bounds of York County there are several private airports, but no commercial airports. To obtain commercial service, residents of East Manchester Township must travel to the Harrisburg International Airport in Middletown, or the Capital City Airport in New Cumberland. Each of these facilities offer an FFA Control Tower, a terminal building, snack bar, airplane hangers, charter services, fuel sales, and other services associated with an airport.

#### **PUBLIC TRANSPORTATION**

The York County Transportation Authority (YCTA) is the organization designated to provide public transit service on a county-wide basis in York County. The YCTA was created as a result of the merger of the York Area Transportation Authority (YATA) and The York Transportation Club (YTC). Community Transit, Incorporated is the management team which oversees the operation of the transit services for the YCTA.

Public transportation systems are rather limited in East Manchester Township. Community Transit, Inc., currently operates one (1) bus route in the Township. This route provides bus service to the Manchester and Mt. Wolf area. As of 1986, this route was averaging 13,772 riders per year. By 1988, ridership had jumped to 16,500 per year; an increase of 19.81 percent over the 1986 annual rate.

Community Transit, Inc., also provides transportation services for the elderly population of York County. It will provide transportation for the elderly to the doctor's office, and to other social services at no charge. If an elderly person desires transportation to a shopping mall or other commercial facility, they will charge a minimal fee.

Private, regional transit service is provided by F & S Transportation of Manchester. The York Cab Company provides taxi service to East Manchester Township. Both these services are offered for a fee.

# **PLANNING PROPOSALS**

## COMMUNITY DEVELOPMENT GOALS AND OBJECTIVES

The direction of York County's physical, social and economic being, to meet present and future needs, is the responsibility of all citizens and institutions in York County. Through leadership provided by York County government, all municipalities working together should strive to maintain and reinforce the uniqueness of the present and yet provide for future growth as it relates to our physical, social and economic development.

The overall goal guiding the future development of a local community is the creation of physical, social and economic environments which will continue to provide its residents with increasingly better places in which to live, work and play. Above all, protection of the public health, safety and general welfare is a basic goal in the formulation of East Manchester Township's Comprehensive Plan and its implementation. In doing so, a continued tax base to support the Township will also be preserved.

More specific community goals have been identified by the East Manchester Township Planning Commission as they relate to the four major components of the Comprehensive Plan. They are as follows:

### GOALS USED TO DEVELOP THE FUTURE LAND USE PLAN

1. To develop residential areas which include several types of uses which complement one another but are carefully located within the neighborhood to prevent conflicts among the different uses.
2. To provide adequate areas for commercial and industrial uses in locations which will cause a minimum of problems for all concerned.
3. To locate urban development in a pattern which can be easily serviced by various community facilities and utilities, with adequate transportation facilities, and with considerations for energy conservation.
4. To minimize the conflicts between the agricultural and suburban sections of the Township by directing urbanization to areas away from prime agricultural sections.
5. To encourage the retention of agriculture as a sound economic activity.
6. To encourage the preservation of as much of the rural character of the Township as possible, by conserving areas of woodland and open space - especially in areas of flood plains and steep slopes.

#### **GOALS USED TO DEVELOP THE HOUSING PLAN**

1. To provide for the diverse housing needs of all existing and future Township residents.

#### **GOALS USED TO DEVELOP THE TRANSPORTATION PLAN**

1. To provide for arterial highways which can adequately carry anticipated through traffic volumes and provide safe access to major traffic generators - both in the Township and in areas serving the Township. Access to these arterial highways should be carefully controlled to prevent conflicts between local and arterial traffic.
2. To provide a system of collector roads which can efficiently carry local traffic between residential areas, and to and from arterial highways.
3. To insure the maintenance of the exclusively local nature of residential streets, thereby keeping the residential areas free of any but low speed, low volume local traffic.
4. To provide sufficient off-street parking to maximize the use of high-cost roadways to carry vehicular traffic.
5. To provide for a balanced system of transportation and transit facilities in order to minimize energy utilization and to meet the different needs of people, business and industry.

#### **GOALS USED TO DEVELOP THE COMMUNITY FACILITIES PLAN**

1. To preserve adequate open space and recreation areas in the Township to serve the growing needs for leisure time activities.
2. To provide adequate fire and police protection facilities and other community facilities and services to assure the welfare and safety of the residents in all parts of the Township.
3. To provide adequate stormwater management facilities for the protection and preservation of existing and future water supplies - both surface and subsurface - and the protection of private and public property.

## **POLICY STATEMENTS**

Direction in planning for future land use is given primarily by the formulation of Development Goals which describe what is to be accomplished. The next logical step then is to set forth policy statements (objectives) which outline the procedure to accomplish these goals.

### Agriculture Preservation Objectives

Prevent rural areas from becoming the dumping grounds for land uses that are not wanted elsewhere.

Preserve the more productive soils for farming.

Protect the economic base of local agricultural activities.

Keep productive farming areas in agriculture.

Create zoning controls which will encourage the continuance of agricultural activities.

Avoid restricting or hampering agriculture because of preventable urban-agricultural conflicts.

Prevent an unfair shifting to agricultural taxpayers of public construction and service costs.

### Conservation Objectives

Encourage the retention of farm and forest lands and other open space uses in order to help meet the requirements of environmental health.

Protect the tremendous investment that already exists in homes, commercial, industrial and agricultural enterprises, highways and countless other private and public facilities.

Plan future growth and development to enhance the value of existing man-made improvements.

Make possible an effective program of historic preservation with the joint participation of individual citizens, interested civic groups and all levels of government.

Preserve floodplains and wetlands and steep slope areas by the use of restrictive zoning measures such as floodplain controls.

### Residential Objectives

Assure that residential areas have sufficient space, privacy and convenience to meet accepted standards of community health, safety and welfare.

Assure that residential areas are orderly and aesthetically pleasing.

Create an orderly pattern of growth by encouraging new development in areas which can be economically served by utilities and roadways, while discouraging new development in areas where construction and service costs would be excessive.

### Housing Objectives

Encourage the development of a full range of housing types in order to meet the varying needs of all families.

Maintain or raise residential values by preventing the introduction of unsuitable uses, by requiring good standards in new residential development, and by preserving, protecting and using natural beauty whenever possible.

Rehabilitate, replace or eliminate physically unsound or poorly located structures and facilities.

### Commercial Objectives

Limit the number of business locations, giving primary consideration to established commercial groups and the need to protect existing residential areas.

Plan commercial areas so that they are convenient to residential areas and provide sites which have easy access for customers, employees and suppliers.

Locate commercial development near to major traffic thoroughfares, while at the same time separating commercial traffic from through traffic.

Discourage spot commercial and strip commercial development along highways and encourage instead planned clusters of commercial development.

Provide adequate offstreet parking and loading areas in all shopping developments and, to the extent possible, separate vehicular and pedestrian traffic.

Require shopping developments that are attractively designed and landscaped and buffered from residential uses.

## Industrial Objectives

Locate industrial areas so that they will be easily accessible to the transportation system, labor supply, raw materials, markets and related activities. However, the industrial areas should be located apart from residential areas, so that industrial traffic patterns will not conflict with residential traffic.

Protect future industrial areas from encroachment by other land uses during the period of time preceding their development into industrial sites.

Develop industry to modern standards with adequate sites which will allow for future expansion, adequate offstreet parking and loading facilities, and adequate buffer areas where adjacent to other uses.

Encourage a wide range of industry types in order to assure a more balanced future economic base.

Establish strict controls which will prevent hazards to public health, safety and welfare and will assure the maintenance of property values.

Give primary consideration to the effect that a particular industry at a particular site will have on the natural environment.

Control adverse effects of industrial development through the use of design and performance standards.

## Community Facilities Objectives

Construct new structures or renovate existing unused structures to provide space for community administrative, maintenance, protection and cultural functions.

Encourage the development of private and semi-private recreation facilities.

Preserve open areas which have a potential for natural recreational sites.

Combine public and semi-public buildings and recreational sites whenever possible in order to benefit from convenience and economy.

Assure the development of neighborhood playgrounds by requiring (1) donations of land, or (2) monetary donations in lieu of land, from developers of new residential subdivisions.

## Transportation Objectives

Add new streets to the road system to serve proposed new uses.

Assure that new streets and roadways fit into the existing system so that both will function effectively and safely.

Improve existing major roads to handle increased traffic. Since major roads receive state aid, the cooperation of the proper agencies must be solicited to ensure adequate and timely improvements to the municipality's roads.

Eliminate on-street parking from major roadways.

Schedule a program of widening and resurfacing local roads.

Concentrate local maintenance funds in areas of greatest need.

Encourage and support the provision of a rural mass transit system in the county to meet the needs of the Township's transit-dependent citizens, particularly in the developing Route 24 Corridor.

Continually revise the Transportation Plan as new elements are proposed at Federal, State and County levels.

## DEVELOPMENT STANDARDS

Closely allied to the Community Development Goals and Objectives are technical guidelines or standards. These standards represent an accumulation of planning experience by many agencies and individuals over an extended period of time. These standards were analyzed for their suitability to East Manchester Township and have been modified as deemed necessary to meet local needs.

### GENERAL DEVELOPMENT STANDARDS

Basic guidelines for all types of development can be evolved from the information discussed in the physical characteristics section of the background studies. Reference should be made to this section when reviewing development proposals. Among the guidelines to be considered are the ability of the soil to provide proper bearing capacity for structures, the appropriateness of a site for development based on internal and external drainage, and the important consideration of slope.

Generally, landforms having a slope from 0 to 8 percent are suitable for most types of development, provided all other conditions are favorable. Commercial and industrial development should not occur on slopes greater than 10 percent. Large scale residential development can occur on slopes up to 15 percent. Slopes ranging from 15 to 25 percent can accommodate individual homes on large lots. In areas where the slope of the landform exceeds 25 percent, no development should take place.

Land which is designated as being in the flood plain or wetlands should not be developed except as a conservation or recreation area. Areas which have a high water table or have soil that has poor permeability should be developed only to the extent that public water and sewer can be economically provided. Neither of these types of soil areas can readily accept on-lot sewage facilities. Also, in order to overcome the adverse conditions caused by a high water table, special expensive construction methods need to be employed to properly develop such areas.

### Residential Standards

The requirements for residential uses are quite varied. Families with young children have much different requirements from those with teen-age children. The requirements for young couples and the elderly are also different, as are those for single persons. A well-rounded community will provide areas in which each person or family can find residential accommodations which best suit individual needs. Space requirements for the various types of housing structures (single family, two-family, row or townhouse, and multi-family) should be specified in the Township Zoning Ordinance. These requirements will set forth density patterns, that is, the number of family units per acre.

Densities below 4 to 5 dwelling units/acre may be considered to be wasteful of land when municipal water and sewer facilities are provided. However, that is not to say that there should be no development at a lower density in such areas.

Certainly individual, scattered, one-acre or larger lots are acceptable; however, there should be no extensive developments of one-acre or larger lots in areas designated for continued rural uses, nor in proposed utilities service areas.

In order to assure proper environmental conditions, housing standards should be set forth in the form of Building and Housing Codes; and these codes should be properly administered and stringently enforced.

### Commercial Standards

Commercial activities by their nature have a variety of forms and characteristics, each with differing land area and location requirements.

Local commercial centers would include the sale of convenience goods, food, and services to satisfy the immediate needs of a neighborhood. Current planning practice is to group stores into a coordinated, compact, local shopping center with shared parking and service areas. Lot sizes need to be sufficient to provide for adequate building setbacks and surrounding yard space so that the commercial uses do not interfere with adjacent residential activities. Ideally, one such area should be located within one-half to three-quarters of a mile of every home in developed urban areas. This is equivalent to five minutes travel time by automobile.

Community shopping centers provide a full range of commercial activities from department stores to personal services. They serve an entire community as well as the area immediately surrounding the community. It is important that this type of facility be centrally located near intersections of major community roadways. Adequate parking facilities, traffic control devices including internal traffic lanes, buffer areas and landscaping are mandatory.

Standards for these types of commercial facilities are indicated in Tables 42 and 43. These standards are applicable to East Manchester Township as it relates to the York County area. Based on population projections prepared for the Township, several local commercial centers can be supported. The continuation of local commercial activity along Pa. Route 181 is anticipated.

No commercial development should occur that cannot be served by municipal utilities, cannot provide adequate off-street parking with safe entrance and egress to roadways, and does not have proper internal circulation for both vehicles and pedestrians.

TABLE 42

AREA STANDARDS FOR COMMERCIAL AREAS

	<u>POPULATION SERVED</u>	<u>ACREAGE</u>	<u>FLOOR AREA RANGE</u>
Local Commercial Area	500-1,500	Up to 5 Acres	1,000-15,000 sq. ft.
Community Commercial Area	2,000-5,000	4-8 Acres	15,000-30,000 sq. ft.
Highway Commercial Area	(Standards are specific to the type of roadway)		

TABLE 43

LOCATION STANDARDS FOR COMMERCIAL AREAS

	<u>FUNCTION</u>	<u>COMMERCIAL USES</u>	<u>LOCATION</u>
Local Commercial Area	Serves portion of a neighborhood, a small town or rural area with convenience goods.	Can vary from a single grocery store serving a small town or rural area, to a number of convenience goods.	Located on major road convenient to small town or subdivision or at rural cross-roads.
Community Commercial Area	Serves town and surrounding area but has little regional attraction.	Moderate range of retail outlets centered around major department stores.	Near intersection of major community roads.
Highway Commercial Area	Provides travel oriented services to traveler and to local residents.	Auto oriented services from hotel; motel and restaurant facilities to service stations.	At intersection of major roads.

## Industrial Standards

The typical community depends, to a great degree, on industry for its support and, conversely, industry also depends on the community. It is the community that furnishes the labor force, utilities, protective services, and transportation network that industry needs for successful operation. However, there is a great awareness among industrialists that economics is not the sole determinant of plant location. The determination of a desirable location is also directly related to community planning and the satisfaction of employees. Recent examples of industrial location indicate a desire on the part of the industry to locate in communities which are well balanced and which have competently managed planning programs. It is in industry's best interest to have a well-planned community. Today, industry is looking to community planning officials to guide orderly community growth.

Since so many factors are involved in industrial location, no formula can be used to predict the exact amount of land which should be reserved for industrial purposes in East Manchester Township. However, the size of individual sites can be estimated based on a worker per gross acre ratio: extensive industry - 0.5 workers per acre, and intensive industry - 8.0 workers per acre.

Industrial sites should be located near major roadways or access roads capable of carrying the traffic generated by industrial use. The sites must be large enough to provide 100 percent off-street parking and required buffer strips, and should be properly landscaped. The sites should also be of sufficient size and the buildings placed so as to negate the effects of vibration, heat, noise and glare at the property or street lines. Industrial sites should be level to nearly level and be capable of supporting large buildings.

Utilities expansion and industrial development must be carefully correlated. Quite often industries require oversized water mains as well as a high volume of supply. The possibility of utilizing on-site wells should not be overlooked. Waste disposal can also be a serious problem, particularly when considerable amounts of water are used for processing. Sanitary sewers serving industrial areas generally must have a larger capacity than for other uses.

## Public Facility Standards

For the most part, standards concerning the various public or community facilities are those adopted by various "interest groups."

## Recreation Standards

Facilities for recreation are becoming more in demand due to a shorter work week, longer vacation periods, and a generally affluent society. Also important is the realization of the need for recreation for persons of all age groups and physical capabilities.

The following types of recreation facilities emphasize general needs comparable to the area being served. Table 44 indicates general standards for recreation areas.

1. Play-Lot - The play lot is directly related and oriented to the individual home. It is designed for use by pre-school children for areas where individual yard space is either insufficient or nonexistent. A playlot is usually located in the middle of a block and is accessible without crossing a major street. It should include both paved and turf surfaces, play equipment, fencing, landscaping and benches.
2. Playground - This facility is designed for serving the active play needs of children 5 to 15 years old. Since, to a large extent, the playground is used by elementary school age children, the ideal location is adjacent to an elementary school. The well-developed playground usually provides an apparatus area, open space for informal play, fields and courts for games, shaded areas for passive activities and a sheltered area with a drinking fountain and/or toilet facilities.
3. Playfield (Community) - This facility provides diversified recreational opportunities for all age groups. Activities commonly included are baseball, football and others which require more space than playgrounds can provide. Playfields also include specialized facilities such as swimming pools, skating rinks, and bandstands. Off-street parking, night lighting and toilet facilities should be included.
4. Park (Community) - Park areas fulfill a community's need for passive recreation; they provide a pleasant place where families can picnic, older residents meet and children play informally. These facilities are often developed in conjunction with a playfield. Since the value of a park lies primarily in the utilization of its natural features, a large part of the park should be in woodland, open lawn or meadowland. The size should be sufficient to neutralize adjacent land uses.

**TABLE 44**  
**STANDARDS FOR RECREATION AREAS**

<u>TYPE OF AREA</u>	<u>ACRES PER 1000 POPULATION</u>	<u>SITE SIZE (ACRES)</u>		<u>RADIUS OF AREA SERVED (MI.)</u>
		<u>IDEAL</u>	<u>MIN.</u>	
Play Lot	0.5	1		
Playground	1.5	4	2	0.5
Playfield	1.5	15	10	2.0
Community Park	3.5	100	40	3.0

Source: DeChiara and Koppelman, Planning Design Criteria, 1975

## School Sites

While the ultimate selection of school sites is within the jurisdiction of the school administrators, it is important that land planners indicate those areas for schools they deem best suited to the overall interest of the community. The National Council of Schoolhouse Construction has established the following criteria which serve to summarize factors of importance in evaluating proposed school sites:

The site should be large enough to accommodate adequately the necessary buildings and to provide ample space for outdoor instruction and recreation, for parking, and for future expansion of buildings and play areas.

The site should be readily accessible to children who will attend the school and also to the general public for community use.

The site should be located so that water, sewers, electricity, and other utilities can be provided at a reasonable cost.

The site should have an elevation and contour which will insure good drainage and a type of subsoil which provides a stable base for building footings and foundations.

The site should be selected with due regard to its proximity to public recreational, educational and cultural facilities such as parks, libraries, and museums.

The site should be attractive, lend itself readily to landscaping and be in a beautiful natural environment. The site should be purchased before the need for it becomes critical.

The site size problem varies with the needs of the type of school organization and in terms of the age and development status of the particular community or school district. The site size guidelines indicated in Table 45 should be considered as the minimums. Table 46 shows the generally accepted standards relating to time-distance relationships.

TABLE 45

## SCHOOL SITE SIZE STANDARDS

<u>SCHOOL</u>	<u>URBAN AREA</u>	<u>SUBURBAN AREA</u>	<u>RURAL AREA</u>
Elementary	8-12 acres	18-20 acres	10-14 acres
Junior High	20-25 acres	25-30 acres	20 acres
Junior-Senior	35-40 acres	40-45 acres	40-45 acres
Senior High	35-40 acres	40-45 acres	40-45 acres

Source: Pennsylvania Department of Education: Principles and Criteria for Selection and Development of School Sites.

TABLE 46

## TIME-DISTANCE STANDARDS

<u>SCHOOL</u>	<u>WALKING DISTANCE</u>	<u>MAXIMUM TRAVEL TIME</u>
Elementary	1/2 mile	20 minutes
Junior High	1 mile	30 minutes
Senior High	1 1/2 mile	45 minutes

Source: American Society of Planning Officials, PAS Report No. 175

In addition to the site requirements, consideration should be given to location with regard to environment. The following criteria should be followed to the greatest extent possible:

Safe and healthful conditions for pupils and teachers on the school grounds, in the building and in the neighborhood of the school.

Freedom from disturbing noises, such as factory whistles, and those caused by various types of traffic.

Freedom from exposure to obnoxious and harmful odors and/or gases which may be generated by nearby agricultural, commercial, industrial or other activities.

#### Administrative Space

The accepted criterion for office needs (public or private) is an average of 300 square feet per employee. This space takes into account space needed for archives, equipment and visitors. Administrative requirements for communities having populations in the same range as East Manchester Township can be used as guidelines for determining total space requirements. Studies made in five small communities in rural areas indicate that the ratio of adminis-

trative space to population should be approximately one square foot of office area per resident.

In addition to administrative requirements, space for meetings, maintenance and storage of equipment, and adequate parking for employees and visitors are all necessary. The area needed for parking can be computed by allocating a minimum of two parking spaces per employee. The probable number of employees can be based on the average ratio of personnel to population in the five communities studied, which is as follows:

General Administration	-	0.8/1,000 population
Police	-	1.0/1,000 population
Total Personnel	-	1.8/1,000 population

#### Fire Protection

National Fire Underwriters' standards for equipment and service should be met in order to keep fire insurance rates at the lowest possible levels. In addition, service area standards adopted at the county level should be followed. Suggested standards are shown in Table 47.

TABLE 47

#### FIRE PROTECTION STANDARDS

<u>TYPE OF DEVELOPMENT</u>	<u>SERVICE RADIUS</u>
High Value Commercial and Industrial Areas and High Density Residential	1/2 to 1 Mile
Urban Residential	1 to 1-1/2 Miles
Rural Residential	3 Miles

#### Police Protection

A frequently used measure for evaluating a community's police force is the number of policemen employed for each 1,000 residents. The National League of Cities recommends a ratio of two policemen per 1,000 population in municipalities of 25,000 or less.

Along with the requirement for manpower is the requirement for police facilities and equipment, where possible and economically feasible, the police department should be located in separate police

facilities. The following standards are applicable to the siting and physical characteristics of police stations:

**TABLE 48**  
**STANDARDS FOR POLICE STATIONS\***

Site Selection Standards

1. The site should be near the geographic center of the service area.
2. The site should be on a major street, with good access to all parts of the service area.
3. The site should be near concentrations of commercial and industrial uses and highest crime areas.
4. A site in a commercial area is preferable to a site in a residential area.

Physical Facilities Standards

1. The police station should be a free-standing, single structure, separate from other agencies, bureaus and functions.
2. Where a separate structure is impossible, and the police station occupies a building along with other occupants, separate entrances should exist for police department business and prisoner movements.
3. The physical facility of the small local or district police station should emphasize administration and service to the public rather than long-term incarceration of prisoners.
4. Interior architectural arrangements are particularly important in small stations, and merit considerable study.

\*Source: International City Managers' Association, Principles and Practice of Urban Planning, 1968.

**HIGHWAY STANDARDS**

Along with community growth and development comes the need for improved and additional streets to accommodate increased traffic. The criteria shown on Tables 49 and 50 should be followed in the construction of new roadways and, to the extent possible, they should be followed when rebuilding older roadways.

TABLE 49  
ROADWAY STANDARDS  
URBAN HIGHWAY SYSTEM

Functional Classification	Design Standards	Traffic Lanes X Width	Parking Lanes X Width	Shoulder Areas X Width	Border Areas X Width	Median Width	Required Right-of-Way	Recommended Right-of-Way	Recommended Building Setback
Urban	maximum	5 X 12	2 X 10	2 X 10	2 X 14	16	124	100	50
Extension	minimum	2 X 12	2 X 10	2 X 10	2 X 4	-	50		
Urban Principal	maximum	4 X 12	2 X 10	2 X 10	2 X 14	-	112	100	50
Arterial	minimum	2 X 12	2 X 10	2 X 10	2 X 4	-	50		
Urban Minor	maximum	4 X 12	2 X 10	2 X 10	2 X 14	16	112	80	40
Arterial	minimum	2 X 12	2 X 10	2 X 10	2 X 4	-	50		
Urban	maximum	2 X 12	2 X 10	2 X 10	2 X 12	-	68	60	30
Collector	minimum	2 X 10	2 X 8	2 X 10	2 X 2	-	40		
Urban	maximum	2 X 12	2 X 10	2 X 10	2 X 12	-	68	50	25
Local	minimum	2 X 10	2 X 8	2 X 8	2 X 2	-	40		

Notes: All dimensions are in feet; where parking lanes are not required, shoulder areas must be provided.

Source: Guidelines for Design of Local Roads and Streets, Pennsylvania Department of Transportation Publication No. 70, April 1977.

TABLE 50  
ROADWAY STANDARDS  
RURAL HIGHWAY SYSTEM

Functional Classification	Design Standards	Traffic Lanes X Width	Shoulder Areas X Width	Border Areas X Width	Median Width	Required Right-of-Way	Recommended Right-of-Way	Recommended Building Setback
Rural Principal	maximum	5 X 12	2 X 10	2 X 20	6	126	100	50
Arterial	minimum	2 X 11	2 X 8	2 X 2	-	42		
Rural Minor	maximum	3 X 12	2 X 10	2 X 20	-	96	90	45
Arterial	minimum	2 X 11	2 X 8	2 X 2	-	42		
Rural Major	maximum	2 X 12	2 X 10	2 X 20	-	84	80	40
Collector	minimum	2 X 11	2 X 8	2 X 2	-	42		
Rural Local	maximum	2 X 11	2 X 8	2 X 8	-	54	50	25
	minimum	2 X 10	2 X 2	2 X 2	-	28		

NOTE: All dimensions are in feet.

SOURCE: Guidelines for Design of Local Roads and Streets, Pennsylvania Department of Transportation Publication No. 70, April 1977.

## PLAN PROPOSALS

### ENVIRONMENTAL PROPOSALS

1. Encourage the preservation of woodlands, steep slope areas, stream valleys and other environmentally sensitive areas. Maintenance of these areas in an undeveloped state will serve to protect wildlife habitats, highly erodable soils, water recharge areas, water quality and aesthetic and scenic locations. Further investigation should be undertaken in the areas of zoning for preservation of historic sites, significant woodlands and steep-slope areas.
2. Enforce regulations restricting development in the Township's designated floodplain areas. Continued strict enforcement of the Township's existing ordinance provisions relating to floodplains should minimize water damage due to flooding, as well as problems of soil erosion and sedimentation.
3. Encourage the formation of watershed associations to address the problems of water quality at the local level and to maintain high quality streams.
4. Enforce existing zoning, subdivision and land development, and storm drainage ordinance provisions and enact new provisions as needed to minimize the adverse effects of stormwater runoff, soil erosion and sedimentation from construction and/or agricultural activities. Regulations of the Township, the County and the Pennsylvania Department of Environmental Resources already in effect deal with the potential for soil erosion and sedimentation. Township officials must carefully review proposals for development as they relate to drainage - both during construction and after construction has been completed. And, more importantly, these ordinance provisions must be actively enforced to be effective.
5. Locate development in limestone bedrock areas only where subsurface conditions are suitable or where public sewage facilities will be provided. Limestone bedrock areas have the potential to be degraded if developed improperly. Since these areas are, for the most part, prime agricultural soil areas as well, there exists additional consideration for the minimization of new development.
6. Enact agricultural zoning provisions and/or encourage deed restrictions to preserve those areas of the Township which are in productive agricultural use. One of the primary goals of the Comprehensive Plan, as proposed, is the preservation of prime agricultural soils areas and the continuation of agriculture as a sound economic activity in the Township. The Township Supervisors should pursue a program (whether it be through zoning or some other means) to preserve as much agricultural land as possible. Close work between Township officials and the agricultural community will be the only way to achieve a program that is acceptable to all parties involved.

7. Support efforts relating to historic preservation in the Township. Various agencies and groups have expended considerable effort in the areas of research public education and field location of historic sites or areas. Private citizens, as well as Township agencies, can support these activities through financial support and/or active participation.
8. Investigate the enactment of ordinance provisions to ensure that proposals for development are reviewed by Township officials when historic sites or structures are effected. Most of the historic buildings/sites identified in the Township are scattered throughout the Township. At a minimum, the Township should work with potential developers to attempt to retain the historic character of historic sites previously identified (or to be identified) in the Township.
9. Enforce existing zoning ordinance provisions and enact new provisions as needed to minimize the adverse impacts of signs, accessory structures, junkyards and similar uses on the Township's visual landscape. Certain uses and structures can have an adverse effect on the aesthetics/visual appearance of an area. The proper regulations of signs and other accessory structures, along with the restriction of certain land uses in various zoning districts, can do much to minimize potential adverse impacts.

#### LAND USE PROPOSALS

10. Utilize zoning and subdivision/land development ordinances to ensure the minimization of conflicts between non-compatible land uses. The proper location of zoning districts can greatly reduce conflicts between non-compatible uses. Zoning ordinance provisions which require buffer yards and screening of nonresidential uses should also be employed.
11. Locate future land uses where they do not have an adverse effect on the Township's existing or future transportation system. Intensive development should be directed away from those areas of the Township where the transportation system is either overtaxed or projected to be so in the future.
12. Locate future land uses where they can be adequately served by the Township's transportation system Conversely, future development should be directed, through zoning, to those areas where the transportation system is adequate to handle the increased load, or where future roadway system construction and/or improvements are planned.
13. Include provisions in Township regulations to allow the utilization of energy conservation techniques in both residential and non-residential construction. The Township zoning ordinance should be reviewed and amended, as needed, to allow accessory uses such as solar collectors, windmills and similar apparatus required for various energy conservation systems. Building orientation to

maximize passive solar construction should also be permitted in the Township ordinances.

14. Encourage the use of the planned residential development technique to provide innovation in residential developments. The Township should consider amending their zoning ordinance to provide for planned residential developments. This technique could provide flexible controls which could be emphasized to potential developers along with the financial and aesthetic advantages of this form of development.
15. Coordinate with the school district and various County agencies to continually update information on the size and make-up of the Township's resident population so that adequate facilities and services can be provided to meet its varied needs. The Northeastern School District updates student population data annually. This information, combined with statistics and projections prepared by the York County Planning Commission and other county agencies is available to the Township. A current idea of the resident populations in various areas of the Township is a valuable tool on the part of municipal officials in assessing development proposals.

#### HOUSING PROPOSALS

16. Provide through zoning adequate land area in the Township to accommodate new residential areas for the projected increase in Township population. The resident population of the Township is anticipated to increase by nearly 48% between 1980 and the year 2000. Sufficient undeveloped land zoned for residential uses must be available to allow some degree of locational choices for future Township residents.
17. Work through the zoning and subdivision/land development ordinance process to provide for varying housing types and sizes to meet the needs of families of all sizes, incomes and age groups. The mix of housing types available in East Manchester Township has not changed dramatically since 1960. Single family dwellings still remain the predominate housing unit in the Township, but mobilehomes, both located in mobile home parks and on individual lots, increased significantly during the same time period. Recent trends suggest that the single family dwelling unit will remain the predominate housing type in the Township, with mobilehomes comprising an increasing percentage of the total Township housing stock. To provide for a greater mix of housing types and to ensure that families of different sizes, age groups, and incomes are not discriminated against, the Township Zoning Ordinance must have sufficient residential zoning districts available to provide for different housing types, at different densities, located on a minimum lot size which does not make a home purchase unaffordable.

18. Consider the enactment of building codes, housing codes or other codes as required to ensure adequate construction, fire safety and energy conservation. There are currently no Township enacted building/housing codes in East Manchester Township. Quality construction is left, to some extent, to the discretion of the individual builder. The Township Board of Supervisors should seriously consider some form of construction codes, along with the retaining of trained staff to properly enforce their provisions.

#### COMMUNITY FACILITIES PROPOSALS

19. Work with school district officials to provide for the year-round utilization of school facilities for community activities. The indoor and outdoor facilities located at the nearby Northeastern School District schools could be more fully utilized for non-school related activities.
20. Continue to support the existing Northeastern Regional Police Department's expansion of manpower and facilities as needed, and strive toward increased cooperation with neighboring police departments. The Police Department has demonstrated its ability to efficiently meet the safety and law enforcement needs of Township residents and businesses. As the population of the Township and other constituent municipalities increases in the future and non-residential development expands, the Department will need to augment its staff and facilities to meet the future needs.
21. Provide support to the existing volunteer fire and ambulance companies which provide service to the Township. The Township currently provides monetary assistance to the two existing volunteer fire companies providing service to the Township. Increases in the amount of monetary assistance should occur as future development places additional requirements on these volunteer organizations. Township officials should also consider the capabilities and limitations of these organizations when exacting/amending Township regulations (such as building height restrictions, building codes, etc.).
22. Pursue the development of Township-owned recreational facilities. The Township Recreation Commission should continue its drive toward the provision of increased and varied recreational opportunities for Township residents.
23. Enact and enforce provisions for the dedication of park and open space lands for public use (or payment in lieu of dedication) in any future land development. The Township must prepare a Recreation Plan and amend its subdivision/land development ordinance to support the requirement that developers of major new residential areas provide recreational/open space acreage as an integral part of their developments.

24. Obtain open space easements to protect selected stream valleys and scenic areas of the Township. Open space easements will preserve such areas in their natural states. Easements which also allow public access should also be considered.
25. Work with the various utility companies to increase public access to and use of their considerable land holdings in the Township. The existing utility company holdings in the Township are, for the most part, available to the public on a limited basis. Further cooperation between Township officials and these companies may result in the availability of additional areas for public use.
26. Cooperate with County agencies in identifying health and human services needs in the Township and providing facilities to meet these needs. At this time most of the public health and human services efforts are undertaken on the part of various County-level agencies. The Township can aid in this activity by ensuring that its ordinances and regulations are flexible enough to accommodate the location of such uses.
27. Provide public water and sewerage facilities in the developing areas of the Township through ordinance requirements and coordination with the York Water Company, the Northeastern York County Sewer Authority and the recently formed Conewago Township Authority.
28. Cooperate with County officials in the implementation of the York County Solid Waste Management Plan. Township officials should cooperate with County officials and support the County's incinerator and in implementing solid waste reduction techniques (such as recycling).
29. Consider the enactment of building codes which encourage the construction of energy efficient homes and businesses in the Township. With adherence to proper construction codes, new development, both residential and non-residential, can reduce the per-unit rate of consumption of energy for heating, cooling, etc.
30. Provide for technical review of development proposals so that stormwater management techniques are adhered to during and after new construction. The maintenance and extension of the Township's storm drainage concurrent with new development must be carefully coordinated so that no adverse environmental impacts are experienced.

#### **TRANSPORTATION PROPOSALS**

31. Adopt an Official Map of streets. The preferred location(s) of future roadways serving East Manchester Township can be identified and located on an Official Map of Township streets. In addition desired rights-of-way for existing streets would be shown on an Official Map. The purpose of the Official Map is to notify property owners of the intention of the Township to acquire right-of-way(s)

at sometime in the future, thereby preventing the erection of structures or other improvements in the future right-of-way.

32. Assure, through appropriate regulations and Township reviews, that new streets and roadways fit into the existing Township roadway system without creating an adverse impact. An Official Map will identify the existing Township roadway system. Careful review of development proposals by the Township Planning Commission and other municipal officials, working with the developers, will result in new streets which complement the existing roadway network without funneling additional traffic volume into existing developed areas.
33. Work with neighboring townships, the County and the State to pursue construction of an interchange on Interstate 83 at Canal Road. Such a project would greatly increase the development potential for the proposed industrial area bordering Willow Springs Lane and provide some relief to existing traffic loads on Board Road and Route 181.
34. Work with neighboring municipalities, York and Lancaster Counties, and the State to pursue construction of a new bridge access across the Susquehanna River between York and Lancaster Counties. Such a project would greatly increase the development potential for the Township and its neighboring municipalities in the region.
35. Work with landowners and developers to establish a new collector in the central portion of the Township to relieve traffic congestion on South Main Street (SR 181). The Township Board of Supervisors should institute a location study to identify the preferred location of the right-of-way for this future collector. The location should then be included on the proposed Official Map. Discussions between Township officials, the Borough of Mt. Wolf and the owners of the tracts of undeveloped land likely to be affected by such a street project may result in a location of the proposed collector which is acceptable to all parties.
36. Work closely with County and State agencies to provide adequate and timely improvements to the Township's roadway system. The York County Planning Commission works closely with the Pennsylvania Department of Transportation in identifying transportation needs throughout the County and prioritizing them. Local municipality input in this process is essential if the Township is to receive its fair share of State and Federal funding.
37. Provide assistance, as needed, to mass transit agencies to ensure the provision of mass transit service to residents of the Township. As the trend toward an increasing higher median age of the population in East Manchester Township continues, the number of non-driving residents will also increase. These residents will require some means of transportation to and from various locations within and/or out of the Township. Support of the York County Transportation Authority, Community Transit, Inc., and other County and community provided services by Township officials is encouraged.

38. Encourage separate pedestrian and bicycle traffic facilities in the Township through ordinance provisions and easements/rights-of-way. If adequate walkway and bikeway facilities are provided as integral parts of future developments in the Township, conflicts with vehicular traffic can be minimized. The establishment of walkways and bikeways for recreational use in the undeveloped portions of the Township should also be investigated.

## PLANNING PROPOSALS

### ALTERNATIVES

Prior to developing and recommending an overall Comprehensive Plan for the Township, several alternatives must be considered. Each of these reflect a basic goal or objective. Each is cognizant of the development limitations. Each alternative would have a direct affect on future development within the Township and to some extent influence the development in adjacent municipalities. Six alternatives are being considered. Two of these reflect existing conditions or projections of existing conditions.

#### Uncontrolled Growth

Free, unrestricted growth would occur. There would be no land use controls imposed by the Township. The overriding goal of this alternative would be: "Permit all types of development throughout the Township and permit each landowner to develop land as he sees fit."

Since there would be no government controls except those imposed by the state and county governments, a landowner could realize maximum profit from whatever measures are taken to increase the return from his land. Such profit taking may, however, be at the expense of some other landowner's profit return. While this alternative would allow a maximum profit for a few, it affords no protection to the majority from the intrusion of undesirable development. Development such as is anticipated by this alternative would eventually create the need for public utilities but may be so scattered that the provision of utilities after the fact would be costly if not impossible. It is questionable whether desirable development would occur due to lack of property protection and protection from nuisance.

Acceptance of this alternative would defeat one of the basic premises of planning, which is to guide new development to serve the best interest of all. In addition, it would be a step backward from the land use controls currently in effect under the East Manchester Township Zoning and Subdivision/Land Development Ordinances.

#### No Growth

This alternative would prohibit any major new development. There would be only modest expansion of existing land uses. The only growth allowed would occur as an infilling of existing developed areas; that is, only small vacant lots could be developed, and the development of already approved subdivision or land development plans. In order to control a "no growth" plan, the township would have to impose extremely restrictive land use controls. The overriding goal of this alternative would be: "Prohibit all new development throughout the township through the use of restrictive land use controls."

The land use controls needed to implement this alternative would be almost impossible to enforce and would probably lead to an undue number of court cases. However, a "no growth" policy would minimize demands on local government for services. Also, the character of the Township would remain essentially the same as it is. This alternative would not allow for an increased tax base. Although the demand for services would be relatively low, the cost of services are constantly rising. Thus, without an increased tax base, the rising cost of services must be borne solely by those already living in the Township.

Acceptance of this alternative would defeat another premise of planning. That is to adequately provide for the municipality's fair share of the region's projected population growth.

### **DESIGNED PLAN CONCEPTS**

The two alternatives just described represent the two extreme ends of a number of choices. Somewhere between the two extremes there should be a plan which will satisfy the desires of most of the Township's residents. Four concepts have been developed for presentation. In all of the designed plan concepts, controls governing the preservation of agricultural and forest land would be imposed. Little other than farming/forestry would be permitted within conservation areas. The final Comprehensive Plan could be one of these or a combination of two or all three concepts.

#### Concept A:

The overriding goal guiding a plan based on this concept is the channeling of development into those areas of the Township served or proposed to be served by public utilities - particularly public sewer service. Future development would be a logical extension of existing areas of development.

Land use controls implementing this concept would be very similar to those controls already in existence. Only modest expansion of existing uses in those areas not served by public utilities would be permitted.

#### Concept B:

The overriding goal guiding this Concept Plan is to accommodate a higher rate of growth in the Township, particularly in the area of residential development.

As in the case of Concept A, future development would be guided to specific areas. Land use controls would be modified to allow for more varied housing opportunities than currently allowed. This concept also includes the proposal for "village" land uses, whereby mixed residential, commercial, etc. uses would be allowed in the Saginaw and Starview areas of the Township.

Acceptance of this concept would require that the Township encourage the provision of public utilities to specified areas prior to development as an inducement. In addition, existing land use controls would have to be modified to accommodate the mixed use "village" concept.

Concept C:

This concept calls for the continuation of the pattern of future land use proposed in the original East Manchester Township Plan, modified to reflect the current Township Zoning Map. Some modifications of the existing land use controls in the Township would be required to accommodate needed changes in residential (housing) choices.

Concept D:

After preliminary review and discussion by the Township Planning Commission, a fourth land use concept plan was prepared. This concept builds upon the proposals of Concept B, with some modifications.

**CONCLUSION**

Each of the concepts has merit. Each allows for conservation and for the preservation of agriculture and open areas. The differences occur in the location of areas to be set aside for development and the degree and manner in which each is proposed to be developed.

Which concept plan or combination of concepts should be pursued to develop East Manchester Township is a matter for public decision, within the limits of other governmental controls.

## FUTURE LAND USE PLAN

The proposed Land Use Plan reflects East Manchester Township's goals and objectives as adopted by the Planning Commission (and Board of Supervisors) following a year of study and public discussion. The overall goal of the Land Use Plan is the accommodation of a higher rate of growth in the Township, particularly in the area of residential development. The Plan suggests a broad range of uses consistent with the Township's goals.

The Land Use Plan is a basic planning tool for East Manchester Township which needs to be periodically reviewed and updated to reflect changing circumstances and aspirations. While the Plan is not binding, it does provide the framework for decisions relating to capital improvements programming, community development programming, future zoning revisions, and various other planning activities.

The Land Use Plan indicates a desirable future pattern of growth by indicating what types of activities should be located within the Township, as well as the intensity and a partial distribution of land uses. The Plan is structured based on several influence factors. These include: the existing pattern of land use; the natural features of the Township; the existing and contemplated transportation and utility facilities; the importance of agriculture to the Township's economy; and the capability of Township land to support additional growth.

The land use categories set forth on the Plan can be grouped under two (2) major headings - Developed Uses and Open Space Uses:

Developed Uses: Low Density Residential, Medium Density Residential, High Density Residential, Mixed Residential/Commercial, Highway-Oriented Commercial, Industrial, and Community Facilities.

Open Space Uses: Agriculture and Conservation/Open Space.

The following paragraphs describe the land use categories shown on the Land Use Plan. It must be remembered that the Plan is generalized and conceptual in nature, and thus the boundaries of the various land use categories are not meant to be exact.

## DEVELOPED USES

### Low Density Residential

This category is comprised mainly of single family detached residential development at densities ranging from one (1) to four (4) dwelling units per acre. The higher densities in the range would be only where public sewerage service is provided. Where public sewerage service is not available, densities will be in the range from one (1) to two (2) units per acre.

### Medium Density Residential

This category is comprised of a mix of single family detached and semi-detached dwellings at a density ranging from four (4) to seven (7) dwelling units per acre in areas where public services and transportation facilities are generally available. Planned residential developments and cluster developments would also provide for townhouses, garden and low-rise apartments at similar densities and small amounts of convenience commercial activity.

### High Density Residential

This category is comprised of all types of residential uses, ranging from single family detached to mid-rise apartments. Small office uses and neighborhood commercial uses may also be located in these areas. These areas would be served by public water and sewerage services. Anticipated residential densities in the high density residential areas would be in the range of seven (7) to ten (10) dwelling units per acre.

### Mixed Residential/Commercial

Certain areas of the Township are best suited for a mix of residential and commercial uses. Two types of such mixed use have been identified. The first type, Village, includes the existing villages, such as Starview and Saginaw, which already contain such mixed uses. The types of residential uses to be located in these areas would include detached (single family), semi-detached (duplex) or attached (townhouse, row) dwellings, along with residential apartment conversions. Commercial uses would be of the neighborhood commercial and home office types.

The second type of mixed use, Apartment/Office, would be comprised of higher density townhouse and apartment developments and planned office developments. Areas for this type of mixed use are proposed (1) north of Board Road at Beshore School Road and (2) straddling Board Road to the northwest of the Northeast Shopping Center.

Residential densities in the mixed residential/commercial areas would also be consistent with the density factors previously described, if public water and sewerage services are provided.

### Commercial

This category includes major highway commercial areas and shopping centers. The small scattered commercial uses spread throughout the Township are not identified in this category. This land use category is proposed to be located along Route 181 (South Main Street), as an expansion of the existing highway-commercial area.

### Industrial

This category is limited to light industrial uses, as well as warehousing, wholesale distribution centers, truck and bus terminals, and similar activities which will be compatible with surrounding commercial, residential or agricultural areas. The Township's topography, transportation network, and utility services limit the locations where such sites can be located.

Proposed industrial areas include the Brunner's Island complex, the Codorus Stone quarry along Mundis Race Road, the existing industrial area east of Route 181 and the industrially-zoned area along Willow Springs Lane and Interstate 83.

### Community Facilities

This category is comprised of public and private institutional uses, educational facilities, public utility facilities, religious and civic activities, active recreation facilities and municipal buildings and grounds.

## **OPEN SPACE USES**

### Agriculture

This category is comprised of those areas of the Township which are predominantly prime agricultural land and/or currently in agricultural production, with low density residential development and commercial uses scattered among agricultural uses. These areas are generally not served by public water and sewerage facilities. Development in these areas should be discouraged so that only agricultural and agriculturally related activities occur.

### Conservation/Open Space

This category is comprised of those areas which should be reserved in open space to protect environmentally sensitive areas (such as flood plains, stream valleys, steep slope areas and conservation areas), wooded areas and areas which are either unsuitable for development or suitable for very limited development on large lots. This category also includes existing and future bodies of water, including the Susquehanna River, impoundments and streams located throughout the Township.

# **THE COMPREHENSIVE PLAN**

## TRANSPORTATION PLAN

To accomplish the major plan goals and objectives, a system of road classification by functional purpose was established as discussed in the transportation survey section. In simple form there are generally four road classifications: principal arterials, minor arterials, collectors and local roads. Each roadway has a function of moving traffic - the principal arterial performs this on an interregional basis, the minor arterial provides intraregional services, collector roads serve as links from local roads to the regional system and local roads provide direct service between residential areas and the collector system.

### CIRCULATION PATTERN

The proposed Transportation Plan does not alter, to any great extent, the existing circulation pattern in East Manchester Township, but does, to some extent, expand on it. The traffic carrying capacity of the major roads in the Township should be protected. Failure to control development along the indicated arterials and collector roads can seriously impair their efficiency and create hazardous driving conditions.

It is proposed that all the existing classifications of roadways be continued into the future, with one exception. The proposed roadway classifications are as follows:

#### Principal Arterials/Primary Interstates

Interstate 83 is classified by PennDOT as a rural primary interstate. Pa. Routes 921 and 24 are classified as rural principal arterials.

#### Urban Extensions

Pa. Route 181 (South Main Street) is classified as an Urban Extension south of Manchester Borough.

#### Rural Collectors

Pa. Routes 181 north of Manchester Borough is classified as a rural major collector. Currently only Canal Road, Wago Road, Long Road, Codorus Furnace Road and Starview Road are classified as rural minor collectors. This list would be expanded with the construction of a collector between Forge Hill Road and the Borough of Mt. Wolf, as depicted on the Transportation Plan Map. A long-term project would be construction of an extension of this proposed collector to ultimately connect with the Liverpool Turnpike near the Manchester Township line.

### Local Roads

All street and roads not identified in the forgoing classifications are considered to be local roads.

### **TRANSPORTATION PLAN PROPOSALS**

Several means can be employed to accomplish the major transportation plan goals and objectives. Some specific proposals were previously included in the list of Plan Proposals.

### Roadway Improvements

Given the high cost of new construction and the limited sources of outside funding available, it would appear that a combined program of (1) upgrading of existing roadways and (2) limited new construction would be the most feasible means of providing an adequate road system. A combined program would also allow a time-phased approach whereby individual segments could be upgraded/constructed with planned financing.

More detailed engineering studies will be required to determine the best approach (improvements or construction) and the proper alignment(s) for new roadway segments.

Future development adjacent to Pa. Route 181 should be required to provide adequate turning lanes and to restrict driveway movements to minimize conflicts with through traffic.

Any new streets constructed either as (1) part of the new collector project or (2) as part of new residential or other development should be designed in accordance with the roadway standards required by existing State and Township regulations. Care should be taken to insure that conflicts from on-street parking, multiple openings onto roadways, etc., are kept to a minimum for other than local streets.

Such projects as the Interstate 83 / Canal Road Interchange and a new Susquehanna River Bridge can only be accomplished through extensive cooperation among local, county, state and federal officials.

### Other Transportation Facilities

The limited amount of public transportation services currently made available to Township residents should, at a minimum, be maintained. Any improvements and/or expansions in service would, however, provide better opportunities for Township residents to avail themselves of such services. One area of particular concern relating to public transportation services is the developing Route 24 Corridor.

The Township's ordinances governing land development should be updated to provide for alternate transportation system management strategies, such as car/van pooling, park-and-ride, etc.

Both air and rail transportation facilities will continue to play a minimal role in serving the needs of East Manchester Township residents. They will have to travel outside of the Township to avail themselves of these services.

An identified system of pedestrian and bicycle ways should be developed to enable non-automotive traffic to flow freely and safely throughout the Township. The ideal system for movement of pedestrians would be the provision of pedestrian ways separated from vehicular traffic. Developing such a system, however, requires large areas of undeveloped land or the extensive acquisition of rights-of-way from exiting homeowners. It is recommended that the existing sidewalk network in the developed areas of the Township be used for pedestrian movement. Improved signage and markings may be required at intersections of major vehicular routes. In the case of new development, it is recommended that, where topography and site designs allow, separate pedestrian ways be provided.

The provision of separate bicycle paths meets obstacles similar to those confronting the development of pedestrian ways. A reasonable solution is the identification of certain roadways as bicycle routes. This alternative does not separate automotive from bicycle traffic but, with careful route selection and adequate safety precautions, the system can be successful.

## COMMUNITY FACILITIES AND UTILITIES PLAN

Services and facilities must be provided according to the existing and projected needs of a community. It is important that these facilities be readily available. Therefore, suitable land which is conveniently located should be reserved for those purposes, and a capital budget should be established so that such facilities can be provided without incurring an excessive bonded indebtedness.

### COMMUNITY FACILITY PROPOSALS

#### School Facilities

While no new school facilities are proposed in the immediate future in the Northeastern School District, projected increases in school-age children during the next 20-year period resulting from accelerated residential development may necessitate construction of additional school facilities in the Township.

#### Parks and Recreation

Using planning criteria previously supplied, a projected year 2000 Township population of 5,250 people would result in a requirement of 79 acres of parkland in the Township. Of the projected requirement for 79 acres by the year 2000, approximately two-thirds of the total land area should be in the form of municipal or school district owned park and recreation land, with the remaining land area in county or regional control.

Park and recreation facilities in the Township are limited. The John C. Rudy County Park encompasses approximately 144 acres and meets the needs of the county-level recreation facilities. The bulk of the locally-controlled park and recreation land is comprised of the YMCA camp and the Starview Sportsmans Association tracts in the southeastern portion of the Township. More intensive, locally-controlled park and recreation land in the Township is currently limited. Based on the projected population for the Township, approximately 53 acres in the Township should be available for such use by the year 2000.

Several proposals relating to park and recreation facilities were included in the list of Plan Proposals. They relate to (1) the establishment of Township-owned and operated recreation areas and (2) the establishment of mechanisms to obtain use of publicly-owned facilities as well as easements for use of private land. The key element in the acquisition of recreational land through the development process is the preparation of a Recreation Plan and amendments to the subdivision/land development ordinance to support the requirement that developers of major new residential areas provide recreational/open space acreage as an integral part of their developments.

Contact with the School District, the major public utility companies and private landowners can provide joint use of recreational facilities and secure open space easements for selected stream valleys and scenic areas of the Township.

#### Municipal Administrative Space

The Township is fortunate to have a structure that was constructed specifically for use as a municipal building and for other community functions. Additions and/or renovations to the existing building, and expansion of parking may be required in the future to meet additional administrative and/or police protection requirements.

#### Police Protection

The population projections for the municipalities served by the Northeastern Regional Police indicate that additional full-time police officers will be required in the future. In addition, there will probably be a need for additional clerical help. Budgeting in future years will have to take into consideration the increased requirements for equipment, vehicles and manpower.

Consideration should also be given to locating the police facilities apart from the existing Township administrative facilities.

#### Fire Protection

Based on current fire protection standards, the fire protection facilities provided by the companies in Manchester and Mt. Wolf, and the adjacent fire companies working through cooperative agreements, appear adequate for existing as well as expected needs during the planning period.

#### Water Service

The Community Facilities and Utilities Plan proposes the extension of public water service in East Manchester Township to serve approximately the same area as is proposed for more intensive development. The Township should encourage the provision of public water service to all new development locating in the areas proposed for medium and high density residential, village, commercial and industrial development.

York Water Company is the major distributing agency for public water in the East Manchester Township area. The Water Company authorizes extensions to its distribution system to serve new development. According to York Water Company sources, some upgrading of existing facilities, particularly in the Borough of Mt. Wolf, will be required to extend service to the Saginaw and Route 24 development areas. Public water service is proposed to be extended to the Sherman Oaks development from York Water's system in Springettsbury Township. Facilities in the area

between Route 181 and Willow Springs Lane appear adequate to support extensions for new development. The remainder of the Township will continue to rely on small community systems or on-site wells for water.

#### Sanitary Sewerage Service

The recently expanded Manchester/Mt. Wolf sewage treatment plant and extensions to the East Manchester Township Authority's collection and transmission facilities are adequate to accommodate short-term future development in the central portion of the Township. Continued development in the existing sewer service area as well as the expansion to the collection system to serve the village of Saginaw may require another expansion of the sewage treatment plant sometime in the future.

The Township should work with adjoining municipalities to arrange for sewer service to outlying areas of the Township.

No public sewers are projected in the remaining areas of the Township. Future development may be curtailed if problems should arise with on-site sewage disposal techniques to serve these areas.

#### Solid Waste Disposal

No municipal solid waste collection is provided in East Manchester Township at this time. Solid waste generated in the Township is hauled by private contractors. The Township has pledged its support to regional efforts by the York County Solid Waste Authority's incinerator project, so that the future solid waste disposal needs of the Township's residents can be met and community health preserved. Municipal support for residents' and businesses' recycling efforts will also aid in addressing the Township's solid waste disposal needs.

#### Stormwater Drainage

As development occurs within East Manchester Township and areas adjacent to it problems resulting from stormwater runoff will increase. The Township will be required to adopt and/or modify zoning, subdivision and land development, building code, erosion and sedimentation and other ordinances as necessary to regulate development in a manner consistent with the County, State and Federally-mandated regulations.

## RELATIONSHIP OF THE PLAN TO ADJACENT MUNICIPALITIES' PLANNING ACTIVITIES

Seven municipalities either border or are encompassed by East Manchester Township. The northern border of the Township is comprised of Newberry Township, which lies across the Big Conewago Creek and Conewago Township, which lies across the Little Conewago Creek. To the east of East Manchester Township is the Susquehanna River, which serves as the boundary between York and Lancaster Counties. The southern border of the Township is made up of Hellam and Springettsbury Townships, both of which lie across the Codorus Creek. Manchester Township borders East Manchester Township to the west and is the only adjacent municipality not separated from the Township by a natural barrier. Finally, the Boroughs of Manchester and Mt. Wolf are totally encompassed by East Manchester Township. Future land use plans and or zoning and subdivision/land development ordinances of these adjacent municipalities were considered during the course of the development of this Comprehensive Plan for East Manchester Township. The following is a brief discussion by municipality of the proposed land uses bordering East Manchester Township.

Newberry Township has both a comprehensive plan and a zoning ordinance. The zoning ordinance was adopted in 1982 and has been amended several times since then. The Newberry Township Comprehensive Plan was adopted in 1980 and will be updated in the near future. The Newberry Township Comprehensive Plan calls for conservation/open space uses along the Big Conewago Creek, which forms its boundary with East Manchester Township. Three different zoning districts abut East Manchester Township. They include (1) a Village Center District in the Conewago Heights area which provides for mixed uses to maintain a "rural village character"; (2) a Conservation District to the east, which provides for low density residential uses; and (3) an Industrial District adjacent to the Susquehanna River, which provides for most forms of industrial uses.

Hellam Township is one of the two municipalities which borders East Manchester Township to the south. The Township's Comprehensive Plan was adopted in 1968. Its Future Land Use Plan proposes a conservation area adjacent to the Codorus Creek, with open space and rural land use south of the conservation area. The Hellam Township Zoning Ordinance, as amended in 1985, locates an Agri-Rural District adjacent to East Manchester Township, which permits agricultural operations and single family residential uses on one and one-half acre minimum lots.

Springettsbury Township also borders East Manchester Township to the south. The Township completed a major update to its comprehensive plan in 1990. The Township's Zoning Ordinance is currently being revised to conform with the updated Comprehensive Plan. The Future Land Use Plan proposes recreational and open space uses along most of the border with East Manchester Township, with rural residential uses to the south. The only exception to this is the Springettsbury Township Wastewater Treatment Plant site along Route 24, which is identified as a public/quasi-public land use. The current zoning adjacent to the Codorus Creek is Open Space, which allows single family detached residential uses at 1 to 2 acre minimum lot sizes (depending upon utility service

available), as well as agricultural uses, parks and recreational uses. The existing zoning of this area is not anticipated to change significantly.

Manchester Township forms the Township's western boundary. Both the Manchester Township Comprehensive Plan and Zoning Ordinance call for industrial land uses along the entire length of its border with East Manchester Township.

The other municipality bordering East Manchester Township is Conewago Township. The Conewago Township Comprehensive Plan, adopted in 1971, proposes agricultural and large lot residential uses along the entire boundary with East Manchester Township. The Township's zoning ordinance mirrors the recommendations of the Comprehensive Plan by zoning the area Agricultural. The Agricultural District allows farming uses and single family detached dwellings on minimum 40,000 square foot lots.

The Boroughs of Manchester and Mount Wolf are totally encompassed by East Manchester Township. Manchester Borough adopted a Comprehensive Plan in 1971. The Borough's Future Land Use Plan is virtually identical to the Zoning Map included in the Borough Zoning Ordinance. The Ordinance was adopted in 1979 and most recently amended in 1987. The northern portion of the Borough is zoned R-1 Low Density Residential and permits single family detached and semi-detached dwellings. The western portion of the Borough adjacent to East Manchester Township is zoned R-2 Multiple Residential. In this district, single family detached, semi-detached, townhouse and multi-family dwellings are permitted. The R-3 General Residential District permits single family detached, semi-detached and conversion apartment dwellings. Townhouse and multi-family dwellings and commercial uses are permitted by special exception. The southeastern portion of the Borough is zoned General Use. Commercial, industrial, public/quasi-public uses and mobile home parks are permitted in this district; residential uses are permitted by special exception. The school district's land holdings at Orndorf Elementary and Northeastern High School are zoned Public.

All minimum lot sizes for residential uses in Manchester are based on the type of dwelling, not the zoning district. Minimum lot sizes per dwelling unit for the various dwelling types are as follows:

Single Family Detached	9,000 square feet
Single Family Semi-detached	7,200 square feet
Multi-Family	2,500 square feet

The Borough of Mount Wolf's Comprehensive Plan was prepared as part of the Joint Comprehensive Planning Program for East Manchester Township and Mount Wolf Borough in 1970. The Borough's Zoning Ordinance follows the proposals in the Comprehensive Plan. The southwestern, southern and eastern portions of the Borough adjacent to East Manchester Township are zoned R-1. In this zoning district, single family dwellings and public uses are permitted on minimum 12,000 square foot lots. Small portions of the R-2 District abut the Township - adjacent to Northeastern High School in the northwest and along Dewey Street in the northeast. The R-2 District permits single family detached dwellings on minimum 7,500 square

foot lots and semi-detached dwellings on 10,000 minimum square foot lots. An Industrial District abuts the Township in the west (south of Walnut Street) and in the northeast (straddling Chestnut Street north of Wago Road). The Industrial District regulations also permit commercial uses by conditional use.

For the most part the future land uses proposed for East Manchester Township are compatible with the planning activities of adjacent municipalities. Conservation/open space uses are proposed along the stream valleys of the Codorus and Little Conewago Creeks, as well as the Susquehanna River. Agricultural and low density residential uses are proposed adjacent to Newberry Township. The only exception to this is along North Main Street Extended (Pa. 181) north of Manchester Borough where medium density residential uses are proposed. This area is across the Little Conewago Creek from the area designated for Village Center uses in Newberry Township.

Virtually the entire area bordered by Springettsbury Township is proposed for agricultural, open space and low density residential land uses. The major exception is the area west of Pa. Route 24 (Sherman Oaks) which is proposed for medium density residential uses. As mentioned previously, the entire portion of Manchester Township adjacent to East Manchester Township is proposed for industrial use. While the majority of the land on the East Manchester Township side of the line is also proposed for industrial use, there are two areas which are not. A portion of the Township west of Board Road is proposed for apartment/office uses, which are not incompatible with industrial zoning. However, the area extending from Board Road south along the Township line to just south of Starview Road is proposed for Medium Density Residential uses.

A portion of the land in East Manchester Township proposed for industrial use is located across the Little Conewago Creek from agriculturally zoned land in Conewago Township (between the Township line and Locust Point Road). All remaining land in East Manchester Township adjacent to Conewago Township is proposed for low density residential and open space uses.

The bulk of the land adjacent to Manchester Borough is proposed for medium density residential use and is compatible with such uses proposed for within the Borough. The primary area of conflict is along the western boundary of the Borough, where agricultural uses are proposed adjacent to R-2 and R-3 zoned land in the Borough. The commercial highway area proposed along South Main Street is not incompatible with Manchester Borough's R-3 zoning, which allows commercial uses by special exception.

All residential areas of Mount Wolf in the southern and eastern portions of the Borough are bordered by medium density residential areas in the Township. The area in the Township bordering the north and northeastern portions of the Borough is proposed for continued agricultural use, while the neighboring areas in the Borough are zoned R-1, R-2 and Industrial.

The York County Planning Commission prepared the Sketch Plan 1965 - 1980 in the early 1960s. Work has recently been initiated to prepare an updated comprehensive plan for the County. In the Sketch Plan the Mt.

Wolf - Manchester area, including adjacent portions of East Manchester Township, was identified as a semi-independent community, or a "satellite" of the Metropolitan York area possessing some local industrial and commercial development. The Future Land Use Plan included as part of the County's Sketch Plan showed the Mt. Wolf- Manchester area as a distinct center of development, separated from metropolitan York by a wide band of agricultural and open space uses. Since the "out year" of the Sketch Plan was 1980, this projection for future land use as it relates to East Manchester Township is outdated. The area has in fact developed for the most part in the form of radial growth connecting the Metropolitan York area with the Boroughs of Mount Wolf and Manchester.

**IMPLEMENTATION**

## IMPLEMENTATION

The goals and policies for the future development of East Manchester Township have previously been outlined. It is now imperative that methods of effectuating this program be considered. Examination of the community goals makes it apparent that the Township should consider a program of effectuation from two viewpoints. The first should include a program of carrying out the local desires and goals at the municipal level, and should comprise those desirable elements which will not adversely affect neighboring communities.

The second approach involves effectuating elements of the plan from a broader regional viewpoint. Many long-range goals and policies involve not only the Township but adjacent and nearby municipalities as well. East Manchester Township can carry out those programs which affect the local community only, but it must participate with larger government bodies in order to gain the necessary impetus required to carry out an overall program which would best suit the region as a whole.

## PARTICIPANTS

Putting the proposals of a comprehensive plan into effect requires the active participation of many agencies at different governmental levels. Aside from the purely local controls which are available, many departmental actions at county or state levels already are, or can be, interrelated with municipal action to implement local planning. Among others, the School District can become an effective planning ally, particularly in the provision of recreation facilities, since these are normally provided as part of any school plant and can readily be put to wider use outside of school hours. County and state health inspections and requirements can supplement municipal efforts, as can highway planning at both county and state levels. Highway planning and development is the one activity at higher governmental levels which ordinarily has the greatest impact on municipal development. Alterations in the regional and road network can vastly change the situation in the community. Equally important, the circulation problems which are already apparent in the Township can best be resolved in conjunction with the state and the county.

State and county programs for planning and development are becoming daily more important in Pennsylvania. The various components of the Pennsylvania Department of Community Affairs, the State Office of Planning and Development, the Department of Environmental Resources, the Soil Conservation Service and the County Planning Commission are effective planning allies for any municipality.

Semi-official bodies, such as industrial development groups, have specialized knowledge which they will willingly place at the disposal of the municipalities. Altogether, effective long-range planning depends not on purely regulatory measures and fiscal effort alone but on ingenuity applied to the solution of particular problems, especially on the merging of activities which form part of the planning concern of several municipal bodies. In view of the general suburbanization which

has taken place in central Pennsylvania, and of the future transportation movements foreseeable in the areas it would be fitting that local planning commissions meet together at intervals in an effort to resolve common problems, particularly highway and circulation problems, which are basically regional in nature. In Pennsylvania, as almost everywhere else, intermunicipal cooperation represents an underused area of problem solving. This lack of cooperation is unfortunate.

## **PRIORITIES**

Some of the planning proposals presented assume a priority of implementation over the other proposals. This is the case for the following reasons:

- (1) the severity of need (as it relates to community health and safety)
- (2) the number of Township residents affected
- (3) funding availability
- (4) the degree to which a given proposal is interrelated to other proposals.
- (5) the relative ease of implementation - both from a legislative and timing standpoint

## **ORDINANCES AND REGULATIONS**

In itself, a comprehensive plan has little direct power over what will come to pass in the future. The plan represents the results of surveys and studies of present conditions and prospects for future growth of the municipality.

The concepts and purposes of the comprehensive plan are embodied in ordinances specifically enacted to implement it. Three basic ordinances are necessary to achieve safe, stable land development, according to the objectives established by the plan and by the planning enabling statutes.

In addition to these basic ordinances - zoning, subdivision, and official map - building and housing standards in code form are desirable to assure quality of construction in new buildings or, alternatively, to establish standards for occupancy and maintenance of existing buildings. Building standards and codes ensure structural soundness, proper plumbing and electrical installations, and reasonable safety from fire.

### Zoning

Zoning is one means by which the uses of land are regulated. Underlying the concept of zoning is the idea that the health, safety and general welfare of property owners. The legal basis for zoning ordinances is found in the police power which permits governmental units to enact laws to provide and protect the health, safety and general welfare of the community. However, this power can never be used to restrict the use of private property in such a way that the restrictions amount to an unconstitutional deprivation of property without due process of law.

A zoning ordinance was first enacted by the East Manchester Township Board of Supervisors after adoption of the original Comprehensive Plan in 1970 and has been amended several times subsequent to its enactment.

Revisions to the East Manchester Township Zoning Ordinance subsequent to adoption of the updated Comprehensive Plan will include adjustments to the Zoning Map and possibly addition and/or alteration of provisions based on the Comprehensive Plan proposals. The Township Planning Commission will be responsible for drafting such amendments for consideration by and adoption by the Township Board of Supervisors.

### Subdivision and Land Development

Subdivision and land development regulations are concerned with establishing locational controls which ensure sound community growth while at the same time safeguard the interest of all property owners. Such regulations can assure that the subdivision and development of land will create permanent assets for the Township. Since the subdivision and/or development of land is both a technical and a business venture, affecting not only the return to investors in land but also Township finances, consideration of subdivision and development proposals should be very thorough.

The East Manchester Township Subdivision and Land Development Ordinance was adopted in 1972 and has been amended frequently since then. The Ordinance, as amended, governs subdivision and land development activity in East Manchester Township. The provisions of the ordinance are administered by the Township Board of Supervisors with advisory input from the Township Planning Commission, the Planning Commission's Planning Consultant and the Township Engineer. This ordinance should also be updated after adoption of the Comprehensive Plan to reflect the current situation.

### Official Map

One of the proposals relating to future transportation facilities in the Township calls for the adoption of an Official Map. The legal basis for adoption of an Official Map lies in Act 247, as amended, the Pennsylvania Municipalities Planning Code. The Official Map shows the exact location of the line of existing and proposed streets (after detailed surveys are conducted) for the whole of the Township. The purpose of the official map is to notify property owners in the Township of the intention of the Township to develop or expand the street network at some time in the future. Under the provisions of an official map ordinance, when a parcel of land identified for future street construction is proposed for development, the Township would have the opportunity to acquire that portion of property needed for the future street, or to begin condemnation proceedings to acquire such property.

As mentioned, a detailed study and survey is required to identify the exact geographical limits of the proposed road network. This study/survey will require the expenditure of Township funds for technical assistance in its preparation. An official map may be the most effective

way to establish and reserve the required right-of-way for the proposed new collector bypassing Manchester Borough to the southeast.

### Building Controls

East Manchester Township has available to it numerous other powers that it may employ to implement the proposals of the Comprehensive Plan. Among these are building and housing codes. A building code provides minimum requirements designed to protect life and health and yield a maximum of structural safety. Specific provisions apply to construction, alteration, equipment, use and occupancy, location, and maintenance of buildings and structures.

A housing code is concerned with individual structures and is one of only a few retroactive regulatory devices. It establishes minimum housing standards relating to health and safety. It does so by governing dwelling facilities (such as plumbing and heating systems), providing minimum standards relating to safe, sanitary maintenance of dwelling units, specifying the responsibilities of owners and occupants, and indicating minimum space, use and location requirements. Since a housing code provides a legal basis for condemnation, it is particularly useful in arresting or removing conditions of spot blight.

There are a number of standard or model building codes available. The two most commonly used are those prepared by the Building Officials Conference of America (BOCA) and the National Board of Fire Underwriters. As in the case of building codes, there are a number of standard or model housing codes available. These can be obtained from such sources as the American Public Health Association.

The adoption of building and/or housing codes by East Manchester Township would, however, necessitate the hiring (or appointment) of a building/housing inspector for administration and enforcement of the codes. The inspector should be an individual with a technical background and familiarity with the building trades and one who could conceivably perform additional administrative functions for the Township.

### Capital Improvement Programming

Capital improvement programming is the scheduling of public improvements over a given period of time. Scheduling is based on a series of priorities which are established according to need, desire and/or importance of the improvements, and on the present and anticipated ability of the community to pay for those improvements.

Capital improvement programming is the vital bridge between the Comprehensive Plan and the actual accomplishment of public improvements. Because the provisions, nature and location of public facilities exert a great influence on the pattern of community growth, a well conceived capital program is probably the most important plan implementation tool available to the community. While ordinances concerning zoning and subdivision and land development are guides for private development, a capital improvement program gives direction to public development.

## CONTINUING PLANNING

Continuing review of specific problems and proposals forms an essential part of the planning process. Implementation of the policies contained in the Comprehensive Plan and related ordinances and regulations will demand subsequent and repeated re-evaluation, addition, and modification, as circumstances dictate. It is the responsibility of Township officials to see that the Township regulations continue to reflect established policy decisions. If particular problems cannot be solved in the light of such policies, changes or additions will be necessary in policy, and these will once again be subject to review by the public and adoption by the Board of Supervisors.

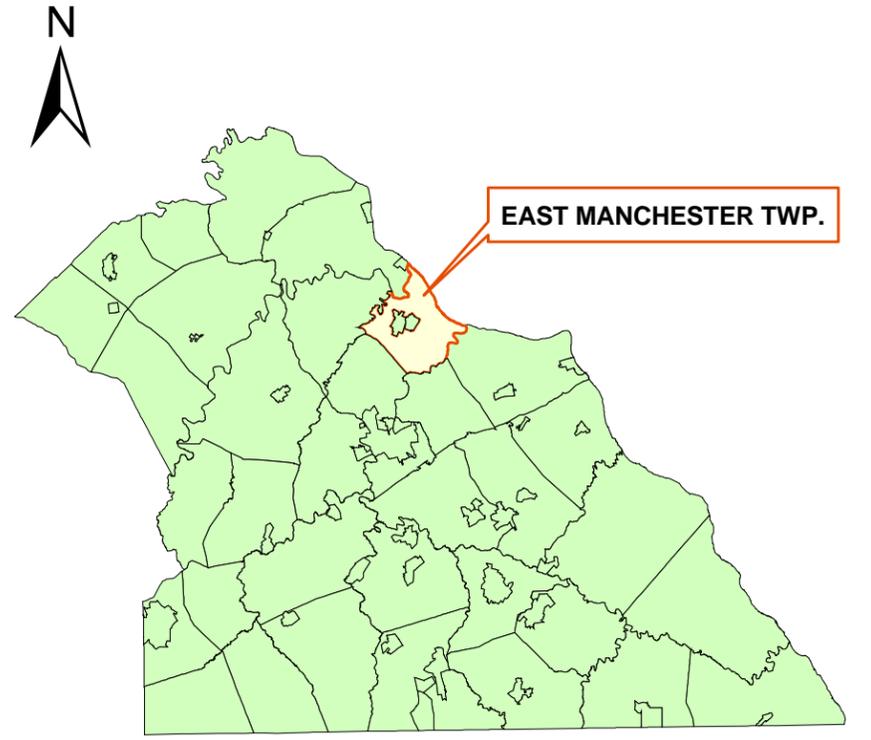
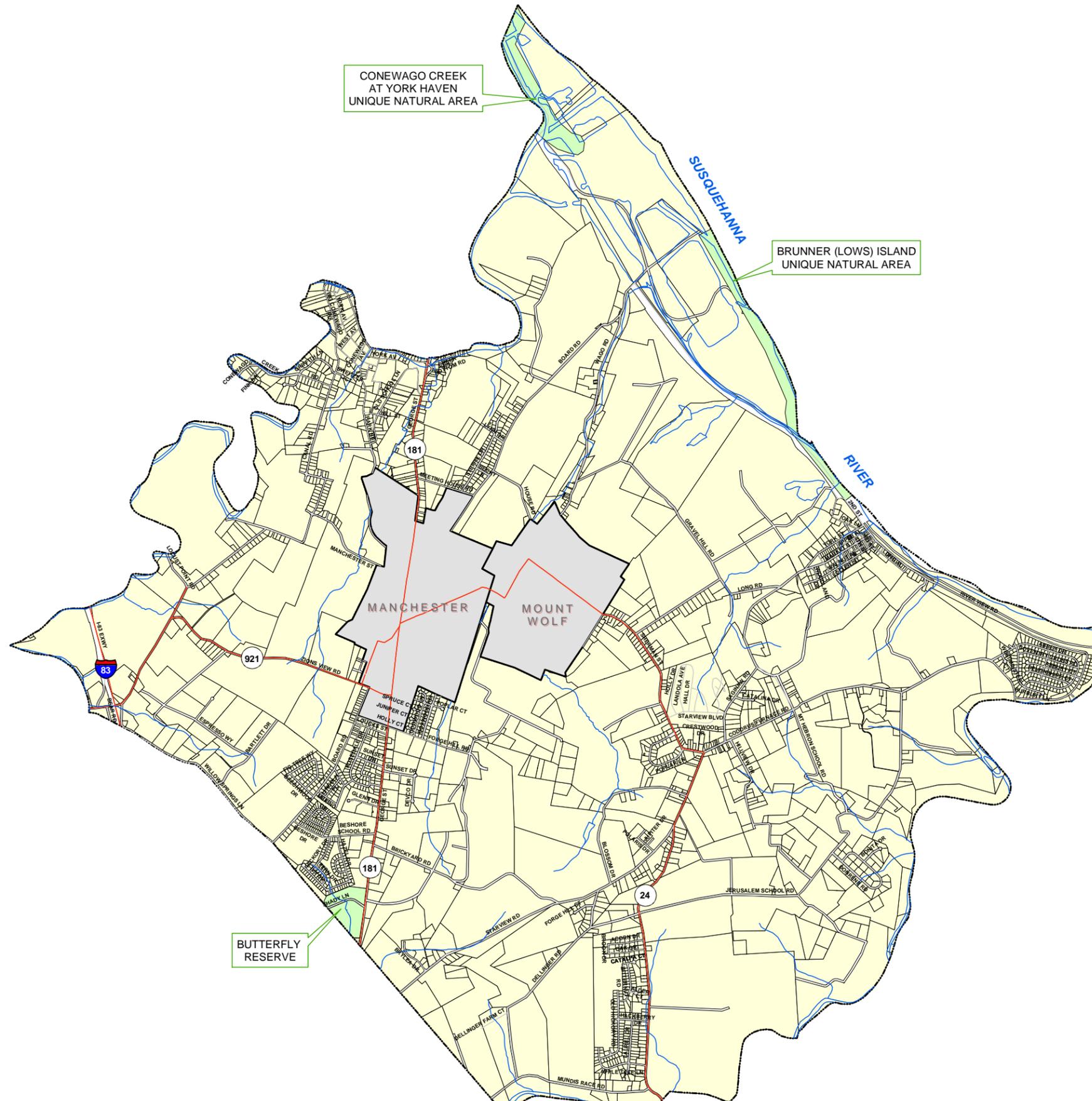
**EAST MANCHESTER TOWNSHIP**  
**2005 COMPREHENSIVE PLAN UPDATE**

**APPENDIX B**

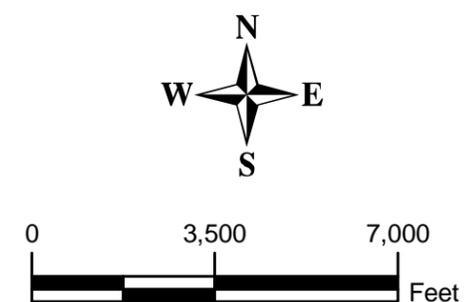
**EXHIBITS**



*Since 1923 ♦ Three Generations ♦ Four Score Strong*



YORK COUNTY, PA  
TOWNSHIP LOCATION MAP



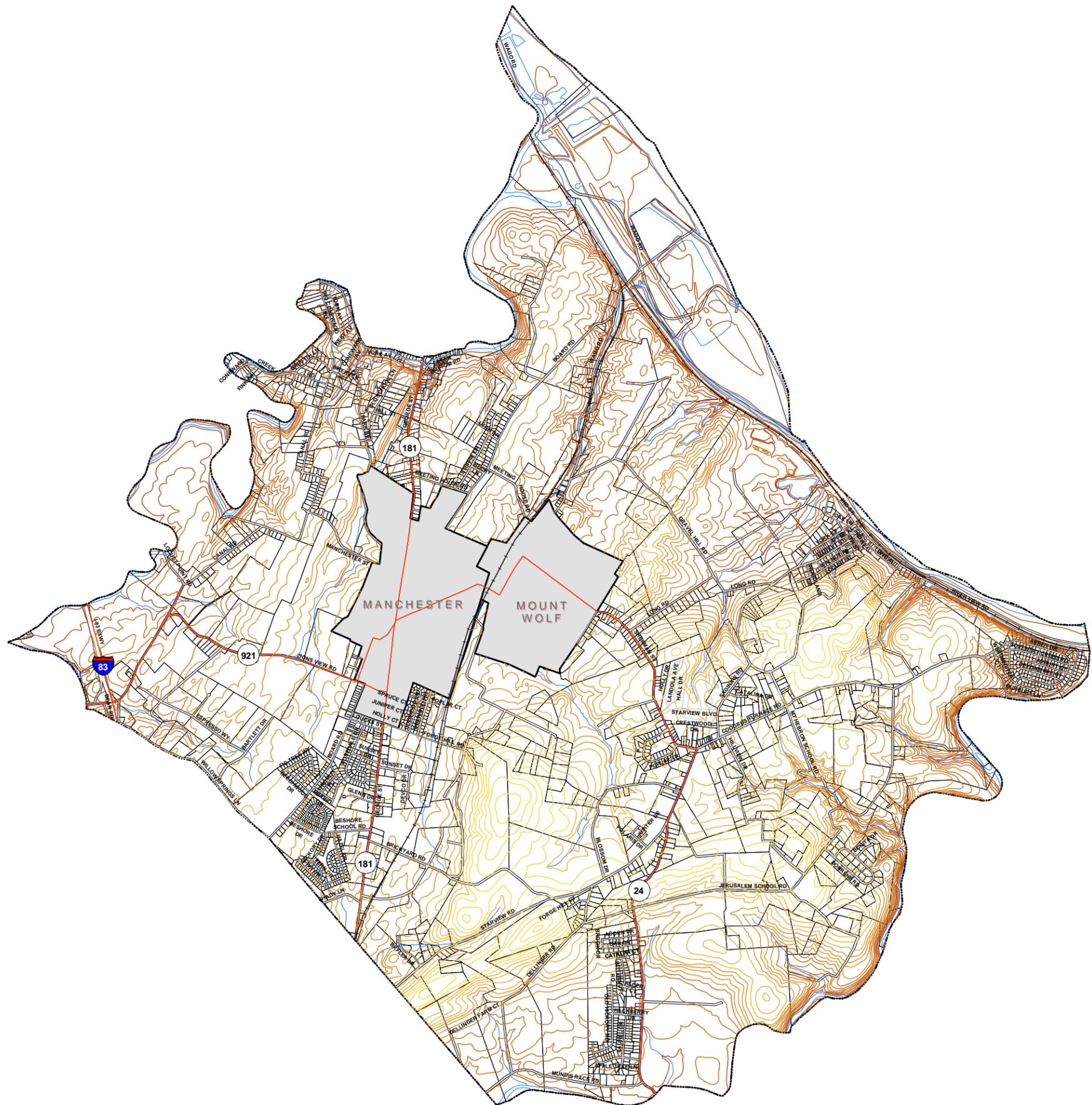
# EAST MANCHESTER TOWNSHIP

## York County, Pennsylvania

### EXHIBIT B-1 SITE MAP



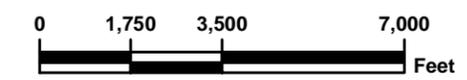
BASE MAP SOURCE: YORK COUNTY PLANNING COMMISSION



**Legend**

**Elevation (Feet)**

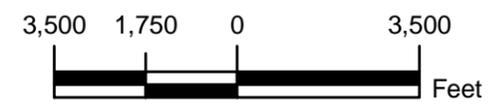
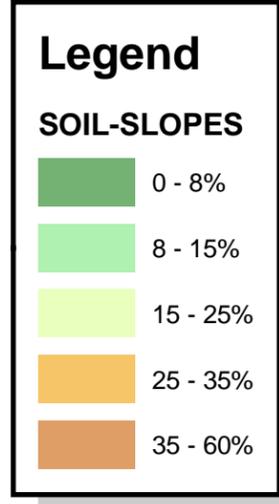
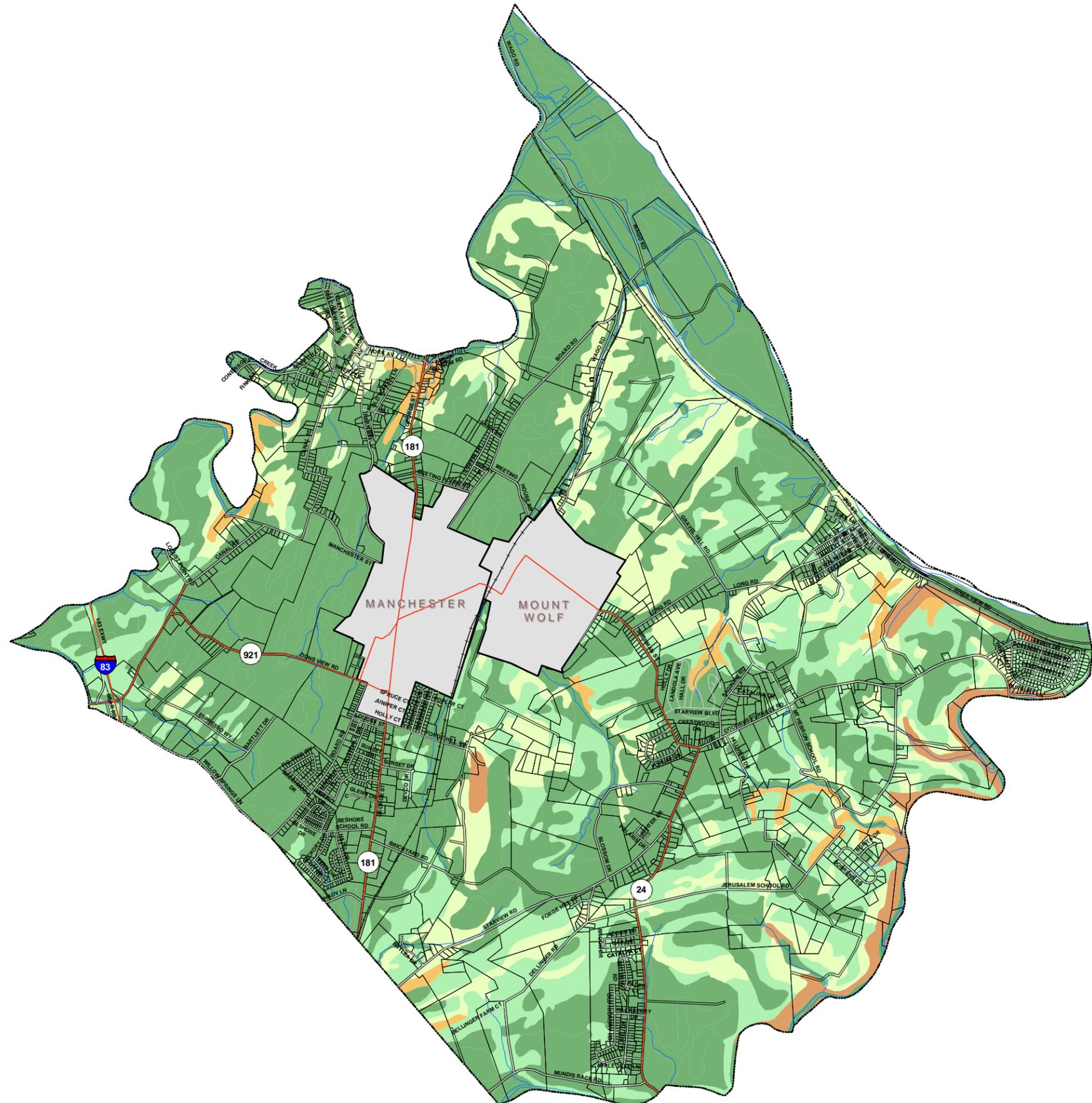
	260 - 340
	341 - 420
	421 - 500
	501 - 580
	581 - 720



**EAST MANCHESTER TOWNSHIP**  
**York County, Pennsylvania**  
**EXHIBIT B-2**  
**TOPOGRAPHY**



BASE MAP SOURCE: YORK COUNTY PLANNING COMMISSION

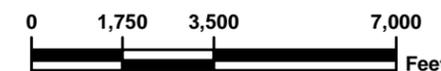
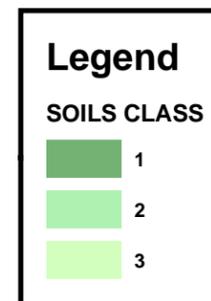
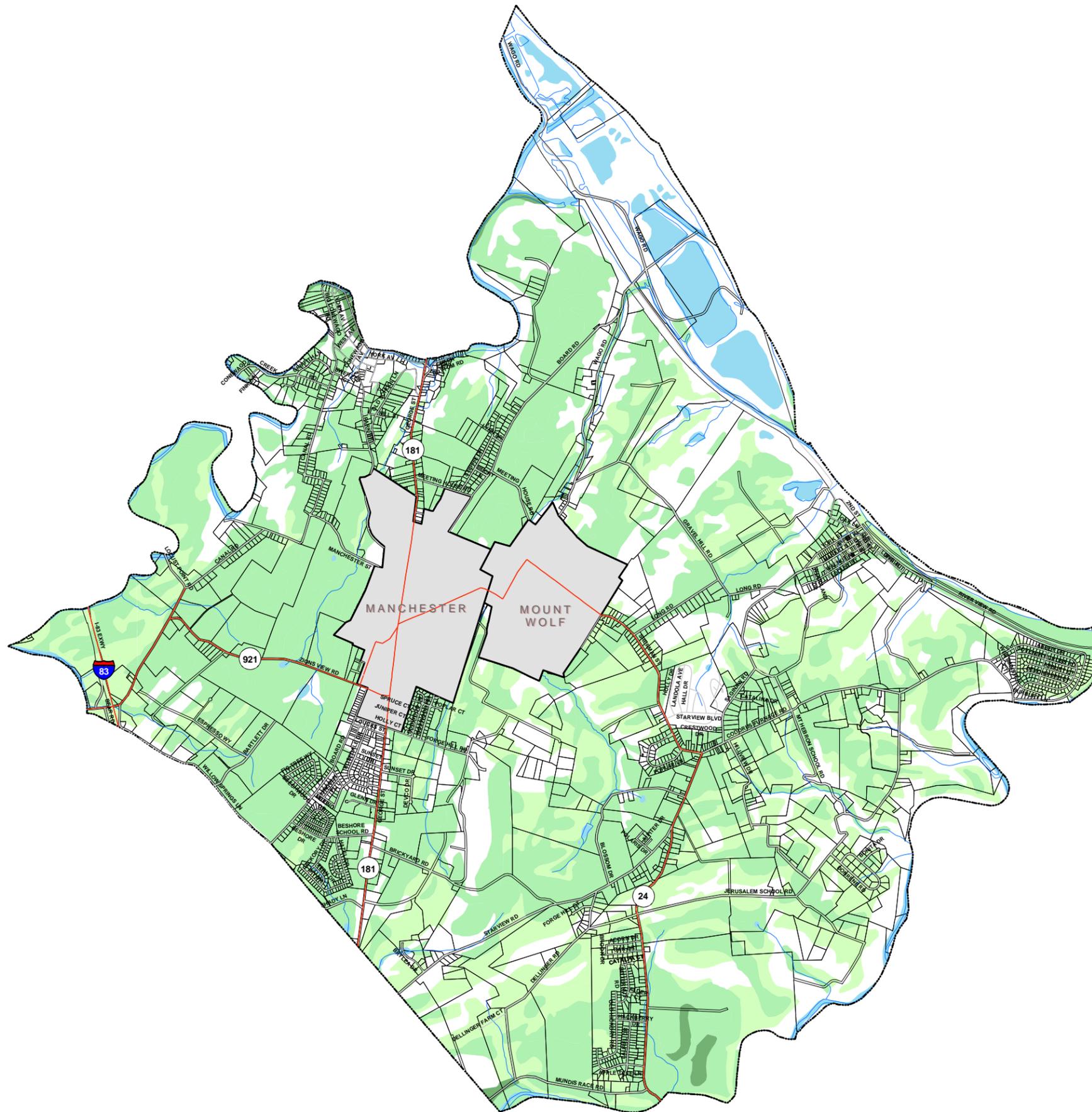


**EAST MANCHESTER TOWNSHIP**  
**York County, Pennsylvania**

**EXHIBIT B-3**  
**SLOPES**



BASE MAP SOURCE: YORK COUNTY PLANNING COMMISSION

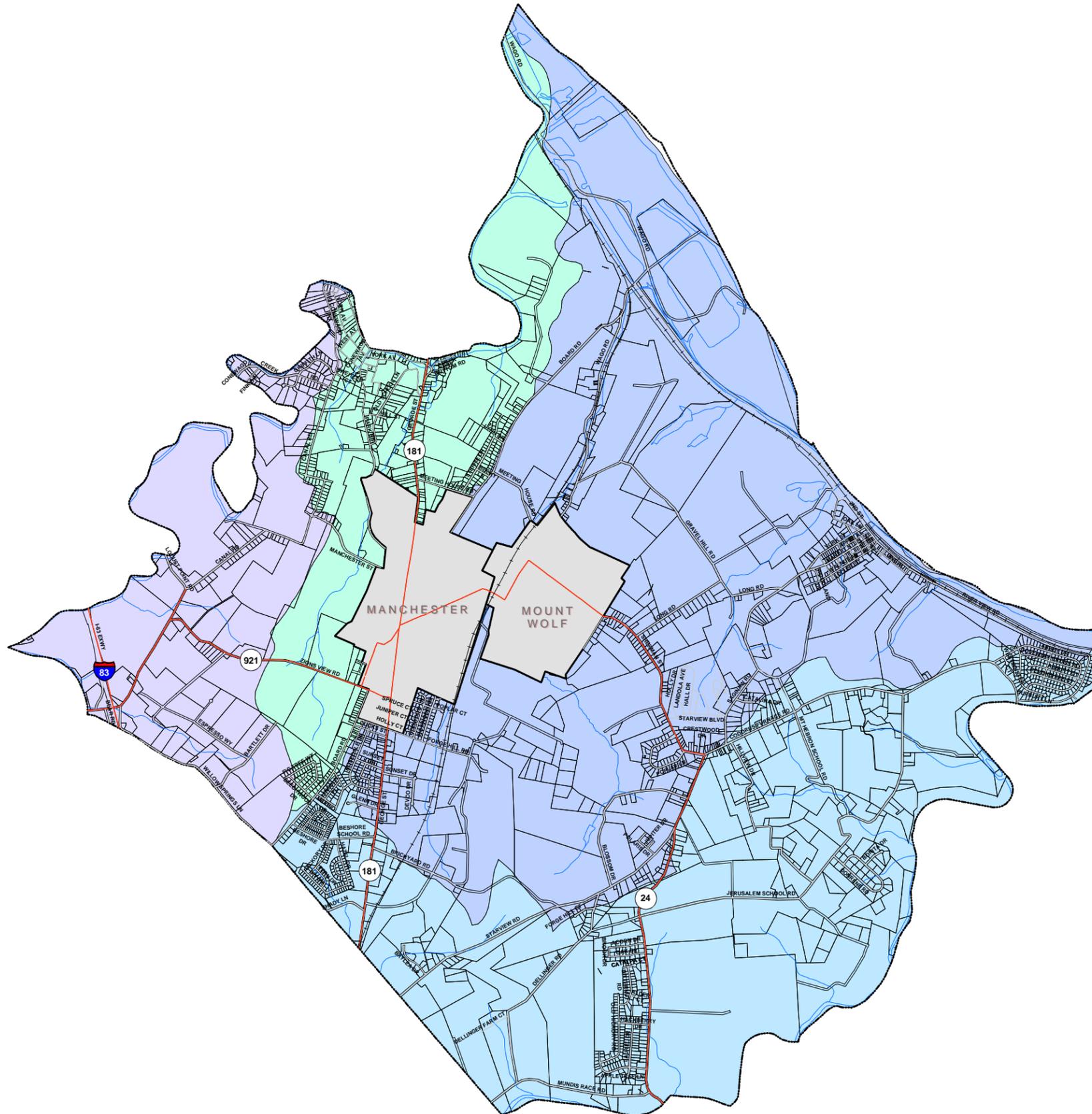


**EAST MANCHESTER TOWNSHIP**  
**York County, Pennsylvania**

**EXHIBIT B-4**  
**PRIME AGRICULTURAL SOILS**



BASE MAP SOURCE: YORK COUNTY PLANNING COMMISSION



**Legend**

**WATERSHEDS**

- CODORUS CREEK
- CONEWAGO CREEK
- LITTLE CONEWAGO CREEK
- SUSQUEHANNA RIVER

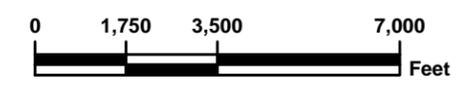
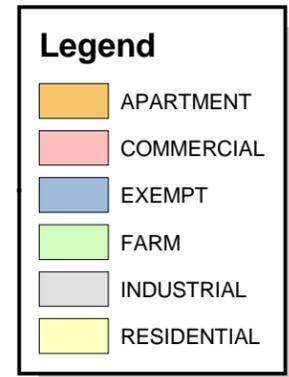
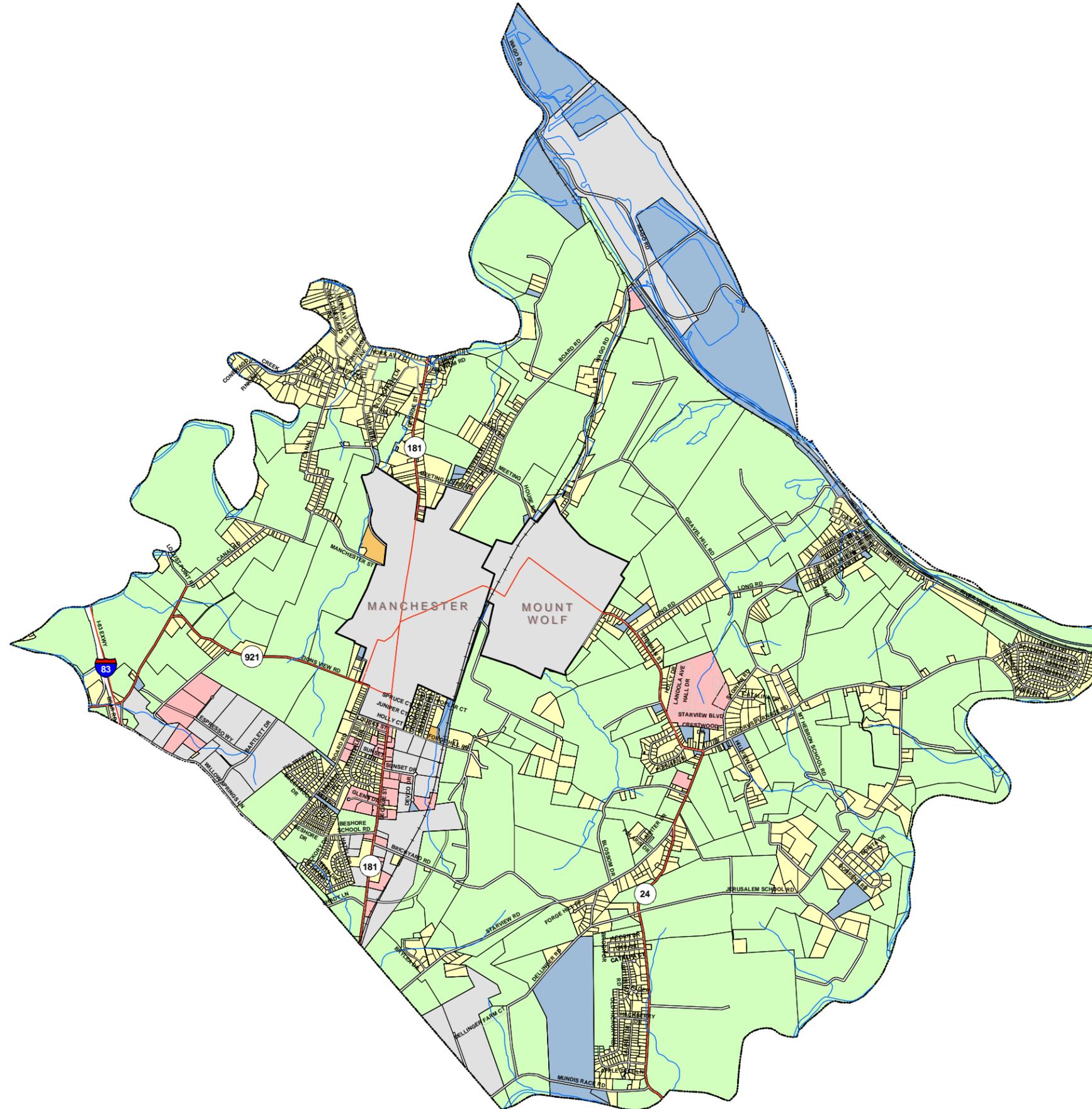


**EAST MANCHESTER TOWNSHIP**  
**York County, Pennsylvania**

**EXHIBIT B-5**  
**WATERSHEDS**



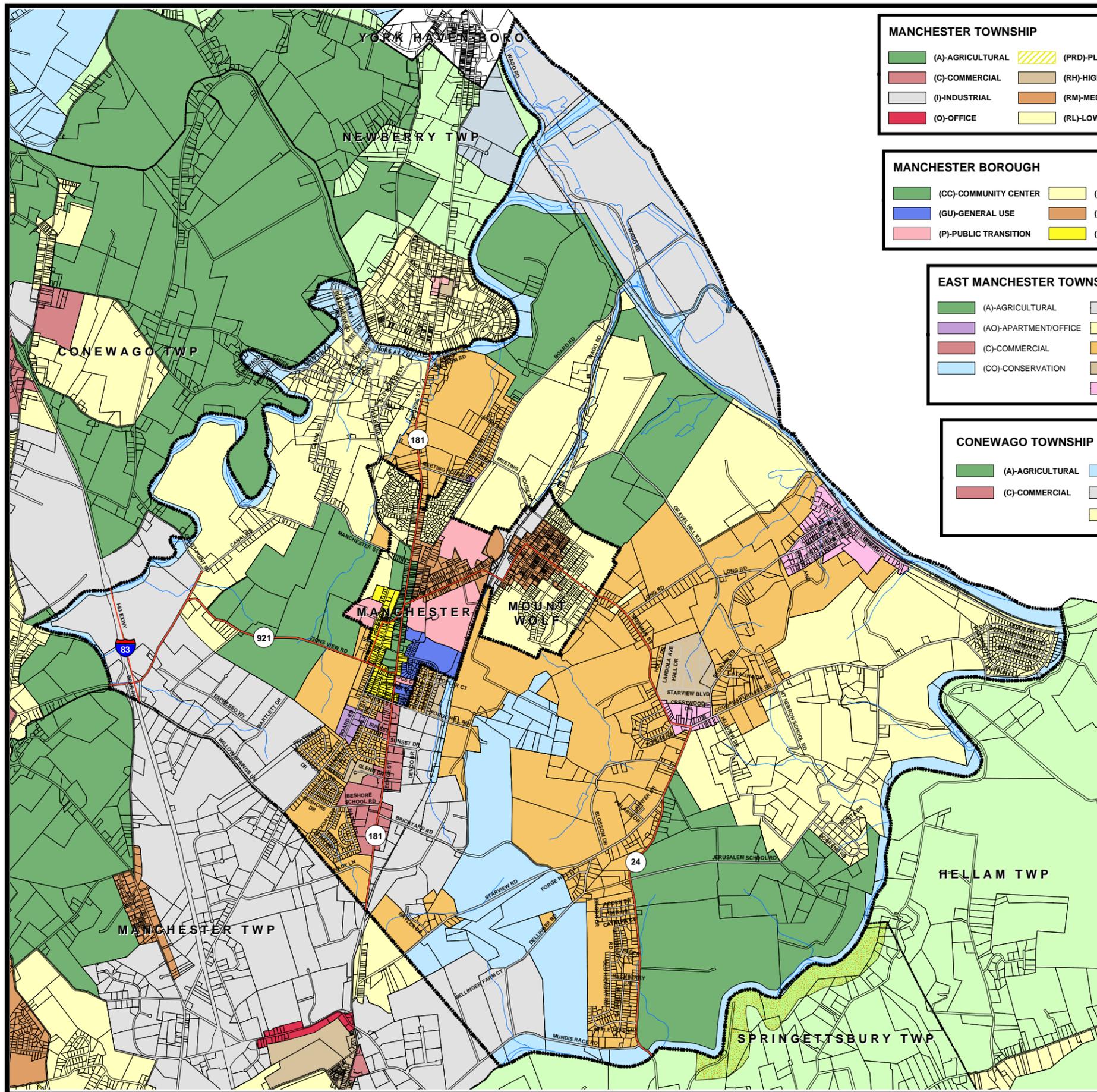
BASE MAP SOURCE: YORK COUNTY PLANNING COMMISSION



**EAST MANCHESTER TOWNSHIP**  
**York County, Pennsylvania**  
**EXHIBIT B-6**  
**EXISTING LAND USE**



BASE MAP SOURCE: YORK COUNTY PLANNING COMMISSION



**MANCHESTER TOWNSHIP**

(A)-AGRICULTURAL	(PRD)-PLAN RESIDENTIAL DEVELOPMENT
(C)-COMMERCIAL	(RH)-HIGH DENSITY RESIDENTIAL
(I)-INDUSTRIAL	(RM)-MEDIUM DENSITY RESIDENTIAL
(O)-OFFICE	(RL)-LOW DENSITY RESIDENTIAL

**MANCHESTER BOROUGH**

(CC)-COMMUNITY CENTER	(R-1)-LOW DENSITY RESIDENTIAL
(GU)-GENERAL USE	(R-2)-MULTIPLE RESIDENTIAL
(P)-PUBLIC TRANSITION	(R-3)-GENERAL RESIDENTIAL

**EAST MANCHESTER TOWNSHIP**

(A)-AGRICULTURAL	(I)-INDUSTRIAL
(AO)-APARTMENT/OFFICE	(R-1)-LOW DENSITY
(C)-COMMERCIAL	(R-2)-MEDIUM DENSITY
(CO)-CONSERVATION	(R-3)-HIGH DENSITY
	(V)-VILLAGE

**CONEWAGO TOWNSHIP**

(A)-AGRICULTURAL	(Cv)-CONSERVATION
(C)-COMMERCIAL	(I)-INDUSTRIAL
	(R)-RESIDENTIAL

**SPRINGETTSBURY TOWNSHIP**

(A-O)-APARTMENT/OFFICE	(O)-PROFESSIONAL/OFFICE
(C)-COMMERCIAL	(O-S)-OPEN SPACE
(C-H)-COMMERCIAL/HIGHWAY	(R-1)-HIGH DENSITY RESIDENTIAL
(FD)-FLEXIBLE DEVELOPMENT	(R-2)-MEDIUM DENSITY RESIDENTIAL
(I)-INDUSTRIAL	(R-3)-LOW DENSITY RESIDENTIAL
	(R-4)-RURAL RESIDENTIAL

**NEWBERRY TOWNSHIP**

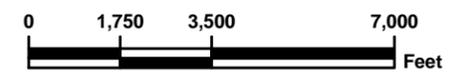
(A)-AGRICULTURAL	(I-2)-GENERAL INDUSTRIAL
(C-1)-VILLAGE COMMERCIAL	(I-3)-RURAL INDUSTRIAL
(C-2)-REGIONAL COMMERCIAL	(MHP)-MOBILE HOME PARK
(C-3)-COMMERCIAL RECREATION	(R)-RURAL RESIDENTIAL
(Cv)-CONSERVATION	(R-1)-SUBURBAN RESIDENTIAL
(I-1)-LIGHT INDUSTRIAL	(R-2)-HIGH DENSITY RESIDENTIAL
	(RH)-RURAL HOLDING

**HELLAM TOWNSHIP**

(A)-AGRICULTURAL	(Q)-QUARRY
(C/I)-COMMERCIAL/INDUSTRIAL	(R-1)-RESIDENTIAL 1
(Inter)-INTERCHANGE	(R-2)-RESIDENTIAL 2
	(R/Cv)-RURAL/CONSERVATION

**MT. WOLF BOROUGH**

(I)-INDUSTRIAL
(R1)-LOW DENSITY RESIDENTIAL
(R2)-MEDIUM DENSITY RESIDENTIAL

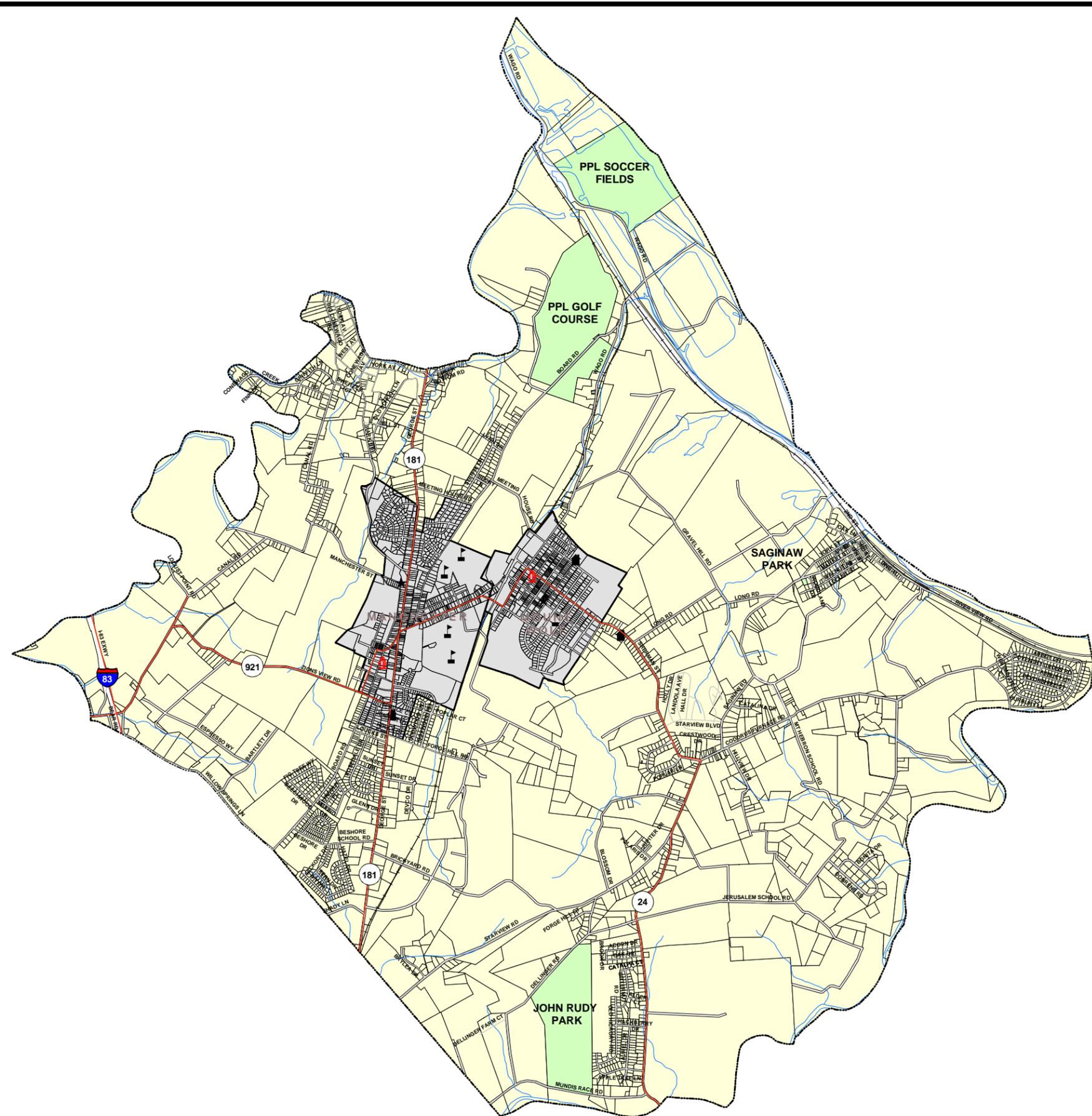


# EAST MANCHESTER TOWNSHIP York County, Pennsylvania

## EXHIBIT B-7 EXISTING ZONING MAP

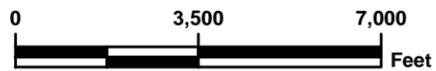


BASE MAP SOURCE: YORK COUNTY PLANNING COMMISSION



**Legend**

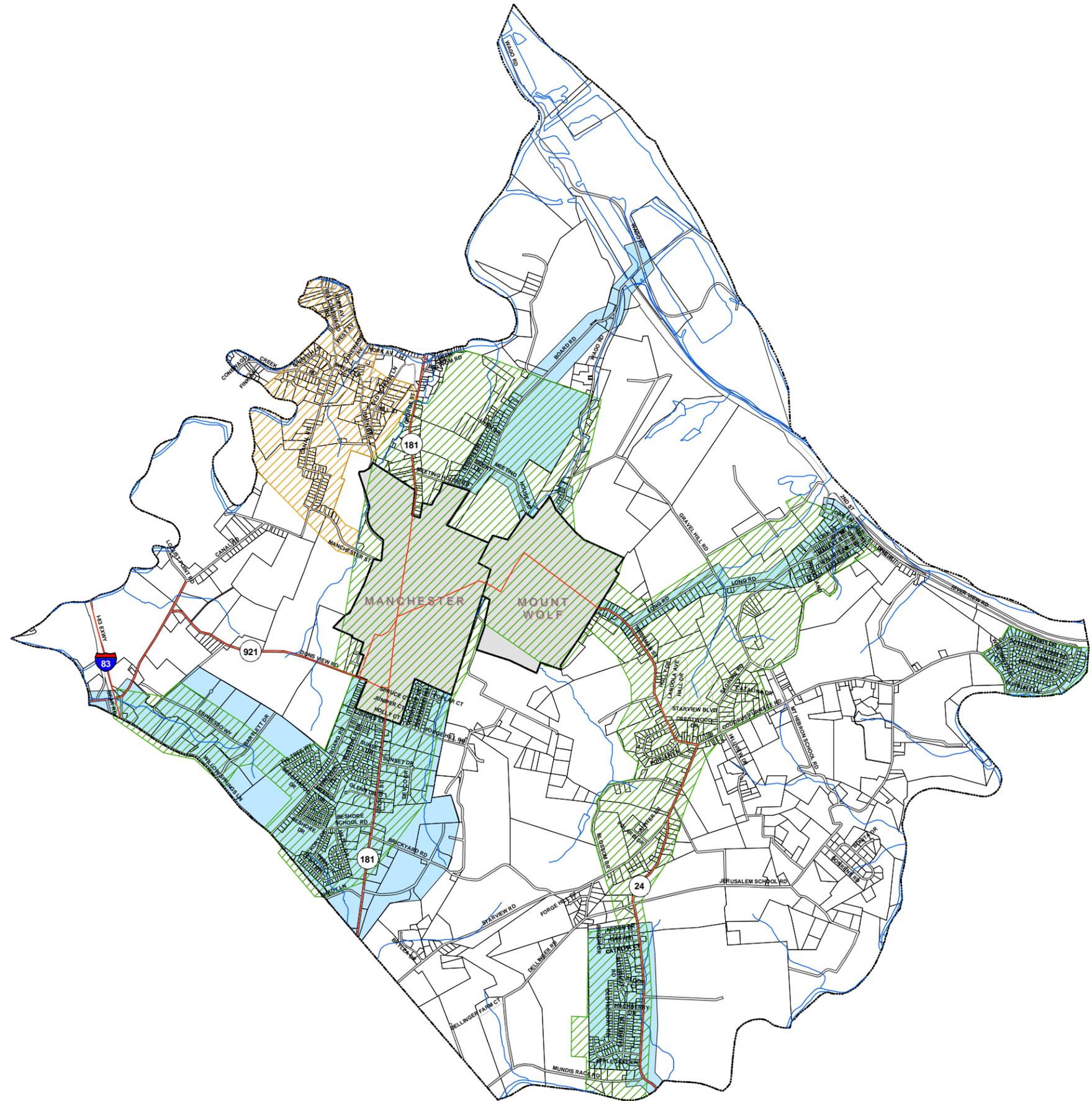
-  Eagle Fire Co. Mount Wolf
-  East Manchester Township Municipal Building
-  Manchester Borough Municipal Building
-  Manchester Post Office
-  Mount Wolf Borough Municipal Office
-  Mount Wolf Post Office
-  Union Fire Company, Manchester
-  Parks



**EAST MANCHESTER TOWNSHIP**  
**York County, Pennsylvania**  
**EXHIBIT B-8**  
**COMMUNITY FACILITIES**

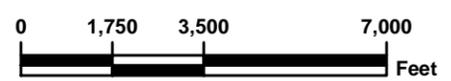


BASE MAP SOURCE: YORK COUNTY PLANNING COMMISSION



**Legend**

- YORK WATER CO. SERVICE AREAS
- SANITARY SEWER**
- EXISTING SERVICE AREA
- FUTURE SERVICE AREA

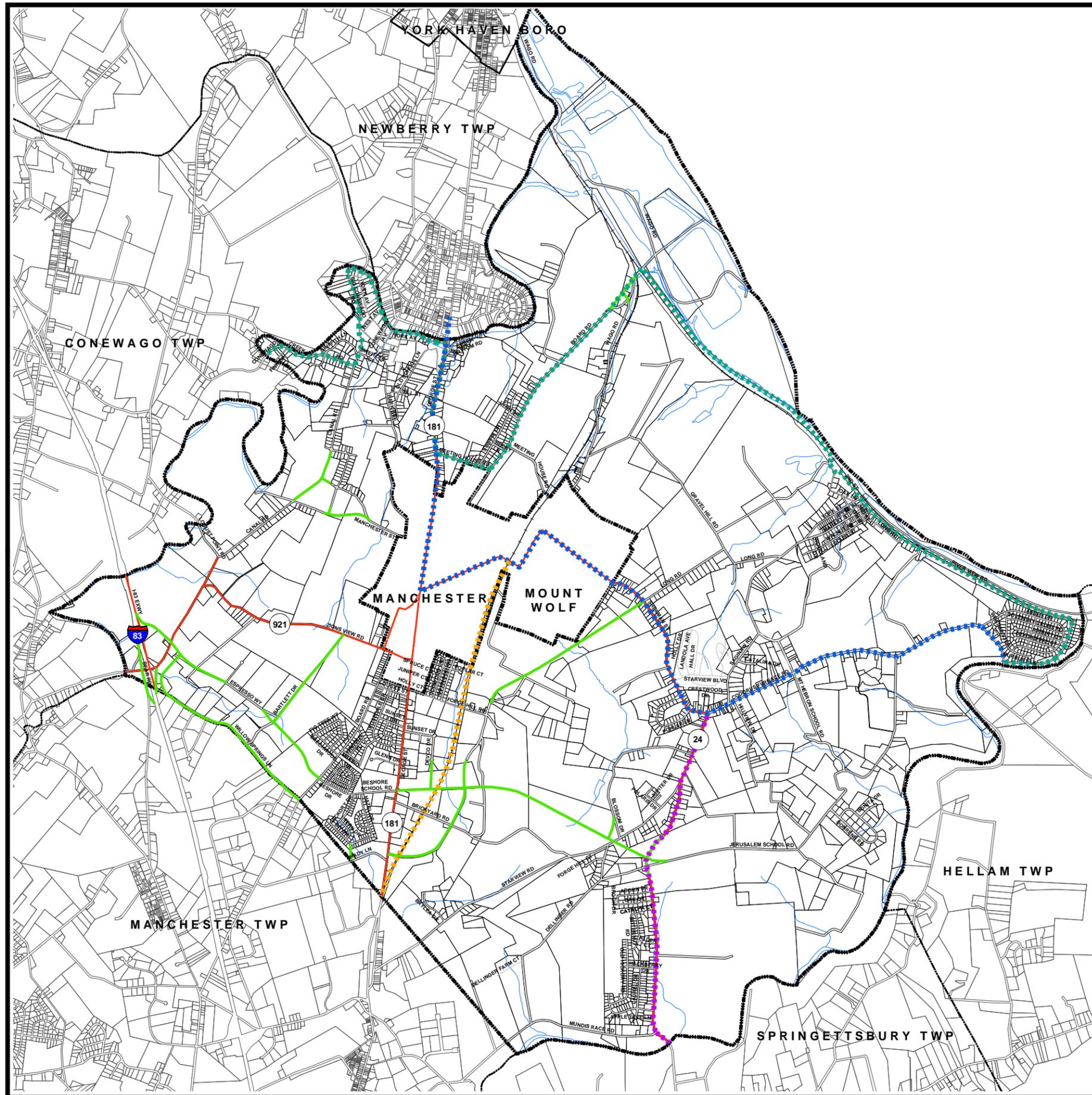


**EAST MANCHESTER TOWNSHIP**  
**York County, Pennsylvania**

**EXHIBIT B-9**  
**SANITARY SEWER & WATER COMPANY**  
**SERVICE AREAS**

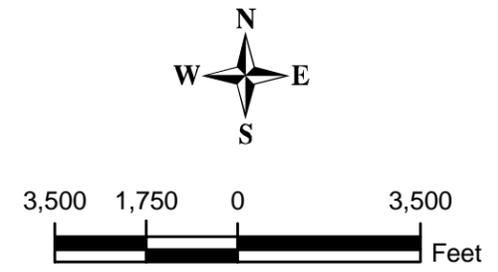


BASE MAP SOURCE: YORK COUNTY PLANNING COMMISSION



**Legend**

- PROPOSED COLLECTOR STREET
- STATE HIGHWAY
- - - MASON DIXON TRAIL
- - - POTENTIAL RECREATIONAL BIKEWAY CORRIDOR
- - - POTENTIAL COMMUTER BIKEWAY CORRIDOR
- - - POTENTIAL COMMUTER & RECREATIONAL BIKEWAY CORRIDOR

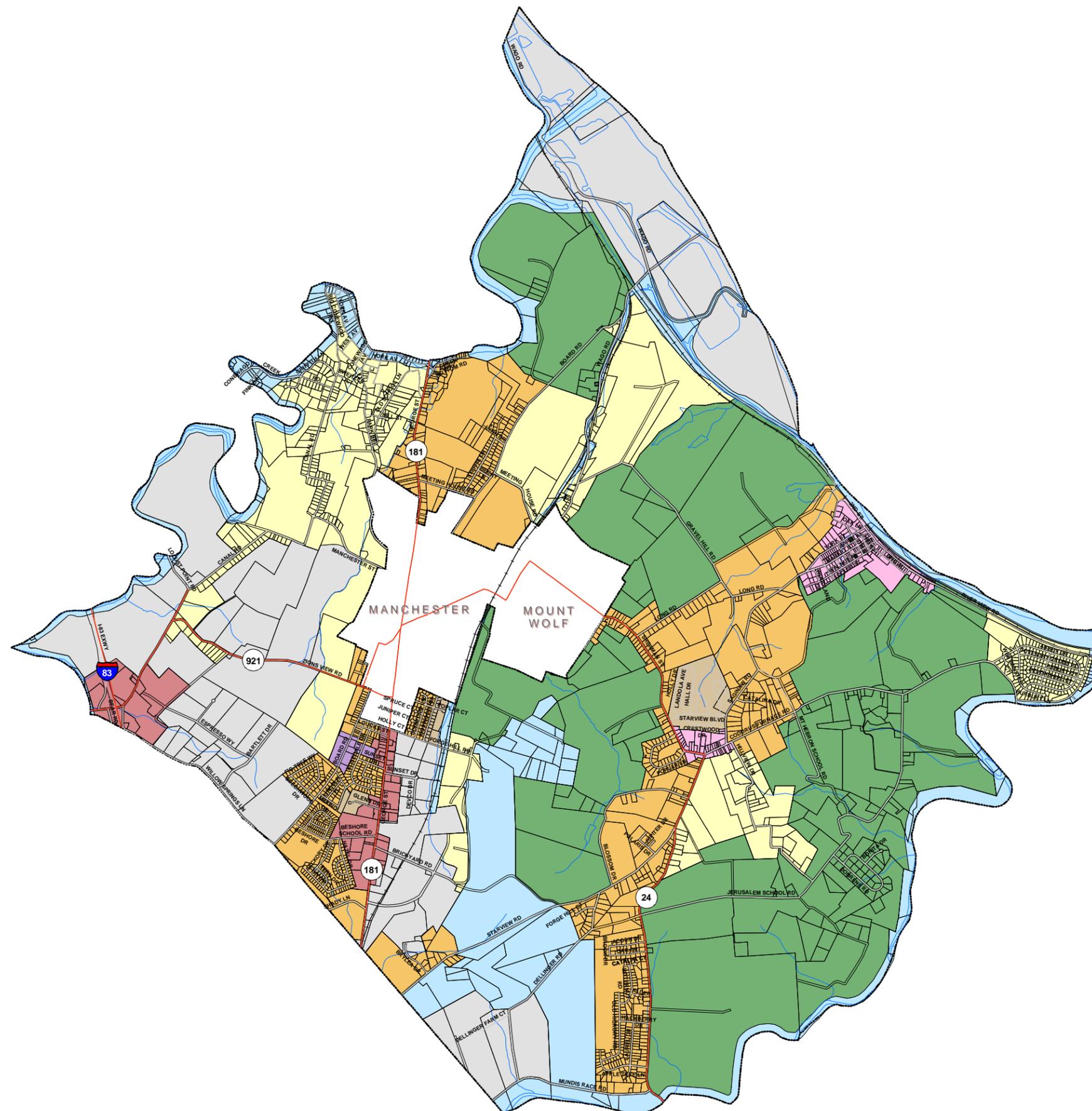


# EAST MANCHESTER TOWNSHIP York County, Pennsylvania

## EXHIBIT B-10 TRANSPORTATION PLAN



BASE MAP SOURCE: YORK COUNTY PLANNING COMMISSION



**Legend**

- (A)-AGRICULTURAL
- (AO)-APARTMENT/OFFICE
- (C)-COMMERCIAL
- (CO)-CONSERVATION
- (I)-INDUSTRIAL
- (R-1)-LOW DENSITY
- (R-2)-MEDIUM DENSITY
- (R-3)HIGH DENSITY
- (V)-VILLAGE

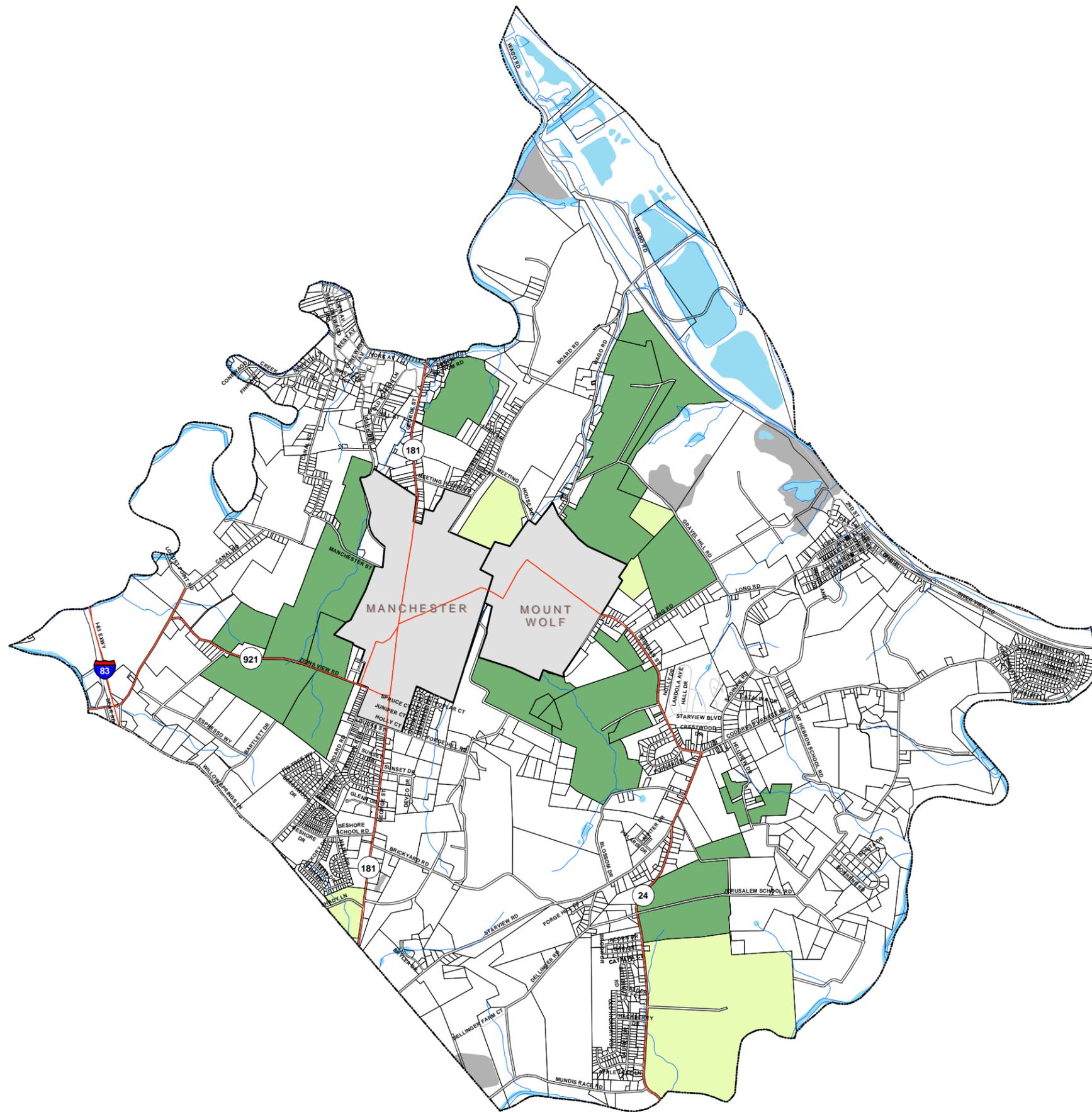


**EAST MANCHESTER TOWNSHIP**  
**York County, Pennsylvania**

**B-11**  
**FUTURE LAND USE**



BASE MAP SOURCE: YORK COUNTY PLANNING COMMISSION



**Legend**

- AGRICULTURAL SECURITY AREA
- PRESERVED AREA

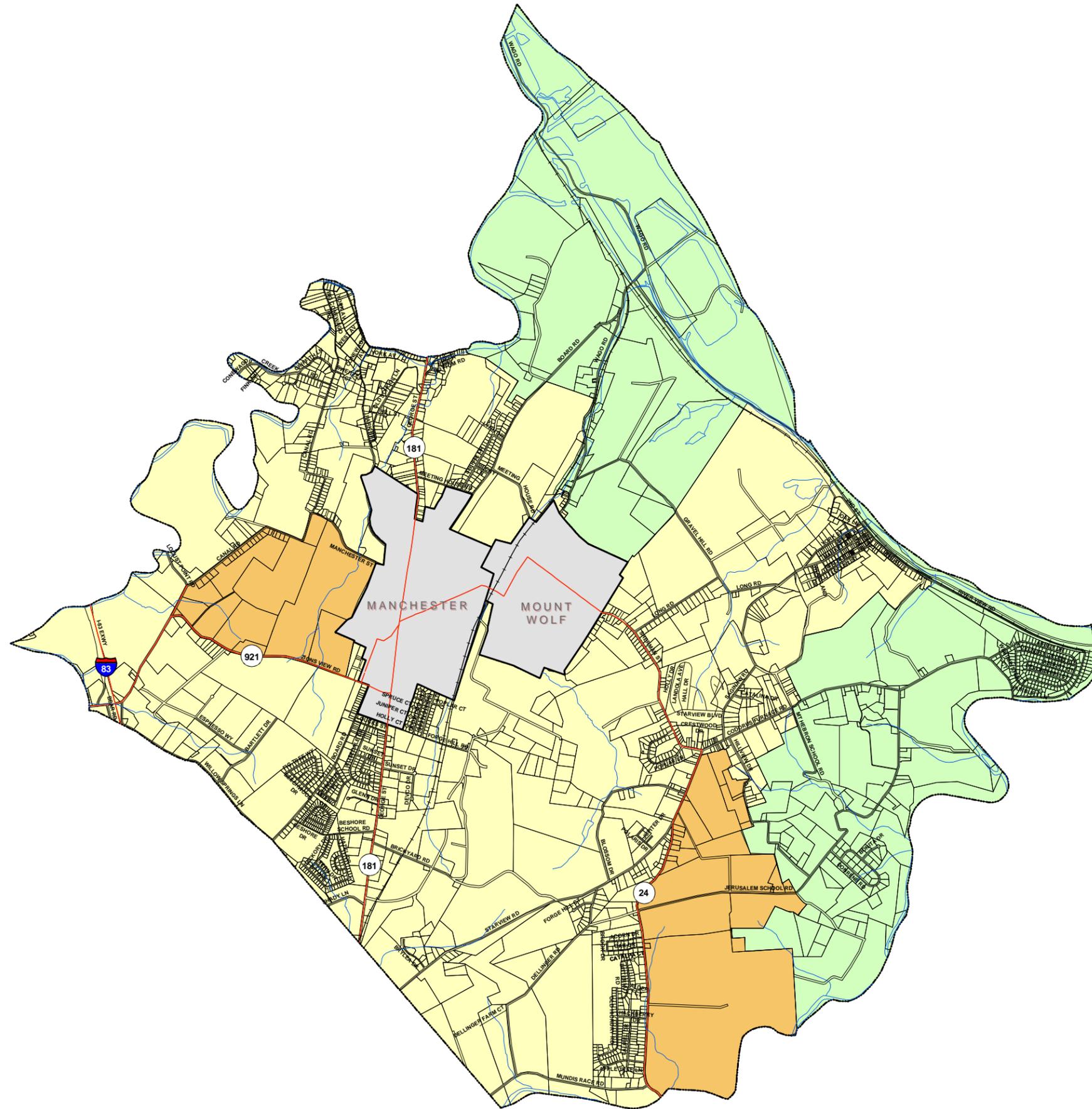


**EAST MANCHESTER TOWNSHIP**  
**York County, Pennsylvania**

**EXHIBIT B-12**  
**AGRICULTURAL PROTECTION AND**  
**PRESERVATION AREAS**



BASE MAP SOURCE: YORK COUNTY PLANNING COMMISSION



**Legend**

- Interim Primary Growth Area
- Interim Future Growth Area
- Interim Rural

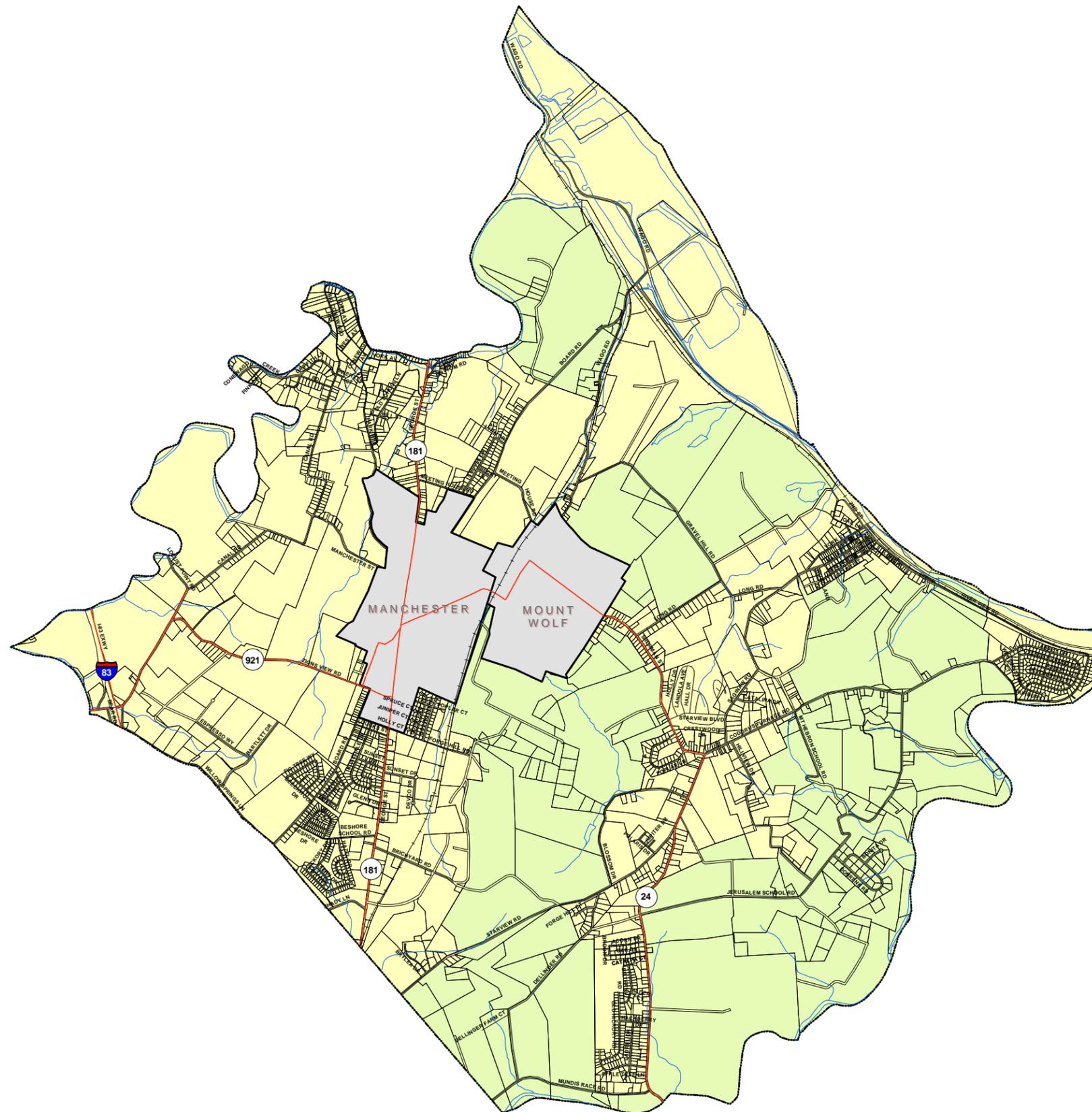


**EAST MANCHESTER TOWNSHIP**  
**York County, Pennsylvania**

**EXHIBIT B-13**  
**YORK COUNTY**  
**GROWTH BOUNDARY AREAS**



BASE MAP SOURCE: YORK COUNTY PLANNING COMMISSION



**Legend**

- ESTABLISHED PRIMARY GROWTH AREA
- ESTABLISHED RURAL AREA

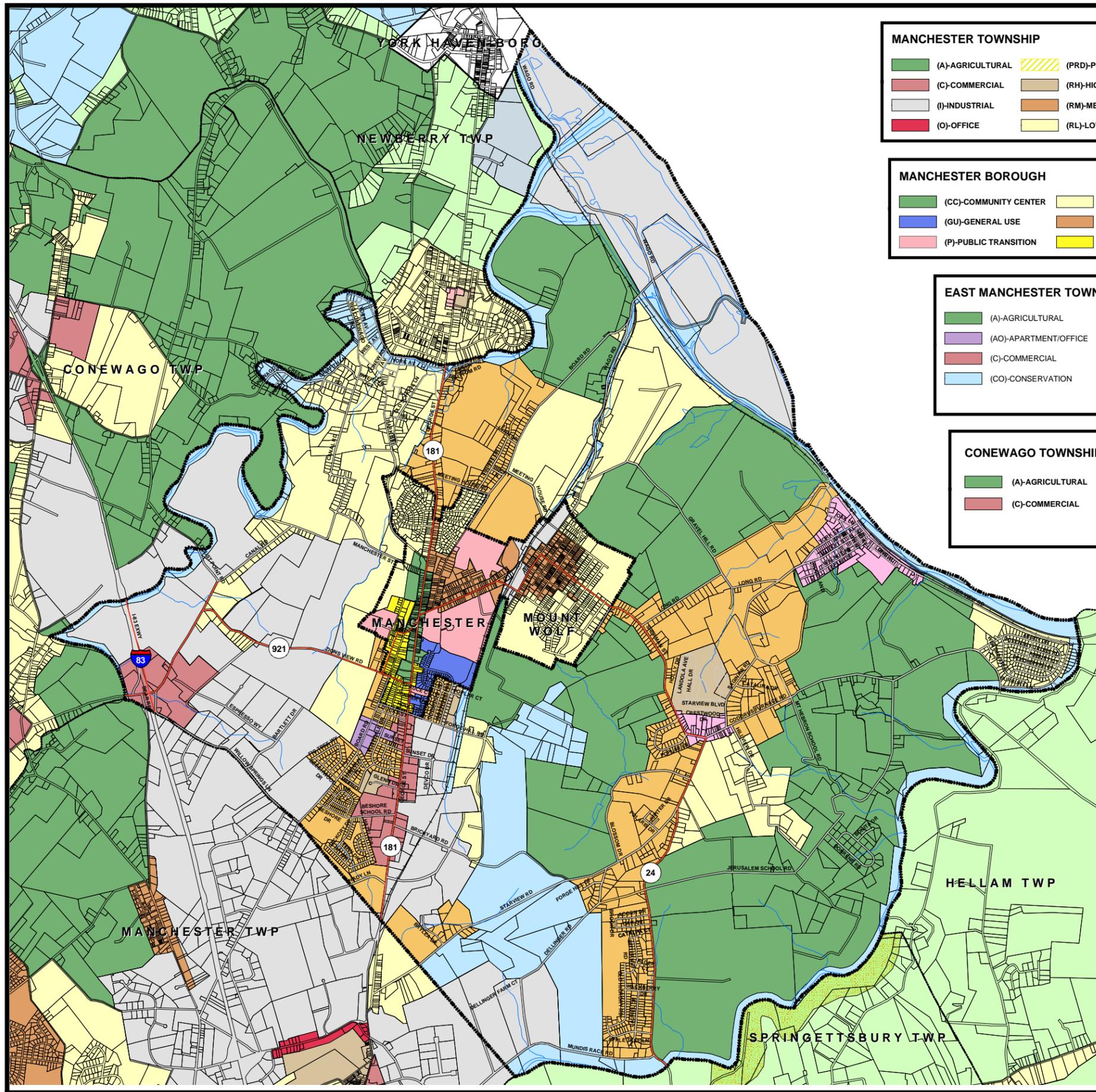


**EAST MANCHESTER TOWNSHIP**  
**York County, Pennsylvania**

**EXHIBIT B-14**  
**PROPOSED TOWNSHIP**  
**GROWTH BOUNDARY AREAS**



BASE MAP SOURCE: YORK COUNTY PLANNING COMMISSION



**MANCHESTER TOWNSHIP**

(A)-AGRICULTURAL	(PRD)-PLAN RESIDENTIAL DEVELOPMENT
(C)-COMMERCIAL	(RH)-HIGH DENSITY RESIDENTIAL
(I)-INDUSTRIAL	(RM)-MEDIUM DENSITY RESIDENTIAL
(O)-OFFICE	(RL)-LOW DENSITY RESIDENTIAL

**MANCHESTER BOROUGH**

(CC)-COMMUNITY CENTER	(R-1)-LOW DENSITY RESIDENTIAL
(GU)-GENERAL USE	(R-2)-MULTIPLE RESIDENTIAL
(P)-PUBLIC TRANSITION	(R-3)-GENERAL RESIDENTIAL

**EAST MANCHESTER TOWNSHIP**

(A)-AGRICULTURAL	(I)-INDUSTRIAL
(AO)-APARTMENT/OFFICE	(R-1)-LOW DENSITY
(C)-COMMERCIAL	(R-2)-MEDIUM DENSITY
(CO)-CONSERVATION	(R-3)HIGH DENSITY
	(V)-VILLAGE

**CONEWAGO TOWNSHIP**

(A)-AGRICULTURAL	(Cv)-CONSERVATION
(C)-COMMERCIAL	(I)-INDUSTRIAL
	(R)-RESIDENTIAL

**SPRINGETTSBURY TOWNSHIP**

(A-O)-APARTMENT/OFFICE	(O)-PROFESSIONAL/OFFICE
(C)-COMMERCIAL	(O-S)-OPEN SPACE
(C-H)-COMMERCIAL/HIGHWAY	(R-1)-HIGH DENSITY RESIDENTIAL
(FD)-FLEXIBLE DEVELOPMENT	(R-2)-MEDIUM DENSITY RESIDENTIAL
(I)-INDUSTRIAL	(R-3)-LOW DENSITY RESIDENTIAL
	(R-4)-RURAL RESIDENTIAL

**NEWBERRY TOWNSHIP**

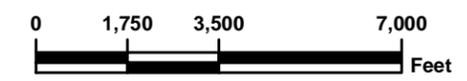
(A)-AGRICULTURAL	(I-2)-GENERAL INDUSTRIAL
(C-1)-VILLAGE COMMERCIAL	(I-3)RURAL INDUSTRIAL
(C-2)-REGIONAL COMMERCIAL	(MHP)-MOBILE HOME PARK
(C-3)-COMMERCIAL RECREATION	(R)-RURAL RESIDENTIAL
(Cv)-CONSERVATION	(R-1)-SUBURBAN RESIDENTIAL
(I-1)LIGHT INDUSTRIAL	(R-2)-HIGH DENSITY RESIDENTIAL
	(RH)-RURAL HOLDING

**HELLAM TOWNSHIP**

(A)-AGRICULTURAL	(Q)-QUARRY
(C/I)-COMMERCIAL/INDUSTRIAL	(R-1)-RESIDENTIAL 1
(Inter)-INTERCHANGE	(R-2)-RESIDENTIAL 2
	(R/Cv)-RURAL/CONSERVATION

**MT. WOLF BOROUGH**

(I)-INDUSTRIAL
(R1)-LOW DENSITY RESIDENTIAL
(R2)-MEDIUM DENSITY RESIDENTIAL

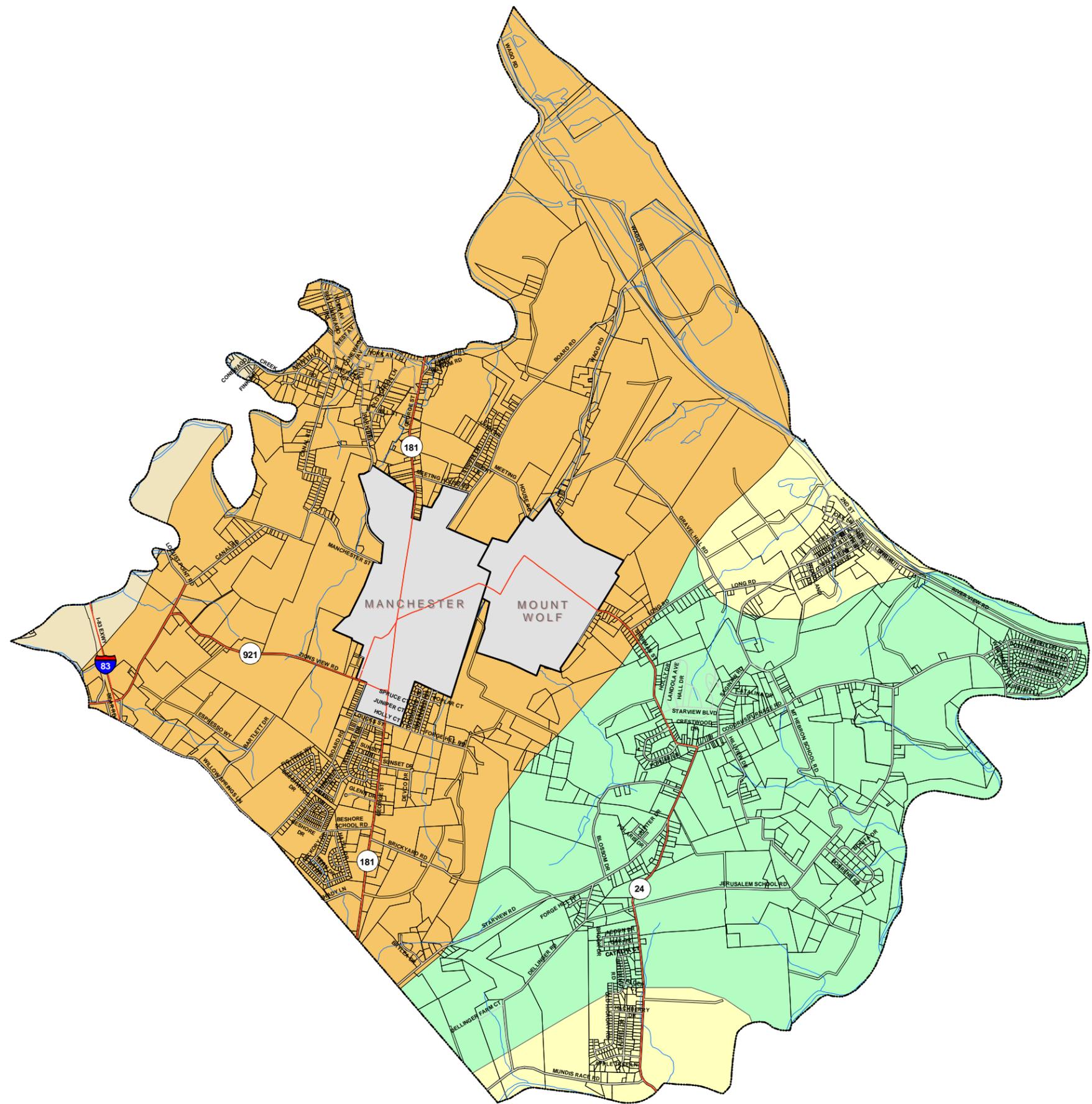


**EAST MANCHESTER TOWNSHIP**  
York County, Pennsylvania

**EXHIBIT B-15**  
**COMPATIBILITY WITH**  
**ADJACENT MUNICIPAL ZONING**



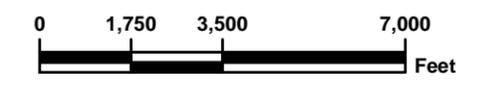
BASE MAP SOURCE: YORK COUNTY PLANNING COMMISSION



**Legend**

**Soil Associations**

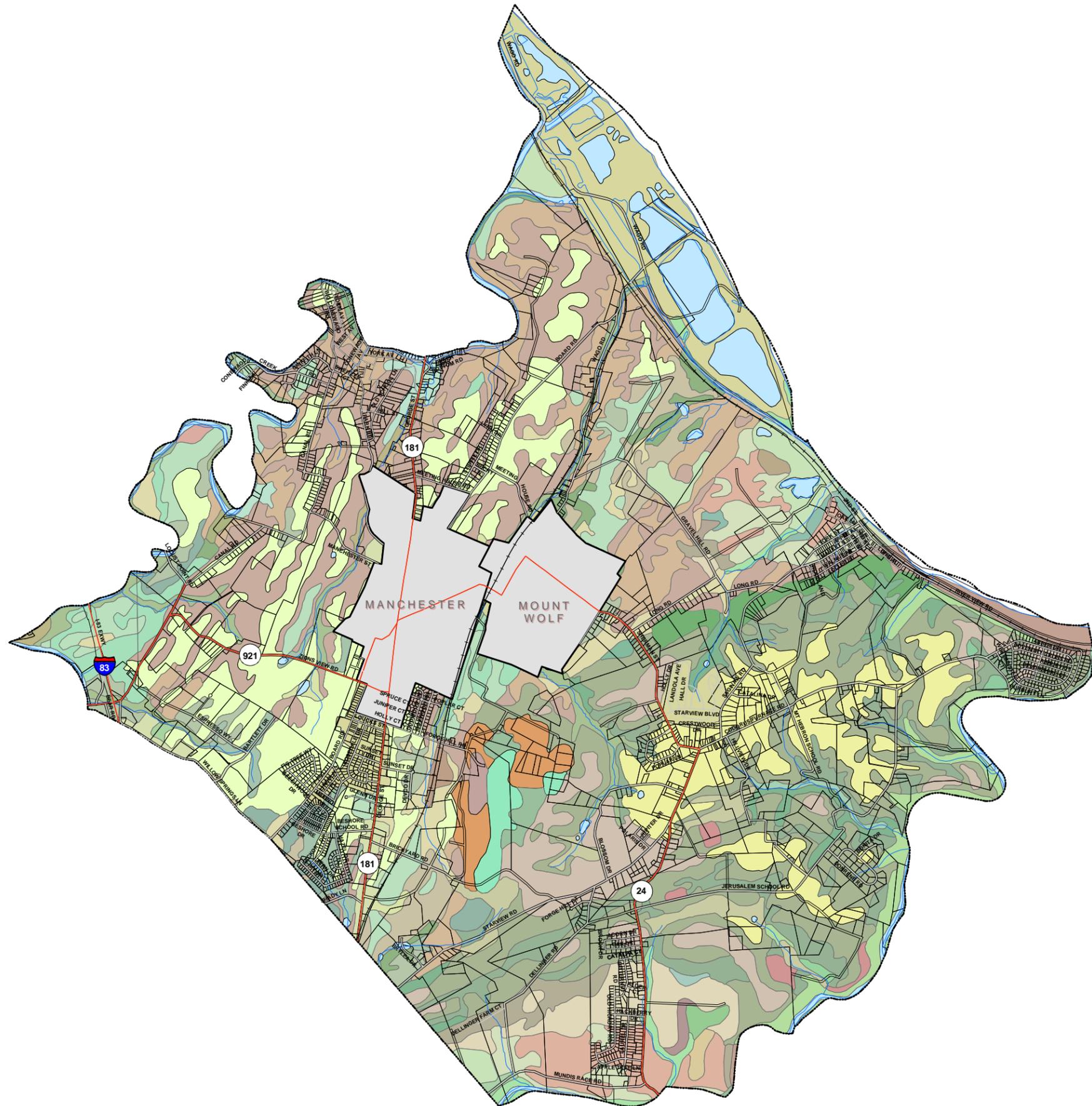
- Chester-Glenelg
- Penn-Klinesville-Readington
- Penn-Lansdale-Readington
- Urban Land-Duffield-Hagerstown



**EAST MANCHESTER TOWNSHIP**  
**York County, Pennsylvania**  
**EXHIBIT B-16**  
**SOILS ASSOCIATION**

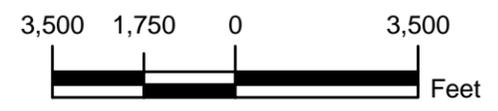


BASE MAP SOURCE: YORK COUNTY PLANNING COMMISSION



**Legend**

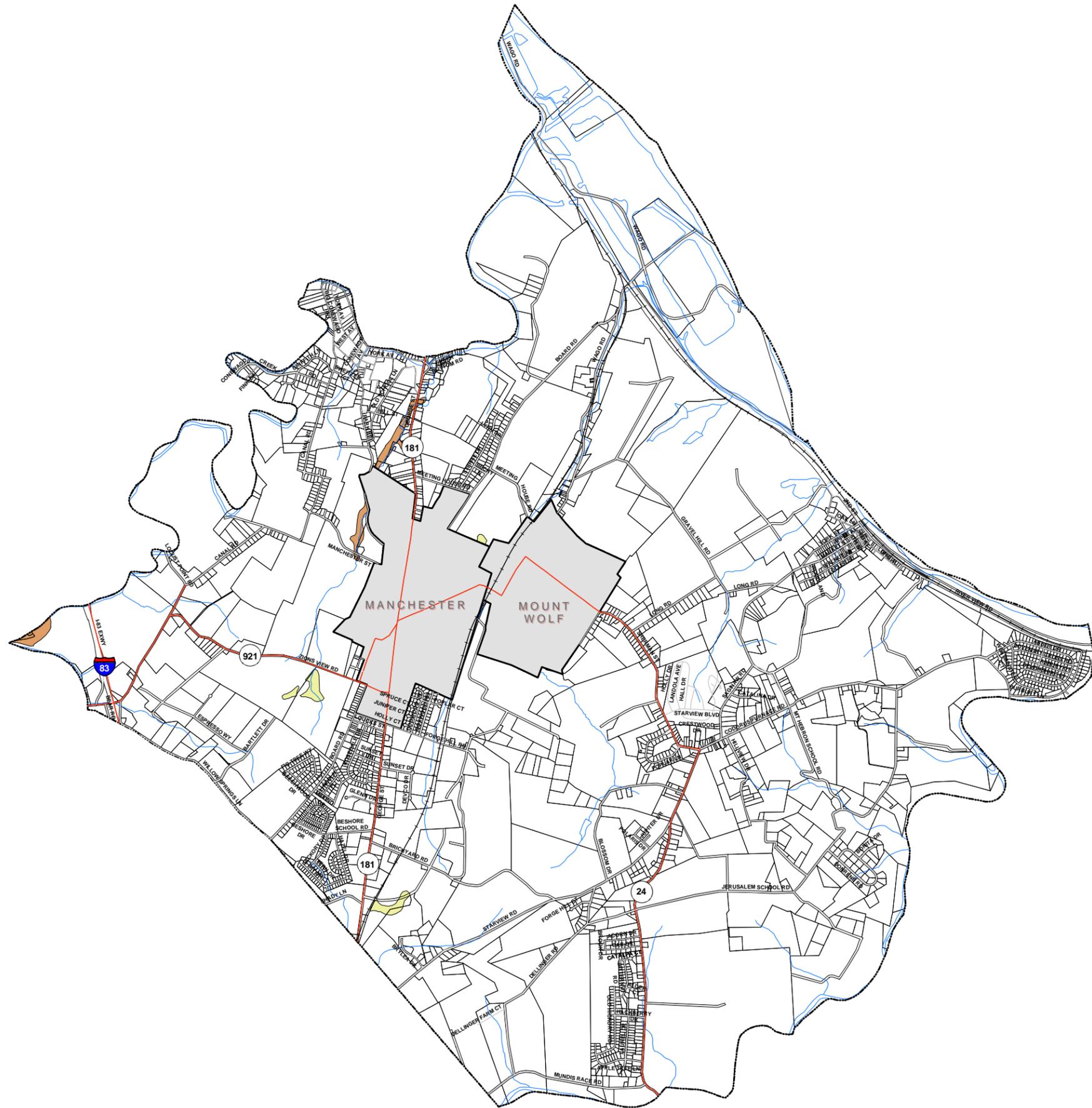
SOILS			
AtB	DWD	GbB	Lw
AtC	DuA	GbC	MOC
Be	DuB	GdB	MOD
Bo	DuC	HaA	MOE
Cd	EdB	HaB	MPD
CeB	EdC	HaC	MRF
CeC	EdD	KnD	MvC
CkA	EeD	KnE	PcF
Cm	EeF	LeB	PeB
CrA	EkA	LfC	PoC
CrB	EkB		PpB
			PpC
			Pt
			RaA
			RaB
			ReA
			ReB
			RfB
			Rw
			StC
			StD
			Uc
			UgB
			W



**EAST MANCHESTER TOWNSHIP**  
**York County, Pennsylvania**  
**EXHIBIT B-17**  
**SOILS**



BASE MAP SOURCE: YORK COUNTY PLANNING COMMISSION



**Legend**

**HYDRIC SOILS**

- Bo
- CrA

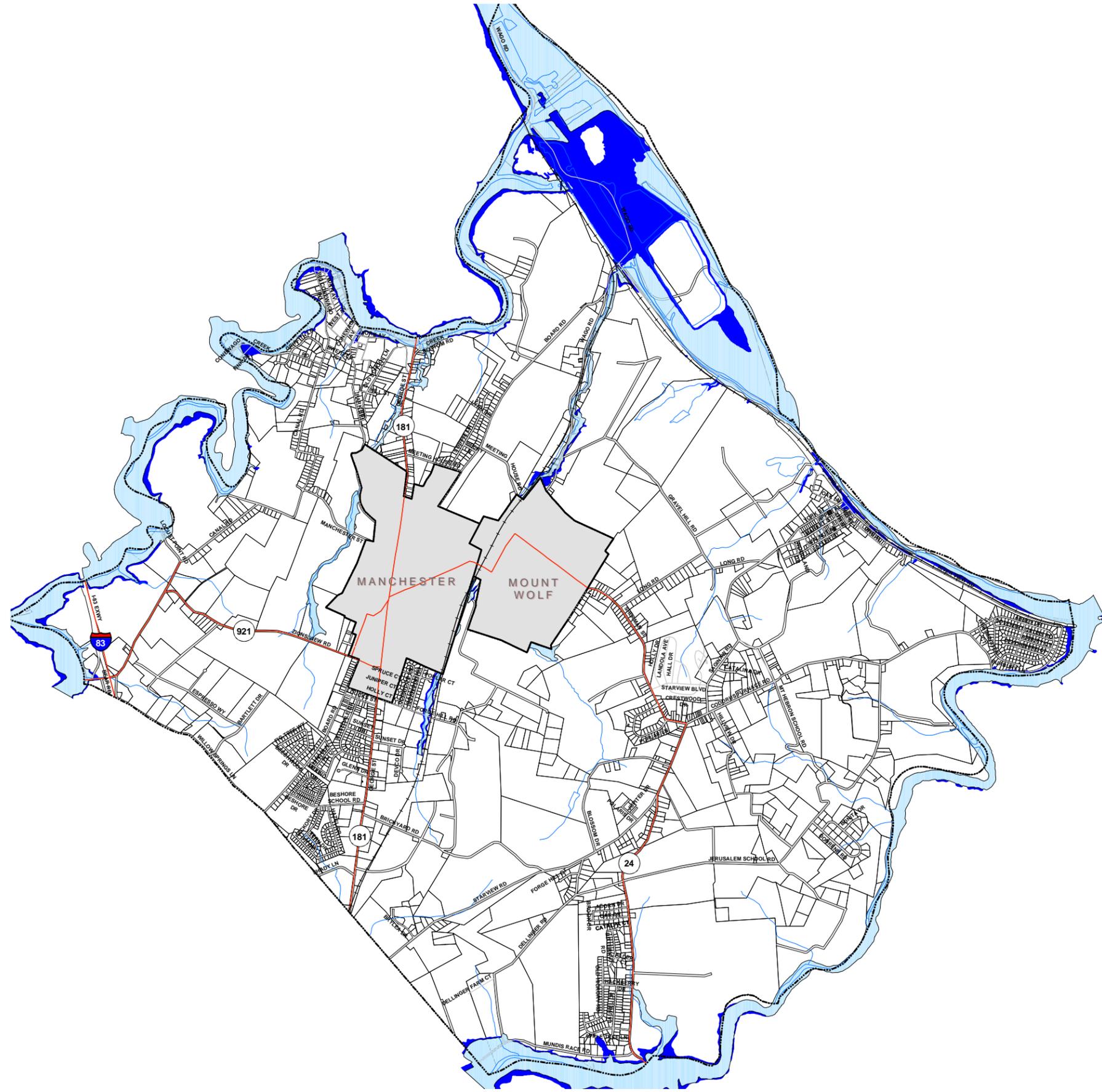


**EAST MANCHESTER TOWNSHIP**  
**York County, Pennsylvania**

**EXHIBIT B-18**  
**HYDRIC SOILS**



BASE MAP SOURCE: YORK COUNTY PLANNING COMMISSION

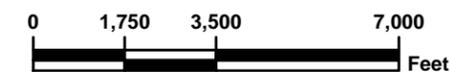


**Legend**

**FLOOD PLAIN**

**YEAR**

	100
	500



**EAST MANCHESTER TOWNSHIP**  
**York County, Pennsylvania**  
**EXHIBIT B-19**  
**FLOOD PLAINS**



BASE MAP SOURCE: YORK COUNTY PLANNING COMMISSION

**EAST MANCHESTER TOWNSHIP**

**ZONING ORDINANCE**

**2006**

**Comprehensive Update**

September 27, 2006

Prepared For

East Manchester Township Board of Supervisors

By:

**C. S. DAVIDSON, INC.**  
Consulting Engineers  
38 North Duke Street  
York PA 17401

Phone: (717) 846-4805

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**OBJECTIVES**

**Section 101 - Objectives**

There is hereby established a Zoning Ordinance for the Township, which plan is set forth in the text and map that constitute this Ordinance. Said ordinance is adopted in the interest of protecting and promoting the public health, safety, morals, and general welfare, and shall be deemed to include the following related and specific community development goals and objectives, among others as may be stated in the policy statements within the East Manchester Township Comprehensive Plan:

- ⇒ To develop residential areas, which include several types of uses, which complement one another but are carefully, located within the neighborhood to prevent conflicts among the different uses.
- ⇒ To provide adequate areas for commercial and industrial uses in locations, which will cause a minimum of problems for all, concerned.
- ⇒ To locate urban development in a pattern which can be easily serviced by various community facilities and utilities, with adequate transportation facilities, and with considerations for energy conservation.
- ⇒ To minimize the conflicts between the agricultural and suburban sections of the Township by directing urbanization to areas away from prime agricultural sections.
- ⇒ To encourage the retention of agriculture as a sound economic activity.
- ⇒ To encourage the preservation of as much of the rural character of the Township as possible, by conserving areas of woodland and open space - especially in areas of flood plains and steep slopes.
- ⇒ To provide for the diverse housing needs of all existing and future Township residents.
- ⇒ To provide for access to arterial highways which can adequately carry anticipated through traffic volumes and provide safe access to major traffic generators - both in the Township and in areas serving the Township. Access to these arterial highways should be carefully controlled to prevent conflicts between local and arterial traffic.
- ⇒ To provide a system of collector roads which can efficiently carry local traffic between residential areas, and to and from arterial highways, including but not limited to those shown on the Transportation Plan contained in the Comprehensive Plan.
- ⇒ To insure the maintenance of the exclusively local nature of residential streets, thereby keeping the residential areas free of any but low speed, low volume local traffic.
- ⇒ To provide sufficient off-street parking to maximize the use of high-cost roadways to carry vehicular traffic.
- ⇒ To provide for a balanced system of transportation and transit facilities in order to minimize energy utilization and to meet the different needs of people, business and industry.

- ⇒ To preserve adequate open space and recreation areas in the Township to serve the growing needs for leisure time activities, by encouraging partnerships with the School District and other facility owners.
- ⇒ To provide adequate fire and police protection facilities and other community facilities and services to assure the welfare and safety of the residents in all parts of the Township.
- ⇒ To provide adequate storm water management facilities for the protection and preservation of existing and future water supplies - both surface and subsurface - and the protection of private and public property.

**ARTICLE II**  
**ESTABLISHMENT OF DISTRICTS**

**Section 201 - List of Districts**

East Manchester Township is hereby divided into the Districts listed below:

- (CO) Conservation District
- (A) Agricultural District
- (R-1) Low Density Residential District
- (R-2) Medium Density Residential District
- (R-3) High Density Residential District
- (AO) Apartment/Office District
- (V) Village District
- (C) Commercial District
- (I) Industrial District
- (FP) Floodplain District (Overlay)

**Section 202 - Zoning Map**

The boundaries of the said Districts are hereby established as shown on the "East Manchester Township Zoning Map", which accompanies, and which, with all explanatory matter thereon, is hereby adopted and made a part of this Ordinance. A copy of said map, indicating the latest amendments, shall be kept up to date for the use and benefit of the public.

**Section 203 - Zoning District Boundaries**

In determining the boundaries of Districts shown on the Zoning Map, the following rules shall apply:

- A. Where District boundaries are indicated as approximately following the center lines of streets, highways, watercourses or railroad rights-of-way or such lines extended, such center lines shall be construed to be such boundaries.
- B. Where such boundaries are indicated, as approximately following the property lines of parks or other publicly owned lands, such lines shall be construed to be such boundaries.
- C. Unless otherwise shown, all District boundaries running parallel to streets shall be construed to be 200 feet back from the rights-of-way of said streets.
- D. In all cases where a District boundary line is located not farther than 15 feet away from a lot line of record, such boundary line shall be construed to coincide with such lot line.
- E. In all cases where dimensions are not shown on the Zoning Map, the location of boundaries shown on the map shall be determined by the use of the scale appearing thereon.

## **Section 204 - Floodplain District Map**

The Floodplain District Map shall be deemed an overlay on any Zoning District now or hereafter applicable to any lot. Should the Floodplain District be declared inapplicable to any tract by reason of action of (i) the Board of Supervisors in amending this Ordinance; or (ii) the Zoning Hearing Board or any court of competent jurisdiction in interpreting the same; or (iii) the Zoning Hearing Board of any court of competent jurisdiction in determining the legal effect of the same; the zoning applicable to such lot shall be deemed to be the District in which it is located without consideration of Section 205 which follows.

## **Section 205 - Floodplain District Boundaries**

### **A. Identification of Floodplain Areas**

- 1) For the purpose of maintaining and keeping in full force and effect the Federal Emergency Management Agency, Federal Insurance Administration, Flood Insurance Program, the areas considered by this Ordinance to be within the (FP) Floodplain District of East Manchester Township shall be those areas identified as being subject to the one hundred (100) year flood in the Flood Insurance Study prepared for the Township of East Manchester, York County, Pennsylvania by the Federal Insurance Administration dated May 19, 1980, or the most recent revision thereof.
- 2) A map delineating the areas considered to be within the Township's floodplains for the purposes of this Ordinance is available for inspection at the East Manchester Township Municipal Building. Said map is hereby made a part of this Ordinance. For the purposes of this Ordinance, the following nomenclature is used in referring to the various areas within the Township's floodplains.
  - a) FW (Floodway Area) The areas identified as "Floodway" in the Flood Insurance Study prepared by the FIA. The term shall also include floodway areas which have been identified in other available studies or sources of information for those floodplain areas where no floodway has been identified in the Flood Insurance Study.
  - b) FF (Flood-Fringe Area) The areas identified as "Floodway Fringe" in the Flood Insurance Study prepared by the FIA.
  - c) FA (General Floodplain Area) The areas identified as "Approximate 100 Year Floodplain" in the Flood Insurance Study prepared by the FIA.

### **B. Determination of the 100-Year Flood Elevation on FA (General Floodplain) Areas**

- 1) In his determination of the 100-year flood elevation for the general floodplain area, the Zoning Officer shall use the elevation at a given point in the boundary of the identified general floodplain area which is nearest the site in question. In making this determination, the Zoning Officer shall obtain, review and reasonably utilize the information cited in Subsection 205 C) of this Ordinance, available U.S. Corps of Engineers Floodplain Information Reports, U.S. Geological Survey Flood-Prone Quadrangles, known highwater marks from past floods, and data submitted with subdivision proposals and other proposed developments. In addition, information from other Federal, state, and other acceptable sources shall be used to determine a floodway area if possible.

- 2) Where the complete and definitive flood elevation information necessary to delineate the boundary of the Floodplain District is not available to the Zoning Officer in his consideration of an application for a permit, he shall require such on-site studies and/or surveys to be made as are necessary to fix the precise boundaries of the Floodplain District. Such studies and surveys shall be signed, sealed, and certified by a licensed professional registered by the Commonwealth of Pennsylvania to perform such studies and surveys. Such certification shall acknowledge the accuracy of the study or survey and the qualification of the individual to perform such study or survey. Copies of such studies and surveys shall be submitted by the Zoning Officer to the East Manchester Township Engineer, the United States Department of Agriculture's Soil Conservation Service, and the Pennsylvania Department of Community Affairs, who shall have 30 days to comment. Any property owner whose property is so studied and/or surveyed to justify an application for a permit shall pay all costs of these studies and surveys, including the cost of review by the Township Engineer.

### **Section 206 - Boundary Disputes**

#### **A. Zoning District Boundaries**

In case of uncertainty as to the true location of a Zoning District boundary line in a particular instance, the determination thereof shall be made by the Zoning Hearing Board, as provided in Article VII of this Ordinance.

#### **B. Floodplain District Boundaries**

Should a dispute concerning any boundary of the Floodplain Conservation District arise, the initial determination of the Zoning Officer may be appealed to the Zoning Hearing Board. The burden of proof in such an appeal shall be on the property owner and shall be based on a detailed engineering investigation report using one of the following commonly accepted methods of determining runoff:

(1) The Log Pearson III Method

(2) Twenty-four Hour Evaluation Hydrograph

- 1) The width of the (100) year flooding frequency, determined by computing water surface profiles, will be used in determining the revised Floodplain District boundaries. The Log Pearson Type III Method is recommended by the United States Water Resource Council and is currently used by the Department of Army, Corps of Engineers; United States Department of Agriculture, Soil Conservation Service, and the United States Department of Interior, Geological Survey. The United States Department of Agriculture, Soil Conservation Service uses the Twenty-Four Hour Evaluation Hydrograph when there is no available historic gauge data.
- 2) All changes to the boundaries of any floodplain area which result from a dispute and which affect areas identified in Subsection 205 A.2) of this Ordinance are subject to the review and approval of the Federal Insurance Administrator for compliance with the Rules and Regulations of the National Flood Insurance Program.

#### **C. Financial Responsibility**

- 1) The property owner shall pay all costs associated with the hearing before the Zoning Hearing Board, including all costs for advertising public notice, for fees to Zoning Hearing Board members, for fees to the municipal solicitor, and for all stenographic records including the attendance of a stenographer and, when necessary, the transcription of the record.
- 2) The property owner shall pay all costs associated with any detailed engineering investigation including the cost of review by the Township Engineer.

### **Section 207 - Effect of Establishment of Districts**

#### **A. Zoning Districts**

Following the effective date of this Ordinance and except as hereinafter provided:

- 1) No yard or open space required in connection with any building or use shall be considered as providing a required open space for any other building on the same or any other lot.
- 2) No lot shall be formed from part of a lot already occupied by a building unless such building, all yards and open spaces connected herewith, and the remaining lot comply with all requirements prescribed by this Ordinance for the district in which said lot is located. No building permit shall be issued for the erection of a building on any new lot thus created unless such building and lot comply with all the provisions of this Ordinance.
- 3) Nothing contained in this Ordinance shall require any change in the plans, construction, or designated use of a building complying with local laws in force prior to this Ordinance, if the following is found to exist:
  - a) A building permit shall have been duly issued prior to the date of first publication of notice of the public hearing on this Ordinance;
  - b) The entire building shall have been constructed in accordance with such plans as have been filed with the Township and shall have been completed within one (1) year from the effective date of this Ordinance.
- 4) Any use not specifically allowed or prohibited elsewhere in this Ordinance shall be allowed by Special Exception in the zone or zones where, and to the extent that, similar uses are permitted or allowed by Special Exception, provided that such use meets the requirements for a Special Exception and does not constitute a public or private nuisance.
- 5) Any list of prohibited uses contained in any section of this Ordinance, shall not be deemed to be an exhaustive list but has been included for the purposes of clarity and emphasis, and to illustrate, by example, some of the uses frequently proposed that are deemed undesirable and incompatible and thus prohibited.
- 6) Except for agricultural operations, which shall be permitted in conjunction with other permitted uses, no more than one (1) principal use shall be permitted per lot.

## **B. Floodplain Districts**

The provisions of this Ordinance create an overlay district, which is applicable within floodplains in all other zoning districts established by this Ordinance. To the extent the provisions of the Floodplain District regulations in Article VII of this Ordinance are applicable and more restrictive, they shall supersede conflicting provisions within all other district regulations of this Ordinance and all other ordinances of East Manchester Township. However, all other provisions of all other district regulations of this Ordinance and all other ordinances of the Township shall remain in full force.

**ARTICLE III**  
**DISTRICT REGULATIONS**

**Section 301 - (CO) Conservation District**

**A. Specific Intent**

In addition to the objectives established in Article I herein, it is the specific intent of these regulations to establish a Conservation District, which will:

- 1) Preserve environmentally sensitive areas and encourage the retention and proper use of such land.
- 2) Limit the use of land and activities to those uses and activities, which are related to conservation activity and open space.
- 3) Prevent the intrusion of development into environmentally sensitive areas.

**B. Permitted Uses**

In a Conservation District only the following uses and activities, limited to one (1) per lot, shall be permitted as uses by right:

- 1) Single family dwellings, limited to one (1) such use and one (1) principal building or structure per lot.
- 2) No-Impact Home-Based Business. (See Section 431)

**C. Uses By Special Exception**

The following uses and activities may be permitted by Special Exception upon approval of the Zoning Hearing Board limited to one (1) such use and one (1) principal building structure, except for subparagraphs 1), 2), and 5):

- 1) Public buildings and uses.
- 2) Agricultural operations.
- 3) Home Occupation. (See Section 417)
- 4) Communication Tower. (see Section 434)
- 5) Membership clubs and camps. (see Section 406)
- 6) Public utility facilities.

**D. Lot Area and Bulk Regulations**

USE	MINIMUM		MINIMUM SETBACKS			MAX. COVER (%)	MAX. HT. (Ft.)
	AREA	WIDTH (Ft.)	FRONT (Ft.)	SIDE (Ft.)	REAR (Ft.)		
Single Family Dwelling	5 Acres	150	50	30	40	20	35
All Other Permitted Uses Except Those Regulated Elsewhere Herein	5 Acres	300	50	30	40	20	35

**E. Limitations with respect to dwelling units**

Dwelling units in the Conservation District shall be subject to the following limitations:

- 1) There shall be permitted on each tract of land the following number of dwelling units:

Gross Area or Property (as of 01/01/06)	Total Number of Dwelling Units Permitted (including those existing)
0 to 1 acre	1
>1 acre to 10 acres	1
Over 10 acres	2 plus one per additional 10 Acres

- 2) For purposes of calculating tract size, any portion of the tract located in any other district shall not apply and shall be regulated according to applicable regulations for such other district.
- 3) A property owner submitting a subdivision plan will be required to specify on his plans which lot or lots shall carry with them the right to erect or place any unused quota of dwelling units his tract may have. The property owner shall be required to assign to each lot the right to erect or place at least one dwelling unit unless the lot is being permanently merged with another parcel which has either an existing dwelling or the right to erect or place at least one dwelling.
- 4) Each dwelling unit shall be located on an individual lot.

## **Section 302 - (A) Agricultural District**

### **A. Specific Intent**

In addition to the objectives established in Article I herein, it is the specific intent of these regulations to establish an Agricultural District which will:

- 1) Preserve areas of prime agricultural capability and encourage the retention and proper use of such land.
- 2) Limit the use of land and activities to those uses and activities, which are related to agricultural activity.
- 3) Prevent the intrusion of intensive development into prime agricultural areas.

### **B. Permitted Uses**

In an (A) Agricultural District only the following uses and activities, limited to one (1) per lot, except for subparagraphs 4) and 5), shall be permitted as uses by right:

- 1) Single family dwellings.
- 2) Public buildings and uses.
- 3) Livestock Auction.
- 4) Agricultural operations.
- 5) Kennel or stable.
- 6) No-Impact Home-Based Business. (See Section 431)

### **C. Uses By Special Exception**

The following uses and activities shall be permitted by Special Exception upon approval of the Zoning Hearing Board limited to one (1) such use and one (1) principal building or structure per lot, except for subparagraphs 3), 4), 6), 7), 10), 15), and 19):

- 1) Places of worship. (See Section 402)
- 2) Cemeteries. (See Section 403)
- 3) Educational institutions. (See Section 404)
- 4) Health and Welfare institutions. (See Section 405)
- 5) Membership clubs; membership and commercial camps; and resorts. (See Section 406)
- 6) Trailer Camps. (See Section 410)
- 7) Resources Removal. (See Section 411)

- 8) Airports and landing strips. (See Section 412)
- 9) Auction house for household and other goods. (See Section 415)
- 10) Farm equipment sales and service.
- 11) Lawn and garden equipment and supplies sales and service.
- 12) Bed and Breakfast Inn. (See Section 416)
- 13) Wind energy conversion systems. (See Section 419)
- 14) Commercial pools. (See Section 427)
- 15) Junk yards.
- 16) Home Occupation. (See Section 417)
- 17) Communication Towers. (See Section 434)
- 18) Public utility facilities
- 19) Group Home. (see Section 436)

D. Lot Area and Bulk Regulations:

USE	MINIMUM		MINIMUM SETBACKS			MAX. COVER (%)	MAX. HT. (Ft.)
	AREA	WIDTH (Ft.)	FRONT (Ft.)	SIDE (Ft.)	REAR (Ft.)		
Single Family Dwelling and Group Home	2 Acres	200	50	30	30	20	35
with public water and public sewer	1 Acre	150	50	30	30	20	35
Public Buildings And Uses	1 Acre	150	50	30	30	20	35
All Other Permitted Uses Except Those Regulated Elsewhere Herein	5 Acres	300	50	30	30	20	55

**E. Limitations with respect to dwelling units**

Dwelling units in the Agricultural District shall be subject to the following limitations:

1) There shall be permitted on each tract of land the following number of dwelling units:

Gross Area or Property (as of 01/01/06)	Total Number of Dwelling Units Permitted (including those existing)
0 to 1 acre	1
>1 acre to 10 acres	1
Over 10 acres	2 plus one per additional 10 Acres

- 2) For purposes of calculating tract size, any portion of the tract located in any other district shall not apply and shall be regulated according to applicable regulations for such other district.
- 3) A property owner submitting a subdivision plan will be required to specify on his plans which lot or lots shall carry with them the right to erect or place any unused quota of dwelling units his tract may have. The property owner shall be required to assign to each lot the right to erect or place at least one dwelling unit unless the lot is being permanently merged with another parcel which has either an existing dwelling or the right to erect or place at least one dwelling.
- 4) Each dwelling unit shall be located on an individual lot.

## **Section 303 - (R-1) Low Density Residential District**

### **A. Specific Intent**

In addition to the objectives established in Article I herein, it is the specific intent of these regulations to establish districts which will:

- 1) Encourage the retention of existing agricultural uses.
- 2) Provide areas for low-density residential uses in locations where on-lot utilities may be feasible or centralized utilities may be available.
- 3) Retain the rural characteristics of the area to the extent possible.

### **B. Permitted Uses**

In an (R-1) Low Density Residential District only the following uses and activities, limited to one (1) such use and one (1) principal building or structure per lot except for subparagraph 4), shall be permitted as uses by right:

- 1) Single family dwellings.
- 2) Duplex dwellings.
- 3) Public buildings and uses.
- 4) Agricultural operations.
- 5) No-Impact Home-Based Business. (See Section 431)

### **C. Uses By Special Exception**

The following uses and activities may be permitted by Special Exception upon approval of the Zoning Hearing Board limited to one (1) such use and one (1) principal building or structure per lot, except for subparagraphs 3), 4), 6), 7), 11), and 13):

- 1) Places of worship. (See Section 402)
- 2) Cemeteries. (See Section 403)
- 3) Educational institutions. (See Section 404)
- 4) Health and Welfare institutions for medical care. (See Section 405)
- 5) Membership clubs; membership and commercial camps; and resorts. (See Section 406)
- 6) Trailer Camps. (See Section 410)
- 7) Resources Removal. (See Section 411)
- 8) Auction house for household and other goods. (See Section 415)
- 9) Wind energy conversion systems. (See Section 419)

10) Kennel.

11) Commercial pools. (See Section 427)

12) Home Occupation. (See Section 417)

13) Public utility facilities.

**D. Lot Area and Bulk Regulations:**

USE	MINIMUM		MINIMUM SETBACKS			MAX. COVER (%)	MAX. HT. (Ft.)
	AREA	WIDTH (Ft.)	FRONT (Ft.)	SIDE (Ft.)	REAR (Ft.)		
Single Family Dwelling	2 Acres	200	35	20	30	20	35
With water or sewer	1 Acre	150	35	20	30	30	35
With water and sewer	20,000 SF	100	35	15	30	30	35
Duplex Dwelling	45,000 SF	200	35	20	30	20	35
With Water and Sewer	20,000 SF	100	35	15	30	30	35
All Other Permitted Uses Except Those Regulated Elsewhere Herein	5 Acres	300	35	30	40	20	35

## **Section 304 - (R-2) Medium Density Residential District**

### **A. Specific Intent**

In addition to the objectives established in Article I herein, it is the specific intent of these regulations to establish districts which will:

- 1) Encourage medium density residential development in areas where centralized utilities are generally available.
- 2) Encourage planned and serviced residential subdivisions.
- 3) Provide residential environments which can create good living qualities and which will be in harmony with existing development and least detrimental to natural features and resources.

### **B. Permitted Uses**

In an (R-2) Medium Density Residential District only the following uses and activities, limited to one (1) such use and one (1) principal building or structure per lot except for subparagraph 4), shall be permitted as uses by right:

- 1) Single family dwellings.
- 2) Duplex dwellings.
- 3) Boarding or lodging house.
- 4) Agricultural operations.
- 5) Group home. (See Section 436)
- 6) No-Impact Home-Based Business. (See Section 431)
- 7) Public Buildings and Uses.

### **C. Uses By Special Exception**

The following uses and activities may be permitted by Special Exception upon approval of the Zoning Hearing Board limited to one (1) such use and one (1) principal building or structure per lot, except for subparagraphs 3), 4), 6), 8), and 9):

- 1) Places of worship. (See Section 402)
- 2) Cemeteries. (See Section 403)
- 3) Educational institutions. (See Section 404)
- 4) Health and Welfare institutions for medical care. (See Section 405)
- 5) Membership clubs; membership and commercial camps; and resorts. (See Section 406)

- 6) Bed and Breakfast Inn. (See Section 416)
- 7) Wind energy conversion systems. (See Section 419)
- 8) Residential conversion. (See Section 413)
- 9) Mobile Home parks. (See Section 409)
- 10) Commercial pools, as defined in Section 427.
- 11) Home Occupation. (See Section 417)
- 12) Public utility facilities.

**D. Lot Area and Bulk Regulations:**

USE	MINIMUM		MINIMUM SETBACKS			Max. Cover (%)	Max. Ht. (Ft.)
	Area	Width (Ft.)	Front (Ft.)	Side (Ft.)	Rear (Ft.)		
Single Family Dwelling	1Acre	150	25	20	25	20	35
With Water and Sewer	15,000 S.F.	100	25	10	25	35	35
Duplex Dwelling	45,000 S.F.	200	25	20	25	20	35
With Water and Sewer	20,000 S.F.	100	25	10	25	35	35
Boarding or Lodging House	45,000 S.F.	200	25	20	25	20	35
With Water and Sewer	20,000 S.F.	100	25	10	25	35	35
Agricultural Operations	5 Acres	300	N/A	N/A	N/A	20	N/A
Buildings Associated with Agricultural Uses	N/A	N/A	25	20	25	N/A	35
All Other Permitted Uses Except those regulated elsewhere herein	45,000 S.F.	200	25	20	25	20	35

## **Section 305 - (R-3) High Density Residential District**

### **A. Specific Intent**

In addition to the objectives established in Article I herein, it is the specific intent of these regulations to establish districts which will:

- 1) Encourage high-density residential development in areas where centralized utilities exist, or are to be provided in conjunction with the proposed use.
- 2) Encourage planned and serviced residential subdivisions.
- 3) Provide residential environments which can create good living qualities and which will be in harmony with existing development and least detrimental to natural features and resources.

### **B. Permitted Uses**

In an (R-3) High Density Residential District only the following uses and activities, limited to one (1) such use and one (1) principal building or structure per lot except for subparagraphs 3),4), and 6), shall be permitted as uses by right:

- 1) Single family dwellings.
- 2) Duplex dwellings.
- 3) Multiple dwelling structures. (See Section 414)
- 4) Group home. (See Section 436)
- 5) No-Impact Home-Based Business. (See Section 431)
- 6) Condominiums. (See Section 414)

### **C. Uses By Special Exception**

The following uses and activities may be permitted by Special Exception upon approval of the Zoning Hearing Board limited to one (1) such use and one (1) principal structure per lot, except for subparagraphs 2) and 3);

- 1) Places of worship. (See Section 402)
- 2) Education institutions. (See Section 404)
- 3) Home Occupation. (See Section 417)
- 4) Membership clubs; membership and commercial camps; and resorts. (See Section 406)
- 5) Public utility facilities.
- 6) Residential conversion (See Section 413).

**D. Lot Area and Bulk Regulations:**

USE	MINIMUM		MINIMUM SETBACKS			MAX. COVER (%)	MAX. HT. (Ft.)
	AREA	WIDTH (Ft.)	FRONT (Ft.)	SIDE (Ft.)	REAR (Ft.)		
Single Family Dwelling	8,000 SF	80	25	10	10	35	35
Duplex Dwelling	10,000 SF	80	25	10	10	35	35
Multiple Dwelling Structures and Condominiums	(See Section 414)						
All Other Permitted Uses Except Those Regulated Elsewhere Herein	20,000 SF	80	25	10	10	35	55

**E. Public Utilities**

All uses authorized by this Section whether permitted or by special exception shall be served by both public sewer and water provided by a public utility, and private septic, sewage disposal, or water or well systems shall be prohibited.

## **Section 306 - (AO) Apartment/Office District**

### **A. Specific Intent**

In addition to the objectives established in Article I herein, it is the specific intent of these regulations to establish districts which will:

- 1) Encourage higher density multi-family townhouse and apartment residential development and planned office developments in areas where centralized utilities are available.
- 2) Encourage planned and serviced higher density residential subdivisions and mixed office space.
- 3) Provide residential and office environments which can create good living and working qualities and which will be in harmony with existing development and least detrimental to natural features and resources.

### **B. Permitted Uses**

In an (AO) Apartment/Office District only the following uses and activities shall be permitted as uses by right; provided, however, that more than one permitted use will be permitted on a lot, if all of the permitted uses on that lot are contained within a single building, which is owned and managed as a total entity with shared customer and employee parking on the site as an integral part of the site plan. Each use permitted pursuant to this section shall be a use that, if standing alone, would be permitted in the zone in which it is proposed:

- 1) Single family dwellings.
- 2) Duplex dwellings.
- 3) Public buildings and facilities.
- 4) Boarding or lodging houses.
- 5) Bed and Breakfast Inn. (See Section 416)
- 6) Residential conversion. (See Section 413)
- 7) Multiple dwelling structures (See Section 414)
- 8) Medical and dental offices.
- 9) Medical retail and accessory use.
- 10) Professional services.
- 11) Day Care Center.
- 12) Group home. (See Section 436)
- 13) No-Impact Home-Based Business. (See Section 431)

**C. Uses By Special Exception**

The following uses and activities may be permitted by Special Exception upon approval of the Zoning Hearing Board limited to one (1) such use and one (1) principal structure per lot, except for subparagraphs 3); 4); 5) and 8). Provided, however, that more than one permitted use will be permitted on a lot if all of the permitted uses on that lot are contained within a single building, which is owned and managed as a total entity with shared customer and employee parking on the site as an integral part of the site plan. Each use permitted pursuant to this section shall be a use that, if standing alone, would be permitted in the zone in which it is proposed:

- 1) Public utility facilities.
- 2) Hotels, motels, and tourist homes.
- 3) Education institutions. (See Section 404)
- 4) Health and Welfare Institutions for medical care. (See Section 405)
- 5) Commercial pools, as defined in Section 427.
- 6) Home Occupation. (See Section 417)
- 7) Communication Tower. (See Section 434)
- 8) Membership clubs; membership and commercial camps; and resorts. (See Section 406)

**D. Lot Area and Bulk Regulations:**

USE	MINIMUM		MINIMUM SETBACKS			MAX. COVER (%)	MAX. HT. (Ft.)
	AREA	WIDTH (Ft.)	FRONT (Ft.)	SIDE (Ft.)	REAR (Ft.)		
Single Family Dwelling	8,000 SF	80	25	10	10	35	35
Duplex Dwelling	10,000 SF	80	25	10	10	35	35
Boarding or Lodging Houses	20,000 SF	100	25	10	25	70	35
Multiple Dwelling Structures	(See Section 414)						
All Other Permitted Uses Except Those Regulated Elsewhere Herein	20,000 SF	100	25	10	25	70	55

## **Section 307 - (V) Village District**

### **A. Specific Intent**

In addition to the objectives established in Article I herein, it is the specific intent of these regulations to establish districts which will:

- 1) Encourage a mix of residential and commercial development in areas where centralized utilities are available.
- 2) Encourage planned and serviced mixed residential/commercial subdivisions.
- 3) Provide mixed residential and commercial environments which can create good living and working qualities and which will be in harmony with existing development and least detrimental to natural features and resources.

### **B. Permitted Uses**

In a (V) Village District only the following uses and activities, limited to one (1) such use and one (1) principal building or structure per lot, shall be permitted as uses by right; provided, however, that more than one permitted use will be permitted on a lot, if all the permitted uses on that lot are contained within a single building, which is owned and managed as a total entity with shared customer and employee parking on the site as an integral part of the site plan. Each use permitted pursuant to this section shall be a use that, if standing alone, would be permitted in the zone in which it is proposed:

- 1) Single family dwellings.
- 2) Duplex dwellings.
- 3) Public buildings and uses.
- 4) Boarding or lodging houses.
- 5) Retail business.
- 6) Business services.
- 7) Personal services.
- 8) Repair services.
- 9) Places of worship.
- 10) Bed and Breakfast Inn
- 11) Residential conversion. (See Section 413)
- 12) Multiple dwelling structures. (See Section 414)
- 13) Medical and dental offices.
- 14) Medical retail and accessory uses.

15) Professional services.

16) Home occupation.

17) Group home. (See Section 436)

18) No-Impact Home-Based Business. (See Section 431)

**C. Uses By Special Exception**

The following uses and activities may be permitted by Special Exception upon approval of the Zoning Hearing Board limited to one (1) such use and one (1) principal building or structure per lot, except for subparagraphs 4) and 5); provided, however, that more than one permitted use will be permitted on a lot, if all of the permitted uses on that lot are contained within a single building, which is owned and managed as a total entity with shared customer and employee parking on the site as an integral part of the site plan. Each use permitted pursuant to this section shall be a use that, if standing alone, would be permitted in the zone in which it is proposed:

1) Public utility facilities.

2) Automotive services. (See Section 418)

3) Product processing.

4) Education institutions. (See Section 404)

5) Health and Welfare institutions for medical care. (See Section 405)

6) Day Care Center.

D. Lot Area and Bulk Regulations:

USE	MINIMUM		MINIMUM SETBACKS			MAX. COVER (%)	MAX. HT. (Ft.)
	AREA	WIDTH (Ft.)	FRONT (Ft.)	SIDE (Ft.)	REAR (Ft.)		
Single Family Dwelling	1 Acre	150	25	20	25	20	35
With Water and Sewer	8,000 SF	80	25	10	10	35	35
Duplex Dwelling	45,000 SF	200	25	20	25	20	35
With Water and Sewer	10,000 SF	100	25	10	25	35	35
Multiple Dwelling Structures	45,000 SF (See Section 414)	200	25	20	25	20	35
Boarding or Lodging House	37,500 SF	150	25	15	25	30	35
With Water and Sewer	20,000 SF	100	25	10	25	35	35
All Other Permitted Uses Except Those Regulated Elsewhere Herein	45,000 SF	200	25	20	25	35	55

## **Section 308 - (C) Commercial District**

### **A. Specific Intent**

In addition to the objectives established in Article I herein, it is the specific intent of these regulations to establish districts which will:

- 1) Permit the logical development of land for business which is designed to meet the daily needs of surrounding residential areas.
- 2) Insure a business environment of sustained desirability.
- 3) Assure the suitable development of such business so that the surrounding residential development is protected.
- 4) Avoid increases in traffic volumes which would be in excess of the designed capacities of any access streets.

### **B. Use Standards**

Uses permitted in the (C) Commercial District shall be subject to the following conditions:

- 1) All permitted uses and all storage accessories thereto, except for off-street parking and off-street loading, shall be conducted within completely enclosed buildings with the exception of display of products associated with a permanent structure and use.
- 2) Parking, loading, or service areas used by motor vehicles shall be physically separated from all streets by a suitable barrier (for example, concrete curbing) against unchanneled motor vehicle access or egress. The roads, driveways, parking areas and walks shall be paved and maintained in good condition with hard surface materials.
- 3) All access roads or driveways shall be located not less than forty (40) feet from the intersection of any street right-of-way lines, and shall be designed in a manner conducive to safe ingress and egress.
- 4) Buffers and buffer strips shall be required and controlled as set forth in Section 430.
- 5) Additional conditions and safeguards as the Township may impose in order to protect and promote the health and safety and general welfare of the community and the character of the neighborhood in which the proposed use is to be erected.

### **C. Permitted Uses**

In a (C) Commercial District, no building or premises shall be used, and no building or part of a building shall be erected, which is arranged, intended or designed to be used, in whole or in part, for any purpose except as listed below, which are permitted uses, and all such uses shall be subject to those regulations specified elsewhere in this Ordinance and limited to one (1) such use and one (1) principal building or structure permitted by right per lot provided, however, that more than one permitted use will be permitted on a lot by Special Exception granted by the Zoning Hearing Board or if all of the permitted uses on that lot are contained within a single building, which is owned and managed as a total entity with shared customer and employee parking on the site as an integral part of the site plan. Each

use permitted pursuant to this section shall be a use that, if standing alone, would be permitted in the zone in which it is proposed:

- 1) Public utility facilities.
- 2) Hotels, motels, and tourist homes.
- 3) Retail business.
- 4) Business services.
- 5) Personal services.
- 6) Repair services.
- 7) Automotive services. (See Section 418)
- 8) Product processing.
- 9) Places of worship.
- 10) Commercial recreation facilities.
- 11) Drive-in type establishments.
- 12) Service establishments.
- 13) Equipment sales and service.
- 14) Wholesaling and storage.
- 15) Newspaper and printing establishments.
- 16) Bus and truck terminals.
- 17) Mortuary and funeral homes.
- 18) Home occupation.
- 19) Automobile or truck auction.
- 20) Day Care Center.
- 21) Shopping Center.
- 22) Restaurant, Food Preparation or Sales Facility. (Subject to Section 431)
- 23) Communication Tower. (See Section 434)
- 24) Public Buildings and Uses.
- 25) Mini-Storage Facility. (See Section 435)

**D. Prohibited Uses**

The following uses are expressly prohibited in the (C) Commercial District:

- 1) Dwellings.
- 2) All uses that do not meet the requirements of Section 420, entitled Performance Standards.

**E. Lot Area and Bulk Regulations:**

USE	MINIMUM		MINIMUM SETBACKS			MAX. COVER (%)	MAX. HT. (Ft.)
	AREA	WIDTH (Ft.)	FRONT (Ft.)	SIDE (Ft.)	REAR (Ft.)		
All Permitted Uses Except Those Regulated Elsewhere Herein	25,000 SF	150	35	20	30	80	75

## **Section 309 - (I) Industrial District**

### **A. Specific Intent**

In addition to the objectives established in Article I herein, it is the specific intent of these regulations to establish industrial districts which will:

- 1) Consolidate the various locations of industrially related land uses which, because of their shipping, storage and other requirements, exert special demands on the Township.
- 2) Provide locations for industrial uses which are readily accessible to established transportation routes.
- 3) Reduce negative aesthetic impact on other land uses in the Township.
- 4) Insure that the land most suitable for industrial activities will be protected from intrusion of non-compatible uses.

### **B. Use Standards**

Uses permitted in the (I) Industrial District shall be subject to the following conditions:

- 1) All access roads or driveways shall be located not less than two hundred (200) feet from the intersection of any street right-of-way lines, and shall be designed in a manner conducive to safe ingress and egress.
- 2) Parking, loading, or service areas used by motor vehicles shall be physically separated from all streets by a suitable barrier (for example concrete curbing) against unchanneled motor vehicle access or egress. The roads, driveways, parking areas and walks shall be paved and maintained in good condition. No parking area shall be located within 35 feet of the front lot line or within 20 feet of a side or rear lot line.
- 3) Illumination. When lot lines lie within 35 feet of a Residential District boundary or any lot in residential use, any illumination or floodlighting shall be arranged so there will be no glare of lights toward such lot or District boundary line.
- 4) All permitted uses, except parking and loading areas and public utility structures, shall be conducted within completely enclosed buildings. Outside storage shall be permitted if all of the following conditions are met:
  - a) The items stored outside are not visible from a public street or road;
  - b) All such storage shall be located in the rear yard as defined in this Ordinance (for purposes of this subsection, the definition of Rear Yard in this Ordinance shall be applied as though the building were a dwelling);
  - c) The stored items shall be shielded from view by opaque (including slatted) fencing or other appropriate screening or landscaping as approved by the Board of Supervisors;
  - d) No outside storage shall extend above the height of the fencing (see Section 423.E), and in no event shall such stored materials exceed ten (10) feet in height, or the height of the principal building, whichever is less;

- e) All outside storage shall be placed on an improved surface suitable to the Township, or as set forth in the East Manchester Township Construction and Material Specifications For Land Development Manual, if addressed therein, which shall include adequate provisions for drainage and capture of any residue from stored items; and
  - f) Such outside storage shall be limited to items directly related to the principal use of the property or building with which the storage is associated. For purposes of this subsection 4), except to the extent that the principal use of the property or building is the processing of waste materials, no waste materials, trash, garbage or other junk as defined in this Zoning Ordinance or in the Code of the Township of East Manchester which are a byproduct of the principal use shall be permitted to be stored pursuant to this subsection 4). Nothing in this subsection 4) shall prevent the placement for collection of such waste materials, trash, garbage or other junk, so long as such items are collected and removed from the property within one (1) week after placement on the property. Any such materials shall remain within the enclosed fence area, shall be placed in containers or, if unable to be so stored, shall be kept neatly in one location within the fenced storage area, in the rear of the building, and shall comply with all of the other requirements of this subsection 4) until removed.
- 5) Buffers and buffer strips shall be required and controlled as set forth in Section 430.
- 6) Landscaping. The entire lot shall be suitably landscaped (except for those areas which are covered by buildings or surfaced as parking or service areas). All landscaping shall be properly maintained throughout the life of any use on any lot.
- Existing landscaping, retaining walls, or trees (with a diameter of 8" measured 4-1/2 feet above the base of the trunk) located within 20' of any street line, lot in residential use, or Residential District boundary line, shall not be removed except with the approval of the Township.
- 6) Parking. Parking and loading spaces may not be developed or constructed within 20 feet of any property line.
- 7) Sewer and Water. All uses shall be served by both public water and public sewer.

### C. Permitted Uses

In an (I) Industrial District, no building or premises shall be used, and no building or part of a building shall be erected, which is arranged, intended or designed to be used, in whole or in part, for any purpose except those listed below, which are permitted uses, and all such uses shall be subject to those regulations specified elsewhere in this Ordinance and limited to one (1) such use and one (1) principal building or structure per lot provided, however, that more than one permitted use will be permitted on a lot, if all of the permitted uses on that lot are contained within a single building, which is owned and managed as a total entity with shared customer and employee parking on the site as an integral part of the site plan. Each use permitted pursuant to this section shall be a use that, if standing alone, would be permitted in the zone in which it is proposed:

- 1) Resources removal. (See Section 411)
- 2) Wholesaling and storage.
- 3) Newspaper and printing establishments.
- 4) Bus and truck terminals.
- 5) Manufacturing use.
- 6) Research and development.
- 7) Railroad, public utility structures and right-of-way.
- 8) Retail business for sale of product manufactured or assembled on site.
- 9) Public Building & uses.
- 10) Mini-Storage facility. (See Section 435)
- 11) Public utility facilities.

**D. Uses By Special Exception**

The following uses and activities may be permitted by Special Exception upon approval of the Zoning Hearing Board limited to one (1) such use and one (1) principal building or structure per lot, except for subparagraph 2); provided, however, that more than one permitted use will be permitted on a lot, of all of the permitted uses on that lot are contained within a single building, which is owned and managed as a total entity with shared customer and employee parking on the site as an integral part of the site plan. Each use permitted pursuant to this section shall be a use that, if standing alone, would be permitted in the zone in which it is proposed:

- 1) Automotive services. (See Section 418)
- 2) Office buildings.
- 3) Adult Entertainment Facilities.
- 4) Communications Tower. (See Section 434)
- 5) Day Care Center.
- 6) Home Occupation

**E. Prohibited Uses**

The following uses are expressly prohibited in the (I) Industrial District:

- 1) Dwellings.
- 2) All uses that do not meet the requirements of Section 420, entitled Performance Standards.

F. Lot Area and Bulk Regulations:

USE	MINIMUM		MINIMUM SETBACKS			MAX. COVER (%)	MAX. HT. (Ft.)
	AREA	WIDTH (Ft.)	FRONT (Ft.)	SIDE (Ft.)	REAR (Ft.)		
All Permitted Uses Except Those Regulated Elsewhere Herein:	2 Acres	200	50	50	50	80	75

\* For Lots within 35 feet of the R-1, R-2, R-3, AO, or V Districts, the minimum front, side, and rear setbacks are increased to 100 feet.

## **Section 310 - (FP) Floodplain Overlay District**

### **A. Specific Intent**

In addition to the objectives established in Article I herein, it is the specific intent of these regulations to establish overlay districts which will:

- 1) Protect areas of floodplain subject to a necessary for floodwaters.
- 2) Protect and encourage the retention of open land uses which will be so located and designed as to constitute a harmonious and appropriate part of the physical development of the Township.
- 3) Combine with present zoning requirements, certain restrictions made necessary for the floodplains to promote the general health, welfare, and safety of the Township.
- 4) Prevent the erection of structures in areas unfit for human usage by reason of danger from flooding, unsanitary conditions or other hazard.
- 5) Minimize danger to public health by protecting the water supply and promoting safe and sanitary drainage.
- 6) Reduce the financial burdens imposed on the community, its governmental units and its individuals by frequent and periodic floods and overflow of lands.
- 7) Permit certain uses which can be appropriately located in the floodplain as herein defined and which will not impede the flow of flood waters, or otherwise cause danger to life and property, at or above or below their locations along the floodway.
- 8) Permit only those uses in the floodplain compatible to the preservation of natural conditions which are conducive to the maintenance of constant rates of water flow throughout the year by (a) withholding rapid water runoff contributing to downstream flooding and (b) providing area for ground water absorption for maintenance of the subsurface water supply.
- 9) To provide sufficient drainage courses to carry abnormal flows of storm water in periods of heavy precipitation.

### **B. FW (Floodway Area)**

Within any floodway area, no construction or development shall be allowed that will cause any increase in the one-hundred (100) year flood elevation.

#### **1) Permitted Uses**

Within any floodway area, the following uses and activities are permitted provided that they are in compliance with the provisions of the underlying district and are not prohibited by any other ordinance, and provided that they do not require structures, fill, or storage materials and equipment:

- a) Cultivation and harvesting of crops according to recognized soil conservation practices.

- b) Pasture, grazing land.
- c) Outdoor plant nursery; orchard.
- d) Recreation use, such as: park, day camp, picnic grove, golf course, hunting, fishing, boating.
- e) Forestry, lumbering and reforestation, excluding storage and mill structures.
- f) Harvesting of any wild crops such as marsh hay, ferns, moss, berries, or wild rice.
- g) Game farm, fish hatchery, hunting and fishing reserve.
- h) Wildlife sanctuary, woodland preserves, arboretum.
- i) Sealed public water supply wells.
- j) Utility transmission lines, sanitary sewers, sewage pumping stations, and sewage treatment plants.
- k) Residential front, side and/or rear yards and uses customarily incidental thereto, except that no structures shall be permitted. Inclusion of floodplain lands within the residential lots in order to meet minimum lot area or yard requirements is contingent upon complying with the objectives and standards set forth elsewhere in this Ordinance and with any other pertinent municipal regulations. If such compliance cannot be shown, the land area within the Floodplain District shall not be calculated for purpose of determining lot areas or yard requirements.
- l) Parking lots where required by the regulations for any other district.
- m) Front, side, and/or rear yards as required by the regulations for any non-residential district, except that an area so utilized shall not be inconsistent with the objectives and standards set farther elsewhere in this Ordinance and with any other pertinent regulations.

**2) Uses Permitted by Special Exception**

The following uses and activities may be permitted by Special Exception provided that they are in compliance with the provisions of the underlying district, and the requirements of any other ordinance, code or regulation:

- a) Accessory structures relative to the uses and activities listed above in subsection 1), but not including manufactured homes or any structure intended for human habitation.

No construction or development or any kind will be allowed that will cause any increase in the one hundred (100) year flood elevation, and no building permit shall be issued until a permit has been obtained from the Pennsylvania Department of Environmental Protection, or a letter from it stating that no permit is required from that Department.

**C. FF (Flood-Fringe) and FA (General Floodplain) Areas**

Within any FF or FA Area, all the uses and activities listed in B.1) and 2) above shall be allowed as permitted uses, provided that they are in compliance with the provisions of the underlying district and the requirements of any other applicable ordinance, code, or regulation.

**D. Prohibited Uses.**

The following uses and activities are prohibited anywhere within the Floodplain Overlay District:

- 1) All residential buildings, including manufactured homes for any purpose.
- 2) The placement of fill, except where needed to elevate a building, removal of topsoil or damming or relocation of any watercourse.
- 3) Sanitary landfill, dump, junkyard, outdoor storage of vehicles and/or materials.
- 4) Commercial and public overnight camping areas.
- 5) On-site sewage disposal system.
- 6) Hospitals (public or private).
- 7) Nursing homes (public or private).
- 8) Jails or prisons.
- 9) New manufactured or mobile home parks and manufactured or mobile home subdivisions and substantial improvements thereto.
- 10) Any new or substantially improved structure that will be used for the production or storage of any of the following materials and substances considered dangerous to human life, or which will be used for any activity requiring the maintenance of a supply (any amount of radioactive substances, or more than 550 gallons or other comparable volume) of any such materials or substances:
  - a) Acetone
  - b) Ammonia
  - c) Benzene
  - d) Calcium carbide
  - e) Carbon disulfide
  - f) Celluloid
  - g) Chlorine
  - h) Hydrochloric acid
  - i) Hydrocyanic acid
  - j) Magnesium
  - k) Nitric acid and oxides of nitrogen
  - l) Petroleum products (gasoline, fuel oil, etc.)
  - m) Phosphorus
  - n) Potassium
  - o) Sodium

- p) Sulfur and sulfur products
- q) Pesticides (including insecticides, fungicides, and rodenticides)
- r) Radioactive substances, insofar as such substances are not otherwise regulated.

#### E. Design and Construction Requirements

Development allowed within any floodplain area shall comply with the following:

##### 1) Elevation and Floodproofing Requirements

- a) Residential Structures - Substantial improvements to existing residential structures shall have the lowest floor (including basement) at least one and one-half (1½) feet above the one hundred (100) year flood elevation.
- b) Non-residential Structures - Any new construction or substantial improvement of a non-residential structure shall have the lowest floor (including basement) at least one and one-half (1½) feet above the one hundred (100) year flood elevation or be designed and constructed so that the space enclosed by such structure shall remain either completely or essentially dry during any flood up to that height.

Any non-residential structure, or part thereof, having a lowest floor which is not elevated to at least one and one-half (1½) feet above the one hundred (100) year flood elevation, shall be floodproofed in a completely or essentially dry manner in accordance with the W1 or W2 space classification standards contained in the publication entitled "Flood-Proofing Regulations" published by the U.S. Army Corps of Engineers (June 1972, as amended March 1992) or with some other equivalent standard. All plans and specifications for such floodproofing shall be accompanied by a statement certified by a registered professional engineer or architect which states that the proposed design and methods of construction are in conformance with the above referenced standards.

##### 2) Space below the lowest floor.

- a) Fully enclosed space below the lowest floor (including basement) is prohibited.
- b) Partially enclosed space below the lowest floor (including basement) which will be used solely for the parking of a vehicle, building access, or incidental storage in an area other than a basement, shall be designed and constructed to allow for the automatic entry and exit of floodwaters for the purpose of equalizing hydrostatic forces on exterior walls. The term "partially enclosed space" also includes crawl spaces.

Designs for meeting this requirement must either be certified by a registered professional engineer or architect, or meet or exceed the following minimum criteria:

- i. A minimum of two permanent openings having a net total area of not less than one (1) square inch for every square foot of enclosed space.
- ii. The bottom of all openings shall be no higher than one (1) foot above grade.
- iii. Openings may be equipped with screens, louvers, or other coverings or devices, provided that they permit the automatic entry and exit of floodwaters.

### 3) Accessory Structures

Structures accessory to a principal building need not be elevated or floodproofed to remain dry, but shall comply, at a minimum, with the following requirements:

- a) The structure shall not be designed or used for human habitation, but shall be limited to the parking of vehicles, or to the storage of tools, material, and equipment, related to the principal use or activity.
- b) Floor area shall not exceed 600 square feet.
- c) The structure will have a low damage potential.
- d) The structure will be located on the site so as to cause the least obstruction to the flow of floodwaters.
- e) Power lines, wiring, and outlets will be at least one and one-half (1½) feet above the one-hundred (100) year flood elevation.
- f) Permanently affixed utility equipment and appliances including but not limited to furnaces, heaters, washers, dryers, are prohibited.
- g) Sanitary facilities are prohibited.
- h) The structure shall be adequately anchored to prevent flotation or movement and shall be designed to automatically provide for the entry and exit of floodwaters for the purpose of equalizing hydrostatic forces on the walls. Designs for meeting this requirement must either be certified by a registered professional engineer or architect, or meet or exceed the following minimum criteria:
  - i. A minimum of two openings having a net total area of not less than one (1) square inch for every square foot of enclosed space.
  - ii. The bottom of all openings shall be no higher than one (1) foot above grade.
  - iii. Openings may be equipped with screens, louvers, or other coverings or devices, provided that they permit the automatic entry and exit of floodwaters.

### 4) Water and Sanitary Sewer Facilities and Systems

- a) All new or replacement public water and sanitary sewer facilities and systems shall be located, designed and constructed to minimize or eliminate flood damages and the infiltration of floodwaters.
- b) Sanitary sewer facilities and systems shall be designed to prevent the discharge of untreated sewage into floodwaters.
- c) No part of any on-site sewage system shall be located within any identified floodplain area except in strict compliance with all state and local regulations for such systems. If any such system is permitted, it shall be located so as to avoid impairment to it, or contamination from it, during a flood.

5) Other Utilities

All other utilities such as gas lines, electrical and telephone systems shall be located, elevated (where possible) and constructed to minimize the chance of impairment during a flood.

6) Placement of Buildings and Structures

All buildings and structures shall be designed, located, and constructed so as to offer the minimum obstruction to the flow of water and shall be designed to have a minimum effect upon the flow and height of flood water.

7) Anchoring

- a) All buildings and structure shall be firmly anchored in accordance with accepted engineering practices to prevent flotation, collapse, or lateral movement.
- b) All air ducts, large pipes, storage tanks, and other similar objects or components located below the regulatory Flood Elevation shall be securely anchored or affixed to prevent flotation.

F. Municipal Liability

The granting of a building permit or approval of a subdivision plan in any floodplain district shall not constitute a representation, guarantee or warranty of any kind by East Manchester Township, or by any official or employee thereof, of the practicability or safety of any structure, use or other plan proposed, and shall create no liability upon, or a cause of action against, such public body, official or employee for any damage that may result pursuant thereto.

G. Warning and Disclaimer of Liability

- 1) The degree of flood protection sought by the provisions of this Ordinance is considered reasonable for regulatory purposes and is based on acceptable engineering methods of study. Larger floods covering areas in excess of those mapped for this Ordinance may occur on rare occasions. Flood heights may be increased by man-made or natural causes, such as ice jams and bridge openings restricted by debris. This ordinance does not imply that areas outside any identified floodplain area, or that land uses permitted within such areas will be free from flooding or flood damages.

**Section 311 - Uses Not Provided For**

- A. Any use not specifically allowed elsewhere in this Ordinance shall be allowed by special exception in the district or districts where, and to the extent that, similar uses are permitted or allowed by special exception provided that said use meets the requirements for a special exception and does not constitute a public or private nuisance.

**Section 312 - Principal Use**

- A. Unless allowed otherwise herein or approved by a variance granted by the Zoning Hearing Board, there is allowed on each individually platted lot one principal use.

**ARTICLE IV**  
**SUPPLEMENTARY REGULATIONS**

**Section 401 - Accessory Structures and Uses**

Accessory structures are permitted in all districts. Accessory structures may be "pre-fabricated" and/or "pre-built", except that the unit/structure shall not have been built and titled under the Pennsylvania Motor Code, Commonwealth of Pennsylvania.

All accessory structures shall conform with the minimum yard regulations established in the zoning districts, except as permitted below.

- A. Unattached Structures Accessory to Residential Buildings:** Structures accessory to residential buildings which are not attached to a principal structure shall not be higher than fifteen feet or one and a half stories and may be erected within the required rear or side yard of a principal structure provided that they conform with the following:
  - 1. Distance from Side Lot Line: Not less than ten (10) feet from the side lot line.
  - 2. Distance from Rear Lot Line: Not less than ten (10) feet from the rear lot line.
  - 3. Coverage of Rear Yard: Not more than 30 percent of the required rear yard.
- B. Unattached structures Accessory to Non-Residential Buildings:** Such accessory structures shall comply with front and side yard requirements for the principal structure and shall have a minimum rear yard of at least twenty feet.
- C. Attached Structures Accessory To Residential Buildings:** Un-enclosed structures accessory to residential buildings which are attached to a principal structure may project into required setbacks as follows:
  - 1. Uncovered stairs and landings to the main floor, canopies, eaves, porches, decks, patios, awnings, or other architectural features not required for structural support, may project into the front setback by not more than four feet, and into the required side and rear setbacks up to fifteen feet, but in no event closer than ten feet to a side lot line or fifteen feet to a rear lot line.
  - 2. Fire escapes and uncovered stairs and landings providing access to or from levels above or below the main level of a residential structure may project into the required side or rear setback not more than three feet, but shall not be permitted in the front yard.

**Section 402 - Places of Worship**

- A. Permitted Uses**
  - 1) Places of worship including churches, synagogues, temples, chapels, and halls.
  - 2) Religious education building but not parochial schools.
  - 3) Recreation buildings when accessory to worship activity.

- 4) Residences when related to worship activity, such as parish house, monastery, or convent.

**B. Area and Bulk Regulations**

- 1) The minimum lot size shall be one (1) acre; however, if the sanctuary shall have space for more than 500 persons one (1) additional acre shall be required for each additional 100 persons or portion thereof.
- 2) The minimum front, side and rear yards shall be 50 feet.
- 3) The maximum lot coverage (principal and accessory buildings) shall be 20 percent.
- 4) The minimum open area shall be 30 percent.
- 5) The maximum building height shall be 3 stories, not to exceed 45 feet, except that steeples, towers, domes and similar architectural features may exceed this maximum by one foot in height for each two feet the building is set back from the street or front property line.

**C. Parking Requirements**

- |   |   |
|---|---|
| 1) Assembly halls and/or areas                    | One (1) space per 200 sq. ft. of floor space or one (1) space per five (5) seats, whichever is greater. |
| 2) Parish house and/or similar place or residence | Two (2) spaces.   |
| 3) Convents and similar uses                      | One (1) space for every two (2) residents.  |

**Section 403 - Cemeteries**

**A. Permitted Uses**

- 1) Cemeteries
- 2) Mausoleums
- 3) Crematories
- 4) Caretaker Residence
- 5) Chapels

**B. Area and Bulk Regulations**

All area and bulk regulations of the prevailing zoning district shall apply with the following exceptions:

- 1) The minimum size of a cemetery created after the effective date of this ordinance shall be (5) acres.
- 2) The minimum front, side and rear yards shall be 100 feet.

- 3) The maximum lot coverage (building, driveways, parking areas and other paved surfaces) shall be 10 percent.

**C. Parking Requirements**

- |                        |   |
|------------------------|---|
| 1) Places of assembly  | One (1) space per 200 sq. ft. of floor space or one (1) space per five (5) seats, whichever is greater. |
| 2) Caretaker residence | Two (2) spaces.   |
| 3) Employees           | One (1) space per employee.   |

**D. Additional Requirements**

- 1) Landscaping shall be required and set in place according to a plan approved by the Planning Commission.
- 2) A suitably screened or landscaped buffer zone at least fifteen (15) feet wide, which buffer strips shall be set back fifteen (15) feet from the property line, shall be provided by the owner along all the property and street boundary lines separating the use from adjacent districts. Screen planting shall be such that will reasonably be expected to reach a height of five (5) feet in three (3) years and a minimum height of ten (10) feet in eight (8) years, and shall be planted in a pattern and proximity which shall block visibility, glare, noise, fumes, dust, and other harmful effects, within five (5) years. Said screen planting shall be properly maintained by the owner, including maintenance and trimming to avoid and prevent the blocking of visibility for traffic clear sights.
- 3) No grave markers shall be set above finished grade.
- 4) No parking area shall be located within the required front, side or rear yards.

**Section 404 - Educational Institutions**

**A. Permitted Uses**

- 1) Public Schools
- 2) Parochial Schools
- 3) Private Non-Profit Schools
- 4) Colleges and Universities

**B. Area and Bulk Regulations**

All area and bulk regulations of the prevailing zoning district shall apply with the following exceptions:

- 1) The minimum lot size shall be based upon the following standards for school sites:
  - a) Elementary - 10 acres
  - b) Junior High - 20 acres
  - c) Senior High - 35 acres
  - d) Colleges and Universities - 35 acres

- 2) In addition to the above acreage, there shall be provided one acre of land for each 100 students.
- 3) The minimum front, side and rear setback line shall be 100 feet each.
- 4) The maximum lot coverage (principal and accessory buildings) shall be 20 percent.

**C. Parking Requirements**

- |   |   |
|---|---|
| 1) Elementary Schools                         | Two (2) spaces per classroom plus one space for each five (5) seats in any auditorium or other place of assembly.       |
| 2) Junior High or Middle School               | Four (4) spaces per classroom plus one space for each five (5) seats in any auditorium or other place of assembly.      |
| 3) Senior High School, College and University | Eight (8) spaces per classroom plus one (1) space for each five (5) seats in any auditorium or other place of assembly. |

**D. Additional Requirements**

- 1) Each site shall be landscaped in accordance with a plan approved by the Township.
- 2) A suitably screened or landscaped buffer zone at least fifteen (15) feet wide, which buffer strips shall be set back fifteen (15) feet from the property line, shall be provided by the owner along all the property and street boundary lines separating the use from adjacent districts. Screen planting shall be such that will reasonably be expected to reach a height of five (5) feet in three (3) years and a minimum height of ten (10) feet in eight (8) years, and shall be planted in a pattern and proximity which shall block visibility, glare, noise, fumes, dust, and other harmful effects, within five (5) years. Said screen planting shall be properly maintained by the owner, including maintenance and trimming to avoid and prevent the blocking of visibility for traffic clear sights.
- 3) No parking area shall be permitted within the required front, side or rear setbacks.
- 4) Each site shall be easily accessible from an improved street or highway with safe ingress and egress for both vehicular and pedestrian traffic.
- 5) Each site shall be economically accessible to essential public utilities.
- 6) All play areas contiguous to any developed lot shall be fenced.

**Section 405 - Health and Welfare Institutions**

**A. Permitted Uses**

- 1) Philanthropic, charitable or religious institutions.
- 2) Hospitals.
- 3) Nursing and convalescent homes.
- 4) Sanitarium for general medical care.
- 5) Assisted Living Facility.

## **B. Area and Bulk Regulations**

All area and bulk regulations of the prevailing zoning district shall apply with the following exceptions:

- 1) The minimum lot area shall be 5 acres or 800 sq. ft. per patient bed, whichever is greater.
- 2) The minimum front, side and rear setback lines shall be 100 feet each.
- 3) The maximum lot coverage (principal and accessory buildings) shall be 20 percent.
- 4) The maximum building height shall be 3 stories, not to exceed 45 feet.

## **C. Parking Requirements**

One (1) space per three (3) patient beds plus one (1) space for each employee.

## **D. Additional Requirements**

- 1) Each site shall be landscaped in accordance with a plan approved by the Planning Commission.
- 2) No parking area shall be located within the setback areas.
- 3) Sufficient exterior nighttime illumination of the parking area shall be required to provide convenience and safety. All such illumination shall be shielded from view of all surrounding streets and lots.
- 4) All buildings shall be of fire-proof construction.
- 5) All permitted uses shall be served by adequate water and sewer systems.

## **Section 406 - Membership Clubs and Camps; Commercial Camps; Resorts**

### **A. Membership Clubs and Camps**

- 1) The following uses shall be permitted:
  - a) Membership clubs and camps.
  - b) Outdoor recreations facilities such as private playgrounds; golf clubs; swimming pools; tennis courts and similar facilities.
  - c) A combination of the above, so long as all such uses are on a single tract of land or contiguous tracts of land held in the same ownership, and are managed as a single facility.

### **B. Commercial Camps**

- 1) Commercial camps shall include and permit an office and a lobby, and may include a permit by way of example such accessory uses as restaurants, coffee shops, gift shops, news stands, conference and meeting rooms, cafeteria dining halls providing food and drink, amusement and recreation facilities such as a swimming pool,

playground, tennis or other game sports, game or recreation rooms, and spas and related facilities.

**C. Resorts**

- 1) Resorts shall include such accessory uses and may include and permit by way of example such accessory uses as conference and meeting rooms, restaurants, coffee and gift amusement and recreation facilities such as a swimming pool, playground, tennis or other game sports, game or recreation rooms, and spas and related facilities.

**D. Use, Area, and Bulk Regulations**

- 1) The uses authorized subsections A. through C. of this Section shall be permitted in combination with each other, so long as they are all located on a tract of land or contiguous tracts of land held in the same ownership, and are managed as a single facility.
- 2) In no case shall the uses authorized herein be developed on prime agricultural soils.
- 3) All area and bulk regulations of the prevailing zoning district shall apply, with the following exceptions:
  - a) The minimum lot area shall be ten (10) acres.
  - b) The minimum front, side, and rear setback lines shall be 300 feet each. All buildings and impermeable structures (including, but not limited to, parking areas, tennis or basketball courts, concrete or macadam camping pads, driveways, and the like) shall cover a total of not more than thirty-five (35) percent of the site.

**E. Supplemental Regulations**

- 1) The use of public address systems shall be limited so that the sound of the public address system shall not be audible to the human ear beyond the boundaries of the site.
- 2) Exterior lighting shall be shielded so that it does not shine beyond the
- 3) Buffer strips shall be provided as required in Section 430, except that buffer strips or areas can be waived at the discretion of the Zoning Hearing Board where, in the Zoning Hearing Board's judgment the proposed use immediately adjacent to its neighboring use is such that the proposed use itself will provide a natural buffer (for example, in certain instances, a golf course).

**F. Parking**

- 1) Vehicular ingress and egress shall be limited to two (2) on any street.
- 2) For membership clubs, one (1) parking space shall be provided for every two (2) members or two (2) accommodations (such as lockers), whichever is greater, or, in

the case of a membership golf course, four (4) spaces for each golf hole, whichever is greater. Additionally, one (1) space shall be provided for each employee.

- 3) For all other golf courses, four (4) spaces shall be provided for each golf hole. Additionally, one (1) space shall be provided for each employee.
- 4) For membership or commercial camps, two (2) parking spaces for every campsite or pad, at least one (1) of which shall be located on each campsite or pad, and one (1) parking space for each individual room, or one (1) parking space for each two dormitory beds, as well and one (1) space for each employee.
- 5) For resorts, one (1) parking space for each resort unit, located within 300 feet of the resort unit which it serves, as well as one (1) space for each employee.
- 6) For restaurants, coffee shops, or cafeterias, one (1) parking space for each 100 square feet of floor are devoted to patron use, as well as one (1) space for each employee.
- 7) For conference or meeting rooms, one (1) parking space for every fifty (50) square feet of floor area designated for conference or meeting rooms.
- 8) All parking required under this subsection shall conform to the requirements of Article V, except that, to the extent of a conflict between this subsection F, and Section 501.E., this section shall control. Additionally, all uses permitted in this section for which specific parking regulations have not been set forth in this subsection F, shall be controlled by Section 501.E.
- 9) All off-street parking areas shall be at least thirty (30) feet from all property lines.
- 10) When multiple uses are proposed, the proposed parking shall meet the combined minimum requirements for all proposed uses.
- 11) Before the issuance of any building permit by the Township, a detailed land development plan for the proposed development shall be submitted to, and approved by, the Township, as provided in East Manchester Township Subdivision and Land Development Ordinance. In addition to the requirements of that Ordinance, the plan shall identify the location and size of existing trees, all other landscaping proposed, detailed plans for any signs, as well as elevations, drawings or perspectives of the proposed structures.

**Section 407 – “RESERVED”**

**Section 408 – “RESERVED”**

**Section 409 - Mobile Home Parks**

The Zoning Hearing Board may approve Mobile Home Parks by Special Exception in designated districts according to the procedures and requirements specified below. The purpose of such development is to provide flexibility in the design and development of land in such a way as to promote the most appropriate use of land to facilitate the adequate and economical qualities of open space, provided that such use will not create a traffic hazard or otherwise impair the value, health, welfare, or convenience of the surrounding neighborhood or prospective occupants.

#### **A. Procedure**

No person, firm or corporation shall construct, maintain, or operate a Mobile Home Park within the Township without obtaining a building permit and subsequently a certificate of occupancy.

- 1) Prior to the issuance of a building permit in a Mobile Home Park, a Land Development Plan shall be submitted to and approved by the Township, in accordance with the Township Subdivision and Land Development Ordinance and the following conditions:
  - a) Said Land Development Plan shall include areas within which mobile homes may be located, the spacing of mobile homes, open spaces and their landscaping, off-street parking spaces, and streets, driveways, utilities, watercourses, and any other physical features relevant to the proposed plan, and
  - b) Prior to final Land Development Plan approval, the developer shall file with the Township Supervisors a performance guarantee to insure the proper installation of all street, utility, and recreation improvements shown on the Site Plan, and may be required to file a maintenance guarantee to insure the proper maintenance of all such facilities. The amount and period of said guarantees shall be in accordance with Section 509 of the Municipalities Planning Code and the form, sufficiency, manner of execution, and surety shall be approved by the Township Supervisors.
- 2) The Township may inspect each Mobile Home Park prior to granting a Certificate for conformance with the provisions of this Ordinance and any other applicable regulations.
  - a) It shall be incumbent upon the proprietor of a Mobile Home Park to keep a register and to report therein the name of the person or head of family occupying each said mobile home, showing date of entry on said land, license number of automobile, serial number, and make and size of trailer, the last permanent address of the person or head of family using said mobile home, and the names of all persons using or living in said mobile home.
  - b) Said register and Mobile Home Park shall be subject to inspection periodically by the Township.
- 3) Nothing contained in this Ordinance shall relieve the owner or his agent, or the developer of a proposed Mobile Home Park from receiving Subdivision or Land Development Plan approval in accordance with the Township Subdivision and Land Development Ordinance.

#### **B. Park Site**

The park site shall be well drained and have such grades and soil as to make it suitable for the purpose intended. All such parks shall be planned as a unit and shall be located on a tract of land at least ten (10) acres in size. The area of said site shall be in single ownership or under unified control.

### C. Lot Requirements

All lots in any Mobile Home Park shall be well drained and graded to a point where Mobile Homes may be parked so that the parking of the same shall result in safety to all concerned. In all instances as much natural vegetation as is reasonably possible shall be preserved by any Mobile Home Park developer. All lots shall conform to all minimum common regulations for single family residences in the District in which the Mobile Home Park is located.

- 1) Individual mobile home lots located in a Mobile Home Park shall contain at least 10,000 square feet of lot area and shall not be less than 80 feet wide at the building setback line exclusive of the easement.
- 2) The maximum number of mobile home lots that may be approved in a Mobile Home Park shall be computed by subtracting from the total gross area of the tract the total gross area utilized for streets and sidewalks and a fixed percentage of 15% of said area for usable open space and dividing the remaining area by 10,000 square feet.
- 3) In computing the maximum number of mobile home lots that may be created, lands which are located within a floodplain area, which are subject to either periodic flooding or occasional chronic wetness, which are occupied by public utility easements, or which have a slope in excess of 25% in such a manner as to limit their use or prevent their development shall not be considered part of the total gross area.
- 4) All mobile home lots shall be given street numbers and all park streets shall be given names.

### D. Yard and Setback Requirements

- 1) All mobile homes shall be located at least seventy-five (75) feet from any street right-of-way which abuts a Mobile Home Park boundary and at least one hundred (100) feet from any other park boundary line.
- 2) There shall be a minimum distance of twenty-five (25) feet between an individual mobile home and adjoining pavement of a park street, or common parking area, or other common areas.
- 3) All mobile homes shall be separated from each other and from other buildings by at least twenty (20) feet.

### E. Park Street System

- 1) Park Access. Access to Mobile Home Parks shall be designed to minimize congestion and hazards at the entrance or exit and allow free movement of traffic on adjacent streets. Each Mobile Home Park shall be provided with at least two (2) points of ingress and/or egress and a distance of at least 200 feet shall be maintained between centerlines of access streets.
- 2) Lot Access. All Mobile Home Parks shall be provided with safe and convenient paved access streets to and from each and every mobile home lot. Alignment and gradient shall be properly adapted to topography.

- 3) Streets. All streets within any Mobile Home Park shall meet the minimum Township requirements as set forth in the Township's Subdivision and Land Development Ordinance and the Township's Construction and Material Specification for local access roads. Block length shall conform with the Township's Subdivision and Land Development Ordinance requirements. All streets shall have curbing which shall meet the requirements of the Township's Subdivision and Land Development Ordinance and the Township's Construction and Material Specifications.
- 4) Intersections. Not more than two (2) streets shall intersect at any one (1) point and a distance of at least 150 feet shall be maintained between centerlines of offset intersecting streets.

**F. Required Off-Street Parking**

Off-Street parking areas shall be provided in all Mobile Home Parks for the use of park occupants and guests. Such areas shall be furnished at the rate of at least two (2) vehicular parking spaces, each space containing at least 300 square feet, for each mobile home lot. All off-street parking areas required under this Section shall be located on the mobile home lot which they serve.

**G. Utility Improvements**

- 1) Water Distribution. All Mobile Home Parks shall provide to each separate mobile home lot line a continuing supply of safe and potable water as approved by the Department of Environmental Resources.

Such water supply system shall have sufficient storage and pressure to meet the specifications of the National Fire Protection Association for satisfactory fire protection, and fire hydrants shall be placed on said system at least every 600 linear feet.

- 2) Sewage Disposal. Any Mobile Home Park within 1,000 feet of the sanitary sewer lines owned or operated by the Township, the Northeastern York County Sewer Authority or any other municipal authority, shall be connected to said line. The said hookup to the municipal authority's sanitary sewer system shall be at the expense of the Mobile Home Park owner, and said hookup shall comply with all the requirements, rules, regulations or ordinances in place, either federal, state, local or pursuant to the regulations or ordinances in place, either federal, state, local or pursuant to the grant of authority to said municipal authority. Each separate mobile home lot shall be connected to said municipal sanitary sewer system. In the event that a hookup to a municipal sanitary sewer system is not required herein, then each Mobile Home Park shall provide to each separate mobile home lot a connection to a centralized public or community sanitary sewage disposal system which shall be approved by the Department of Environmental Resources.
- 3) No building permit shall be issued until the sewage disposal and water distribution systems for the Mobile Home Park have been approved by the Department of Environmental Resources.
- 4) Electrical Distribution. All Mobile Home Parks shall have underground electrical distribution systems which shall be installed and maintained in accordance with the local electrical power company's specifications regulating such systems.

**5) Natural Gas Systems**

- a) Natural gas piping systems when installed in Mobile Home Parks shall be maintained in conformity with accepted engineering practices.
- b) Each mobile home lot provided with piped gas shall have an approved shutoff valve installed upstream of the gas outlet. The outlet shall be equipped with an approved cap to prevent accidental discharges of gas when the outlet is not in use.

**6) Liquefied Petroleum Gas Systems**

- a) Liquefied petroleum gas (LPG) systems provided for mobile homes, service buildings or other structures shall include the following:
  - i. Systems shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location.
  - ii. Systems shall have at least one accessible means for shutting off gas. Such means shall be located outside the mobile home and shall be maintained in effective operating condition.
  - iii. All LPG piping outside of the mobile homes shall be well supported and protected against mechanical injury. Undiluted liquefied petroleum gas liquid form shall not be conveyed through piping equipment and systems in mobile homes.
  - iv. Vessels of more than 12 and less than 60 U.S. gallons gross capacity may be securely but not permanently fastened to prevent accidental overturning.
  - v. No LPG vessel shall be stored or located inside or beneath any storage cabinet, carport, mobile home or any other structure unless such installations are specially approved by the Commission.

**7) Fuel Oil Supply System**

- a) All fuel oil supply systems provided for mobile homes, service buildings, and other structures shall be installed and maintained in conformity with such rules and regulations as may be required by the Township.
- b) All piping from outside fuel storage tanks or cylinders to mobile homes shall be securely, but not permanently, fastened in place.
- c) All fuel oil supply systems provided for mobile homes, service buildings and other structures shall have shut-off valves located within five inches of storage tanks.
- d) All fuel storage tanks or cylinders shall be securely placed and shall not be less than five feet from any mobile home exit.
- e) Storage tanks located in areas subject to traffic shall be protected against physical damage.

#### H. Usable Open Space

All Mobile Home Parks shall provide not less than fifteen percent (15%) of the total land area for usable open space purposes. Usable open space shall be so located as to be free of traffic hazards and overhead impairments and hazards and should, where the topography permits, be centrally located and easily accessible to all park residents.

- 1) Exposed ground surfaces in all parts of every park shall be paved, or covered with stone screenings, other solid material, or protected with a vegetation growth that is capable of preventing soil erosion and the emanation of dust during dry weather.
- 2) Park grounds shall be maintained free of vegetation growth which is poisonous or which may harbor rodents, insects, or other pests harmful to man.

#### I. Buffer Strips

- 1) A suitably screened or landscaped buffer zone at least fifteen (15) feet wide, which buffer strips shall be set back fifteen (15) feet from the property line, shall be provided by the owner along all the property and street boundary lines separating the park from adjacent uses. Screen planting shall be such that will reasonably be expected to reach a height of five (5) feet in three (3) years and a minimum height of ten (10) feet in eight (8) years, and shall be planted in a pattern and proximity which shall be properly maintained by the owner.

#### J. Walkways

- 1) General Requirements. There shall be park sidewalks between individual mobile home lots, along the park streets and to all community facilities provided for park residents. All Park sidewalks shall conform to the Township's Subdivision and Land Development Ordinance and the Township's Construction and Material Specifications for sidewalks, except as set forth in Section J.3) herein.
- 2) Common Walk System. A common walk system shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have a minimum width of four (4) feet.
- 3) Individual Walks. All mobile home lots shall be connected to common walks, to paved streets, or to paved driveways or parking spaces connecting to a paved street. Such individual walks shall have a minimum width of three (3) feet.

#### K. Signs and Lighting

- 1) Signs shall be permitted in accordance with the regulations applicable to the District in which said Mobile Home Park is situated.
- 2) All means of ingress, egress, and streets shall be adequately lighted. At a minimum, each mobile home lot in a Mobile Home Park shall include a front yard post-type light of sufficient intensity to light the sidewalk from the mobile home to the street and shall be controlled by a light sensor to assure dusk to dawn illumination, unless an adequate alternative system shall be regularly maintained.

#### L. Other Site Improvements

- 1) One fire alarm box or public telephone shall be provided. The Park Operator shall require that a UL Listed fire extinguisher shall be maintained in each mobile home and in all public service buildings under park control.
- 2) Provision shall be made by the Park Operator to have garbage collected at least once very week. Any refuse disposal sites proposed within the Mobile Home Park shall be subject to the approval of the State Department of Environmental Resources. No centralized waste collection station shall be located on the park site.
- 3) Each mobile home lot shall be provided with a four (4) inch concrete slab on a stable surface at least 10 feet by 18 feet in size for use as a terrace and so located so as to be adjoining and parallel to the mobile home. Such slab shall contain an electrical outlet to which the electrical system of the mobile home shall be connected.
- 4) There shall be provided in each Mobile Home Park such other improvements as the Commission may require whereby such requirements shall at all times be in the best interest of the Park residents.
- 5) An enclosure of compatible design and material shall be erected around the entire base of each mobile home. Such enclosures shall provide sufficient ventilation to inhibit decay and deterioration of the structure.
- 6) Television reception service shall be provided from a centralized antenna or cable service.

#### M. Park Areas for Non-Residential Uses

- 1) No part of any Mobile Home Park shall be used for a nonresidential purpose, except such uses that are required for the direct servicing and well being of park residents and for the management and maintenance of the park.
- 2) Nothing contained in this section shall be deemed as prohibiting the sale of a mobile home located on an individual lot and connected to the pertinent utilities.

#### N. Park Rules and Regulations

- 1) Each Mobile Home Park owner shall make as part of the application for special exception either proposed or existing Rules and Regulations for the operation and welfare of the Mobile Home Park. Any changes in such rules shall be submitted to the Township.

### **Section 410 - Trailer Camps**

The Zoning Hearing Board may approve Trailer Camps by Special Exception in designated districts according to the procedures and requirements specified below:

- A. Tents, camping trailers, travel trailers, pick-up coaches, motor homes or any combination thereof shall be permitted to locate ONLY in an approved Trailer Camp.
- B. In no case may a Trailer Camp be developed on Prime Agricultural Soils.

- C. Trailer Camps shall be provided for the specific purpose of transient or vacationing occupants and shall be subject to and regulated by the provisions of Section 409 entitled Mobile Home Parks, except that:
- 1) The Zoning Hearing Board may adjust the requirements of Section 409-M. in order to avoid unreasonable requirements, but in no case shall the average density exceed ten (10) trailer camp sites per net acre nor shall the maximum density permitted within said Camp exceed fifteen (15) camp sites for any single net acre. Moreover, the minimum width of any trailer camp site shall not be less than thirty-five (35) feet wide at the building setback line.
  - 2) The Zoning Hearing Board may adjust the requirements of Section 409 D.2), where appropriate, but in no case shall said minimum distance be less than fifteen (15) feet.
  - 3) The Zoning Hearing Board may adjust the requirements of Section 409 G.1), where appropriate, but adequate sanitary sewage facilities must be provided for said Camp.
- D. Occupancy by each dwelling structure in the Trailer Camp shall be limited to no more than six (6) months in any 12-month period.
- E. A suitably screened or landscaped buffer zone at least fifteen (15) feet wide, which buffer strips shall be set back fifteen (15) feet from the property line, shall be provided by the owner along all the property and street boundary lines separating the use from adjacent districts. Screen planting shall be such that will reasonably be expected to reach a height of five (5) feet in three years and a minimum height of ten (10) feet in eight (8) years, and shall be planted in a pattern and proximity which shall block visibility, glare, noise, fumes, dust, and other harmful effects, within five (5) years. Said screen planting shall be properly maintained by the owner, including maintenance and trimming to avoid and prevent the blocking of visibility for traffic clear sights.

#### **Section 411 - Resources Removal**

- A. Resources removal shall include the development and operation of sand pits, gravel pits, peat bogs, removal of topsoil and landfill, and the excavation, extraction, or removal of any natural resources from the land or ground, (excluding the removal of timber or crops, which shall be exempted from this section), subject to the requirement of this Section.
- B. Requirements When Permitted By Right.
- 1) A use certificate shall be issued prior to any removal of resources.
  - 2) A land development plan shall be submitted to and approved by the Board of Supervisors prior to the issuance of a use certificate.
  - 3) The applicant shall have all permits required by, and/or show compliance with, all federal, state and county requirements for resource removal, including reclamation and bonding requirements.
  - 4) Wherever a vehicle involved in hauling resources removed from the site enters or leaves a township road or street, the applicant shall construct an access to aid road

or street to such specifications as shall be established in the East Manchester Township Construction and Material Specification manual.

- 5) There shall be no operations of any kind on Sundays or New Year's Day, Memorial Day, July 4, Labor Day, Thanksgiving Day or Christmas Day. Within one thousand (1,000) feet of any residence, there shall be no operations between the hours of 7:00 p.m. and 7:00 a.m.
- 6) At all stages of operations, proper drainage shall be provided to prevent the collection and stagnation of water and to prevent harmful effects upon surrounding properties.
- 7) No building, including temporary structures and field offices, shall be erected or placed upon the property without compliance with the Township's Subdivision and Land Development Ordinance, and the issuance of a building permit.
- 8) A buffer shall be provided as required in Section 430.

**C. Requirements When Permitted By Special Exception.**

In addition to the general requirements for a special exception, the Zoning Hearing Board shall require the following:

- 1) All requirements of subsections of A. and B. of this Section shall be met.
- 2) The proposed operation shall not adversely affect soil fertility, drainage, and the lateral support of abutting land or other properties, nor shall it contribute to soil erosion by water or wind.
- 3) Where any open excavation will have a depth of ten (10) feet or more and a slope of more than thirty (30) degrees, there shall be a substantial fence or other barrier, approved by the Zoning Hearing Board, with suitable gates where necessary, effectively blocking access to the area in which such excavation is located. Such screening as shall be deemed appropriate by the Zoning Hearing Board may be utilized to screen such operation from nearby residential uses.
- 4) Proper and reasonable measures, as determined by the Zoning Hearing Board, shall be taken to minimize the nuisance of noise and flying dust or rock. Such measures may include, when considered reasonable and appropriate, limitations upon the practice of stockpiling excavated materials upon the site, or the creation of suitable landscaped buffer strip completely around the site.

**Section 412 - Airports and Landing Strips**

**A. Airports and landing strips shall be permitted by Special Exception in designated districts subject to the following conditions:**

- 1) Any areas to be used by aircraft under its own power shall be provided with dustless surface.
- 2) No area to be used by aircraft under its own power on the ground shall be less than 300 feet from any lot or street line.

- 3) No residential building shall be permitted within 1,500 feet of the end of any runway or within any aircraft approach zone as the same may be established by either the State or the Federal Aviation Agency, whichever area is greater.
- 4) Evidence shall be presented to the Zoning Hearing Board that ample safeguards to minimize hazards and disturbance from noise of aircraft affecting residents and properties in the vicinity will be assured at all times of operation.
- 5) Access to areas used by aircraft in motion shall be controlled by fences and gates.
- 6) Vending machines; newsstands; governmental installations; airport, airline, and express offices, and aircraft repair facilities may be permitted within completely enclosed buildings. Storage and sale of aviation gasoline may also be permitted.
- 7) The hours of operation may be limited by the Zoning Hearing Board to prevent disturbance to nearby residences.
- 8) Additional conditions and safeguards as the Zoning Hearing Board may impose in order to protect and promote the health and safety and general welfare of the community and the character of the neighborhood in which the proposed use is to be erected.

### **Section 413 - Residential Conversions**

#### **A. Permitted Uses**

Conversions of an existing residential structure from a one-family dwelling to a two or more family dwelling.

#### **B. Area and Bulk Regulations**

All area and bulk regulations of the prevailing zoning district shall apply with the following exceptions:

- 1) The lot on which such structure is located shall contain at least 60% of the required minimum lot area for each dwelling unit so created.

#### **C. Parking Requirements**

One and one-half off-street parking spaces shall be provided on said lot for each dwelling unit.

#### **D. Supplemental Regulations**

- 1) Such structure shall have contained, on the effective date of this Ordinance, 1,000 square feet of livable floor area for the first dwelling unit plus 600 square feet of livable floor area for each additional dwelling unit created.
- 2) Each apartment unit shall be provided with complete kitchen facilities, flush toilet and bathing facilities within the unit.
- 3) There shall be no evidence of change in the building except as required by building and/or housing codes.

- 4) Fire escapes where required shall be located at the rear or an interior side of the building.

**Section 414 - Multiple Dwellings**

**A. Permitted Uses**

- 1) Apartment Dwellings
- 2) Row or Attached Dwellings
- 3) Townhouse Dwellings
- 4) Condominiums

**B. Area and Bulk Regulations**

- 1) The minimum lot area shall be one (1) acre.
- 2) A minimum lot area per dwelling unit shall be provided as follows:

Efficiency Units	2,000 sq. ft.
One Bedroom Units	3,000 sq. ft.
Two Bedroom Units	4,000 sq. ft.
Three or more Bedroom Units	5,000 sq. ft.

- 3) The minimum lot width for apartment structures shall be 150 feet.
- 4) The minimum lot width for row or attached and townhouse dwellings shall be 20 feet except that end units shall have a lot width of 35 feet.
- 5) The minimum yard requirements shall be as follows:

	<u>Front</u>	<u>Side</u>	<u>Rear</u>
Apartment Dwelling	40	25	35
Row or Attached & Townhouse Dwellings			
End Units	25	35	35
Other Units	25	--	35

- 6) The maximum lot coverage permitted shall be 25 percent.

**C. Additional Regulations**

- 1) Centralized water and sewer service shall be provided.

- 2) The maximum number of dwelling units per row or attached and townhouse buildings shall be six.
- 3) No building shall exceed 144 feet in length.
- 4) The minimum distance between principal buildings shall be equal to 2 times the height of the highest building and between a principal and an accessory building shall be at least 20 feet.
- 5) Any inner court shall have a minimum dimension of 60 feet, any outer court shall have a minimum of 20 feet and its depth shall not exceed its width.
- 6) There shall be provided on the same lot suitably equipped and landscaped play spaces and usable open space subject to approval by the Township Board of Supervisors, or, in the case of a special exception, by the Zoning Hearing Board, in accordance with the following schedule:

	Play Space (Sq. Ft.)	Open Space (Sq. Ft.)
Efficiency Unit	75	360
One Bedroom Unit	100	785
Two Bedroom Unit	125	895

- 7) The maximum building height shall be 3 stories, but shall not exceed 35 feet. A land development plan shall be submitted to and approved by the Board of Supervisors for all newly constructed multiple dwellings or all conversions of existing buildings to multiple dwellings, which shall include a rendering of the external appearance of the buildings.

**Section 415 - Auction House for Household and Other Goods**

Auction Houses for Household and Other Goods shall be permitted by Special Exception in designated districts subject to the following conditions:

- A. An Auction House for Household and Other Goods shall be permitted as an accessory use or a principal use of the lot.
- B. Lot Area and Bulk Regulations

All area and bulk regulations of the prevailing zoning district shall apply with the following exceptions:

- 1) The minimum lot area (principal and accessory uses) shall be 5 acres.
- 2) The building setback shall be at least 50 feet from any lot or street line.
- 3) The maximum lot coverage (principal and accessory buildings) shall be 20 percent.

- 4) The maximum building height for new structures shall be one (1) story.

**C. Parking Requirements**

- 1) One (1) parking space per 100 sq. ft. of gross floor area shall be required.
- 2) One (1) off-street loading berth shall be required.

**D. Supplemental Regulations**

- 1) No parking area shall be located within the required front, side or rear setback areas.
- 2) The auction house site shall be easily accessible from an improved street or highway with safe ingress and egress for both vehicular and pedestrian traffic.
- 3) The use of outdoor public address systems for any purpose must be approved by the Board of Supervisors before use or installation.
- 4) Exterior lighting, other than that essential for the safety and convenience of the users of the premises, or security, shall be prohibited. All exterior lighting shall be shielded from the view of all surrounding streets and lots.
- 5) A sign identifying the auction house use shall be permitted in accordance with provisions for a customary home occupation (Section 417).
- 6) Temporary signs advertising a particular sale event shall be permitted in accordance with the provisions of Article VI. Such temporary sign shall be erected not more than 15 days prior to, and removed not more than one (1) day after the scheduled sale event.
- 7) Auctions shall not be held more frequently than once in a 7-day period.

**Section 416 - Bed and Breakfast Inn**

Bed and Breakfast Inns shall be permitted by Special Exception in designated districts subject to the following conditions:

- 1) The structure shall be of local, state, or Federal historic significance. It is the applicant's responsibility to show proof of historic significance.
- 2) The structure shall contain a minimum of 2,000 square feet of gross floor area.
- 3) All Bed and Breakfast units shall be contained within the principal structure.
- 4) There shall be not more than one Bed and Breakfast unit per 700 square feet of gross floor area in the principal structure.
- 5) All lot area and bulk regulations of the prevailing zoning district for single family dwellings shall apply.
- 6) In addition to the two (2) spaces required for the principal dwelling, there shall be one off-street parking space per Bed and Breakfast unit.

- 7) Dining and other facilities shall not be open to the public but shall be exclusively for the residents and registered Bed and Breakfast guests.
- 8) Signs shall conform to the standards for home occupations in residential districts (Article VI).

#### **Section 417 - Home Occupation**

- A. Home Occupations shall be permitted in designated districts by Special Exception or otherwise subject to the following conditions:
  - 1) Home occupations shall be limited to the following: physician, dentist, barber, beautician, clergyman, lawyer, engineer, surveyor, accountant, architect, teacher, computer programmer, artist, photographer, licensed insurance or real estate agent, seamstress or similar service occupations and professions. The Zoning Hearing Board shall determine whether a home occupation is similar to those listed above. Any type of servicing or repair of vehicles or small engines shall not be permitted as home occupations.
  - 2) No more than one person outside the family may be employed or engaged in the occupation
  - 3) The character or external appearance of the dwelling unit or accessory structure must be that of a dwelling or its accessory structure. No display of products may be shown so as to be visible from outside the dwelling. A nameplate not larger than two (2) square feet in area may be permitted. It must be illuminated only by indirect lighting.
  - 4) Not more than thirty percent (30%) of the Livable Floor Area of a dwelling unit may be devoted to a home occupation or profession which is located in that dwelling unit.
  - 5) In addition to the required parking for the dwelling unit, additional off-street parking located on the property, or on a contiguous property if held in the same ownership is required as follows: one space for the home occupation and one space for each employee outside the immediate family; three additional spaces for a physician, dentist, barber or beauty shop. The Zoning Hearing Board may require additional parking if circumstances so warrant.
  - 6) No more than one home occupation may be located in any dwelling unit. The granting of a special exception for a home occupation is personal to the applicant and cannot be utilized or transferred to any other person without a separate request to the Zoning Hearing Board.

#### **Section 418 - Automotive Services**

- A. Automotive services shall be permitted in designated districts by Special Exception or otherwise subject to the following conditions:
  - 1) The supplying of gasoline or oil to automobiles, trucks and similar motor vehicles is not permitted in the V Zone.
  - 2) The proposed Automotive services shall meet all the requirements of Section 420 of this Ordinance.

**Section 419 - Wind Energy Conversion Systems**

A. The Zoning Hearing Board may approve Wind Energy Conversion Systems in the A, R-1, and R-2 Districts by Special Exception according to the procedures and requirements specified below:

- 1) One windmill or windwheel shall be permitted per property.
- 2) The structure supporting the wind rotor unit, including any required supporting cables, etc., shall not be connected to any occupied structure and shall be located a minimum distance of the wind rotor unit tower height, plus ten (10) feet, from any occupied dwelling.
- 3) The maximum height of the wind rotor and tower shall be determined as follows:

<u>Minimum Distance From Closest Property Line</u>	<u>Maximum Tower Height</u>
75 ft. - 85 ft.	35 ft.
86 ft. - 95 ft.	40 ft.
96 ft. - 100 ft.	45 ft.
More than 100 ft.	50 ft. - 75 ft.

The tower height may be increased from 50 feet up to a maximum of 75 feet, with the allowance of each one foot of setback over 100 feet from the closest property line.

- 4) All mechanical equipment and buildings associated with the operation shall be enclosed with a six (6) foot fence. The tower shall also be enclosed with a six (6) foot fence, unless the base of the tower is not climbable for a distance of twelve (12) feet.
- 5) When a building is required for storage cells or related mechanical equipment, the building may not exceed 150 square feet in area nor 8 feet in height, and must be located at least 75 feet from any property line.
- 6) All electric and other utility wires associated with the Wind Energy Conversion System shall be buried underground.
- 7) The applicant shall demonstrate that any noise emanating from the wind energy conversion system shall not exceed sixty (60) decibels measured at the nearest property line.
- 8) If the wind energy conversion unit is abandoned from use, the tower and related structures shall be dismantled and removed from the property within ninety (90) days.
- 9) The energy generated from the wind energy conversion system shall be used on the property on which it is located and shall not be operated as a commercial enterprise.

## **Section 420 - Performance Standards**

No land or building in any Zoning District shall be used or occupied in any manner so as to create any dangerous, injurious, noxious, or otherwise objectionable fire, explosive, or other hazard; noise, or vibration; smoke, dust, odor or other form of air pollution; heat, cold, dampness, electromagnetic or other substance, condition or element in such manner or in such amount as to adversely affect the reasonable use of the surrounding area or adjoining premises (referred to herein as "dangerous or objectionable elements"); provided that any use permitted or not expressly prohibited by this Ordinance may be undertaken and maintained if it conforms to the regulations of this Section limiting dangerous and objectionable elements at the point of the determination of their existence.

### **A. Enforcement Provisions Applicable to Other Uses**

Even though compliance with performance standards procedure in obtaining a building permit is not required for some particular uses, initial and continued compliance with the performance standards themselves is required of every use, and provisions for enforcement of continued compliance with performance standards shall be invoked by the Township against any use if there are reasonable grounds to believe that performance standards are being violated by such use.

### **B. Performance Standard Regulations**

- 1) **Fire and Explosion Hazards.** All activities involving, and all storage of, inflammable and explosive materials shall be provided at all times with adequate safety devices against the hazard of fire and explosion and adequate fire fighting and fire suppression equipment and devices standard in the industry. Burning of waste materials in open fires is prohibited at any point. The relevant provisions of State and local laws and regulations shall also apply.
- 2) **Vibration.**
  - a) For all uses other than blasting associated with surface mining activities, no vibration shall be produced which is transmitted through the ground and is discernible without the aid of instruments at or beyond that lot line; nor shall any vibration produced exceed 0.002g peak at up to 50 cps frequency, measured at or beyond the lot line using either seismic or electronic vibration measuring equipment. Vibrations occurring at higher than 50 cps frequency or a periodic vibration shall not induce accelerations exceeding .001g. Single impulse aperiodic vibrations occurring at an average interval greater than 5 minutes shall not induce accelerations exceeding .01g.
  - b) For blasting associated with surface mining activities, no such blasting shall produce vibrations exceeding the maximum particle velocities specified in this subsection and all such blasting shall conform to the requirements of this subsection. The maximum vibration as expressed in particle velocities may be measured with properly calibrated instrumentation approved and authorized by the Pennsylvania Department of Environmental Protection , or such other state or federal agencies as shall, from time to time, regulate surface mine blasting, or, if none, with instrumentation generally accepted within the surface mining industry. Particle velocity shall be measured for purposes of this Ordinance in the same manner and by the same methods as required by the Pennsylvania Department of Environmental Protection , or such other state or federal agencies

as shall, from time to time, regulate surface mine blasting. Permissible maximum particle velocities in any direction, shall not exceed .60 inches per second in any district.

- c) The owner of land shall file blasting reports and seismic reports with the Township for each blast within fifteen (15) days after each blast. The blasting and seismic reports shall conform to those prepared for and pursuant to regulations of the Pennsylvania Department of Environmental Protection, or such other state or federal agencies as shall, from time to time, regulate surface mine blasting. All such records shall be available for public inspection at the offices of the Township.
  - d) In addition to any penalties prescribed in this Ordinance, or in or through the Pennsylvania Municipalities Planning Code, any person, business, company, corporation, partnership or any other entity found to be in violation of any subsection of this section of this Ordinance shall be required to reimburse the Township or any other testing entity all costs of conducting any tests necessary to determine a violation of this section of this Ordinance.
- 3) Noise. The maximum sound pressure level radiated by any use or facility (other than transportation equipment) at any lot line shall not exceed the values in the designated octave bands given in Table I, after applying the corrections shown in Table II, below. The sound pressure level shall be measured with a Sound Level Meter and associated Octave Bank Analyzer conforming to standards prescribed by the American Standards Association. (American Standard Sound Level Meters for Measurement of Noise and Other Sounds Z24, 3-1954, American Standards Association, Inc., New York, New York, and American Standard Specification for an Octave-Bank Filter Set for the Analysis of Noise and Other Sounds Z24, 10-1953, American Standards Association, Inc., New York, New York shall be used.) Maximum permissible sound-pressure levels at the lot line for noise radiated continuously from a facility between the hours of 9:00 p.m. and a.m.

TABLE I

Frequency Band Cycles per Second	Sound Pressure Level Decibels re 0.0002 dyne/cm
29 - 75	69
75 - 150	60
150 - 300	56
300 - 600	51
600 - 1,200	42
1,200 - 2,400	40
2,400 - 4,800	38
4,800 - 10,000	35

If the noise is not smooth and continuous and is not radiated between the hours of 9:00 p.m. and 7:00 a.m., one or more of the corrections in Table II shall be applied to the decibel levels given in Table I.

TABLE II

Type or Location of Operation or Character of Noise	Correction in Decibels
1. Daytime operation only	+ 5
2. Noise source operates less than	
a. 20% of any one-hour period	+ 5*
b. 5% of any one-hour period	+10*
c. 1% of any one-hour period	+15*
3. Noise of impulsive character (hammering, etc.)	- 5
4. Noise of periodic character (hum, screech, etc.)	- 5

\* Apply one of these corrections only.

In addition to the standards set forth above, any user, possessor, owner, or occupier of land shall be subject to and shall comply with any and all ordinances of the Township relating to noise.

To the extent that any user, possessor, owner, or occupier of land violates or is alleged to violate the terms of any such ordinances of the Township, and said violation or alleged violation results from or is related to the use of said land, then such violation or alleged violation may be brought or prosecuted pursuant to, in the discretion of the Township or its designated officer or representative, the provisions of the Zoning Ordinance or any ordinance of the Township relating to noise, either separately or together in the alternative.

- 4) Smoke. No emission shall be permitted at any point, from any chimney or otherwise, or visible grey smoke of a shade equal to or darker than No. 2 on the Power's Micro-Ringlemann Chart, published by McGraw-Hill Publishing Company, Inc. And copyright 1954 (being a direct facsimile reduction of the standard Ringlemann Chart as issued by the United States Bureau of Mines), except that visible grey smoke of a shade equal to No. 2 on said chart may be emitted for 4 minutes in any 30 minutes. These provisions applicable to visible grey smoke shall also apply to visible smoke of a different color but with an apparently equivalent opacity.
- 5) Odors. No emission shall be permitted of odorous gases or other odorous matter in such quantities as to be readily detectable when diluted in the ratio of one volume or odorous air emitted to four volumes of clean air. Any process which may involve the creation or emission of any odors shall be provided with a secondary safeguard system, so that control will be maintained if the primary safeguard system should fail. There is hereby established as a guide in determining such quantities of offensive odors Table III, "Odor Thresholds", in Chapter 5, "Air Pollution Abatement Manuals", copyright 1951 by Manufacturing Chemists' Association, Inc., Washington, D.C. and said manual, and/or table as subsequently amended.

6) Fly, Ash, Dust, Fumes, Vapors, Gases, Other Forms of Air Pollution.

No emission shall be permitted which can cause any damage to health, to animals, vegetation, or other forms of property or which can cause any excessive soiling, at any point on the property of others, and in no event any emission, from any chimney or otherwise, of any solid or liquid particles in concentrations exceeding 0.3 grains per cubic foot of the conveying gas. For measurement of the amount of particles in gases resulting from combustion, standard corrections shall be applied to a stack temperature of 500 degrees Fahrenheit and fifty percent (50%) excess air.

- 7) Electromagnetic Radiation. It shall be unlawful to operate, or cause to be operated, any planned or intentional source of electromagnetic radiation for such purposes as communication, experimentation, entertainment, broadcasting, heating, navigation, therapy, vehicle velocity measurement, weather survey, aircraft detection, topographical survey, personal pleasure, for any other use directly or indirectly associated with these purposes which does not comply with the then current regulations of the Federal Communications Commission regarding such sources of electromagnetic radiation, except that for all governmental communications facilities, governmental agencies and government owned plants, the regulations of the Interdepartment Radio Advisory Committee shall take precedence over the regulations of the Federal Communications Commission, regarding such sources of electromagnetic radiation.

Further, said operation in compliance with the Federal Communications Commission or the Interdepartment Radio Advisory Committee regulations shall be unlawful if such radiation causes an abnormal degradation in performance of other electromagnetic radiators or electromagnetic receptors of quality and proper design because of proximity, primary field, blanketing, spurious re-radiation, harmonic content, modulation or energy conducted by power or telephone lines. The determination of "abnormal degradation in performance; and "of quality and proper design" shall be made in accordance with good engineering practices as defined in the latest principles and standards of the American Institute of Electrical Engineers, the Institute of Radio Engineers, and the Electronic Industries Association. In case of any conflict between the latest standards and principles of the above groups, the following precedence in the interpretation of the standards and principles shall apply: (1) American Institute of Electrical Engineers, (2) Institute of Radio Engineers, and (3) Electronic Industries Association.

- 8) Radioactive Radiation. No activities shall be permitted which emit dangerous radioactivity at any point beyond the property line. The handling of radioactive materials, the discharge of such materials into air and water, and the disposal of radioactive wastes, shall be in conformance with the regulations of the Atomic Energy Commission as set forth in Title 10, Chapter One, Part 20 - Standards for Protection Against Radiation, as amended; and all applicable regulations of the State of Pennsylvania.
- 9) Heat. For the purpose of this Ordinance, heat is defined as thermal energy of a radioactive, conductive, or convective nature. Heat emitted at any or all points shall not at any time cause a temperature increase on any adjacent property in excess of 10 degrees; whether such change be in the air or in the ground, in a natural stream or lake, or in any structure on such adjacent property.

**10) Glare.**

- a) **Direct Glare.** Direct glare is defined for the purpose of this Ordinance as illumination beyond property lines caused by direct or specularly reflected rays from incandescent, fluorescent, or arc lighting, or from such high temperature process as welding or petroleum or metallurgical refining. No such direct glare shall be permitted with the exception that parking areas and walkways may be illuminated by luminaries so hooded or shielded that the maximum angle or the cone of direct illumination shall be 60 degrees drawn perpendicular to the ground, with the exception that such angle may be increased to 90 degrees if the luminary is less than 4 feet above the ground. Such luminaries shall be placed not more than feet above ground level and the maximum illumination at ground level shall not be in excess of three foot-candles.
  
- b) **Indirect Glare.** Indirect glare is defined for the purpose of this Ordinance as illumination beyond property lines caused by diffused reflection from a surface such as a wall or roof of a structure. Indirect glare shall not exceed that value which is produced by an illumination of the reflecting surface not to exceed:

- .3 foot-candles (Maximum)
- .1 foot-candles (Average)

Deliberately induced sky-reflected glare, as by casting a beam upward for advertising purposes, is specifically prohibited.

- 11) **Liquid or Solid Wastes.** No discharge shall be permitted at any point into any sewage disposal system, or watercourse, or lake, or into the ground, except in accord with standards approved by the Department of Environmental Protection or other regulating department or agency of any materials of such nature or temperature as can contaminate any water supply or otherwise cause the emission of dangerous or offensive elements. There shall be no accumulation of solid wastes conducive to the breeding of rodents or insects.

**Section 421 – “RESERVED”**

**Section 422 - Livable Floor Area**

- A. The minimum livable floor area of a dwelling unit or any building or structure hereafter erected or used for living purposes, including but not limited to manufactured housing or mobile homes, shall be nine hundred (900) square feet. In case of apartment houses and conversions apartments, the minimum livable area shall be not less than four hundred (400) square feet per apartment, except those apartments designed for and occupied exclusively by one person, which apartment shall contain not less than three hundred (300) square feet of livable floor area.

**Section 423 - Fences and Walls**

- A. Fences and walls (including retaining walls) may be erected, altered, and maintained within the side and/or rear yards provided that any such fence or wall shall not exceed six (6) feet in height, except for Public Utility Facilities (see Section 426) and Junk Yards, which shall be controlled by the East Manchester Township Junk Dealer and Junk Yard Ordinance.

- B. No wall, fence or other structure shall be erected or altered or permitted which may cause danger to traffic or a street or public road by obscuring the view.
- C. No fence, wall or other structure shall be erected or maintained within the right-of-way of any street, drainage or sewer right-of-way, or any other public easement.
- D. No fence or wall shall interfere with soil erosion and sedimentation control measures or stormwater drainage swales or facilities.
- E. Notwithstanding Subsection A, within the C and I Districts, a fence not exceeding ten (10) feet in height may be erected within the side and/or rear yard.

#### **Section 424 - Landscaping and Structures In Rights-of-Way**

- A. No shrubs, trees or structures, excluding mailboxes or newspaper boxes mounted on and affixed to the ground by a wooden, plastic, or metal post shall be planted or maintained within right-of-way of any street, drainage or sewer right-of-way, clear sight triangle or any other public easement.

#### **Section 425 - Satellite Antennas**

- A. Satellite antennas are permitted accessory uses in all districts, subject to the following:
  - 1) The diameter of the antenna shall not exceed 12 feet in the A, R-1, R-2, and R-3 Districts. When separately supported, the total height of the antenna shall not exceed fourteen (14) feet.
  - 2) Antennas installed in the AO, C, and I Districts shall not exceed sixteen (16) feet in diameter. Where separately supported, the total height of the antenna shall not exceed twenty (20) feet.
  - 3) No antennas shall project nearer to the street on which the principal building fronts than the principal building. The antennas may be located in the side or rear yard, but no portion of the antennas shall extend into the side yard setback, or closer than five (5) feet from the rear property line.
  - 4) Roof-mounted antennas or building-attached antennas extending above the roof peak of the building shall be permitted provided that the total height of the antenna does not exceed twelve (12) feet above the roof peak.
  - 5) No more than one (1) antenna shall be permitted on any lot or building.
  - 6) A building permit must be obtained prior to the erection of any antenna.
  - 7) Satellite antennas which are not larger than thirty-six (36) inches in diameter shall be exempted from these regulations.
  - 8) No antenna may be erected in any District or any location within a District which is prohibited by regulations of the Federal Communications Commission or other regulatory agency having jurisdiction.
  - 9) This Ordinance shall in no event be construed to permit as a permissible accessory use a antenna for satellite communication used or intended to be used for the

propagation or transmission of radio or electromagnetic waves, it being the intent hereof that such antennas are prohibited.

### **Section 426 - Public Utility Facilities**

- A. Public Utility facilities shall be permitted in any district without regard to the use and area regulations; provided, however, that buildings or structures erected for these services shall be subject to the following regulations:
- 1) Where feasible, front, side and rear yards shall be provided in accordance with the regulations of the district in which the facility is located. At a minimum, a distance of five (5) feet must be maintained from any street line or property line.
  - 2) Height shall be as required by the district regulations.
  - 3) Unhoused equipment shall be enclosed with a chain link fence at least six (6) feet in height, up to the maximum permitted by Section 423.
  - 4) Housed equipment - when the equipment is totally enclosed within a building, no fence or screen planting shall be required and the yard shall be maintained in conformity with the district in which the facility is located.
  - 5) Screen planting in residential districts - the required fence for unhoused equipment shall be surrounded by an evergreen planting.
  - 6) The exterior design(s) of any building(s) shall be in conformity with the existing or planned buildings in the Zoning district.
  - 7) In Residential districts, the permitted public utility facilities shall not include the storage of vehicles or equipment used in the maintenance of any utility and no equipment causing excessive noise, vibration, smoke, odor or hazardous effect shall be installed.
  - 8) Land development plans of the facility shall be submitted to the Township for review and approval, as provided in the East Manchester Township Zoning and Subdivision and Land Development Ordinances.
  - 9) Improved access shall be provided to the site in accordance with the specific requirements of the Board of Supervisors. Access shall be by way of a portion of the lot which it serves, minimum 20 feet wide, and not by an easement or right of way.

### **Section 427 - Swimming Pools**

- A. Residential pools shall be permitted as:
- 1) An accessory use to single family dwellings, duplex, row or attached, or townhouse dwellings, limited to one per lot.
  - 2) said residential pool shall be located within the rear of the dwelling, and shall meet the sideyard setback for the appropriate district. The setback from the rear property line shall be a minimum of ten feet for all districts. The setback shall include the deck, pad, or apron around the pool.

- B. Commercial pools shall be permitted by special exception in designated districts subject to the conditions of this Section 427.
- C. Every outdoor swimming pool shall be completely surrounded by a fence or wall not less than four (4) feet in height, which shall be so constructed so as not to have any openings, holes, or gaps larger than four (4) inches in any dimension, and if a picket fence is erected or maintained, the horizontal or vertical dimension between pickets shall not exceed four (4) inches. A dwelling house or accessory building may be used as part of such enclosure. All gates or doors opening through such enclosure shall be equipped with a self-closing, self-latching and lockable device for keeping the gate or door securely closed at all times when not in actual use, or if a commercial swimming pool as defined herein, shall be monitored or limited to restrict and limit access to members or authorized persons only. The door of any dwelling which forms a part of the enclosure must be equipped with an audible alarm and a door which is self-closing, self-latching and lockable.
  - 1) All above ground pools with a water depth of eighteen (18) inches or greater shall have a removable ladder. If a deck or steps are constructed, then the fencing requirements set forth above shall be met.
  - 2) All swimming pools and attached structures shall meet the requirements of the International Building Code and/or International Residential Code, as applicable.

#### **Section 428 - Exceptions to Yard Requirements**

- A. No proposed single family or duplex dwellings shall be required to have a setback greater than the average of the two existing dwellings with the greatest setbacks located within 200 feet on each side of the proposed dwelling, on the same side of the street, within the same block and within the same District. The burden of proving compliance with this Section shall be on the person seeking exemption hereunder.

#### **Section 429 - Exceptions to Height Requirements**

- A. Towers, spires, chimneys, smokestacks, elevator penthouses, solar heat panels, and similar structures shall be exempt from the height regulations of the prevailing district provided that they do not occupy more than twenty (20%) percent of the roof area of the principal structure.

#### **Section 430 - Buffer Strips and Areas**

- A. Buffer Strips. A suitably screened or landscaped buffer strip at least fifteen (15) feet wide, which shall be set back fifteen (15) feet from the property line, shall be provided by the owner or developer of any industrial or commercial use along all property lines and street boundary lines separating the use from adjacent residential districts, or, in the case of a commercial or industrial use which is located in a residential district, separating the use from adjacent residential uses. Screen planting shall be such that will reasonably be expected to reach a height of five (5) feet in three (3) years and a minimum height of ten (10) feet in eight (8) years, and shall be planted in a pattern and proximity which shall block visibility, glare, noise, fumes, dust, and other harmful effects within five (5) years. Such screen planting shall be properly maintained by the owner, including maintenance and trimming to avoid and prevent the blocking of visibility for traffic clear sights.

- B. Buffer Areas. In the (C) Commercial, and (I) Industrial Districts, a commercial or industrial use which is adjacent to a residential use which is located in the (C) Commercial or (I) Industrial District shall be screened by a fence or other opaque screening, but which need not meet the requirements of a buffer strip. Such opaque screening shall be at least six (6) feet in height, and shall extend along the entire boundary which the commercial or industrial use shares with the residential use. Such screen may be within three (3) feet of the property line. If any owner chooses to plant evergreen shrubs or trees as a buffer, the size and growth pattern shall be as established in subparagraph A., above, and such evergreen trees or shrubs shall be at least four (4) feet from the property line, but can be arranged in a straight line, so long as they will provide an opaque screen within the times as established in subsection A., above. Parking for the commercial or industrial use may be permitted adjacent to such screening.
- C. Setbacks. The setbacks required in this Section for buffer strips and buffer areas shall be instead of, and not in addition to, setbacks which would otherwise be required by this Ordinance.

### **Section 431 - NO-IMPACT HOME-BASED BUSINESS**

- A. A No-Impact Home-Based Business shall be permitted in any structure in any zoning district which permits residential uses.
- B. The business or commercial activity must satisfy the following requirements:
- 1) The business activity shall be compatible with the residential use of the property and surrounding residential uses.
  - 2) The business shall employ no employees other than family members residing in the dwelling.
  - 3) There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.
  - 4) There shall be no outside appearance of a business use, including but not limited to parking, signs or lights.
  - 5) The business activity may not use any equipment or process which creates noise, vibration, glare, fumes, odors or electrical or electronic interference, including interference with radio or television reception, which is detectable in the neighborhood.
  - 6) The business activity may not generate any solid waste or sewage discharge in volume or type which is not normally associated with residential use.
  - 7) The business activity shall be conducted only within the dwelling unit and may not occupy more than 25% of the habitable floor area.
  - 8) The business may not involve any illegal activity.

### **Section 432 - Adult Entertainment Facilities**

- A. The use and occupancy of any land, building or structure as an adult entertainment facility shall be permitted only by special exception and subject to the following specific requirements in addition to those general requirements for special exception found in Section 904.K of this Zoning Ordinance.
- 1) Adult entertainment facilities shall be permitted only in the (I) Industrial District.
  - 2) Adult Entertainment facilities shall not be permitted to be located within five hundred (500) feet of any public or private school, public park or playground, or any church or other house of worship.
  - 3) No materials, merchandise, film, videotape, or any other item offered for sale, rent, lease, loan, or view upon the premises, or advertising same, shall be exhibited or displayed outside of the building or structure.
  - 4) Any building or structure used or occupied as an adult entertainment facility shall be windowless or have an opaque covering over all windows or doors, or any area in which materials, merchandise, film, or persons could otherwise be visible from outside the building or structure.
  - 5) No sign shall be erected or placed upon the premises depicting or giving a visual representation of the type of materials, merchandise, film, videotape, or entertainment offered therein.
  - 6) Each entrance to the premises shall be posted with a notice specifying that persons under the age of eighteen (18) years are not permitted to enter therein, and warning all other persons that the building contains sexually explicit material.

### **Section 433 - Animals Other Than Domestic Pets**

- A. No animal other than a domestic pet shall be kept on a property in the R-1, R-2, CO or A Districts unless the property on which such animal is kept is at least five (5) acres in size.
- B. In the R-3, AO and V Districts, the keeping of such animals shall be permitted by special exception, provided that the property shall be a single lot and consist of at least five (5) acres.

### **Section 434 - Communication Tower**

- A. Communication towers are permitted in the permitted zones as a second use on a tract of land, and for purposes of placement on a tract of land that has another principal use, shall be considered an accessory use.
- B. The following regulations have been enacted to insure the development of an efficient telecommunications network that will serve both businesses and residents of the Township, with minimal disturbance to the community. Their purpose is to protect and preserve the rights of the residents to benefit from natural, scenic, and historic values of the environment, preserve agricultural land, and provide compatible land uses as set forth in the Township Comprehensive Plan.

- 1) In the CO and A Districts, no business office or storage yard or building shall be operated in connection with a communication tower.
- 2) Communication towers in the CO and A Districts shall be located on tracts held in single and separate lease or fee simple title of at least 0.5 acre (excluding the area of any access easement) to provide adequate screening of the structures to adjacent land uses; the residual (parent) tract shall conform to the lot area requirements required in the District.
- 3) Communication towers shall not be closer to a residential structure accessory to a residential use than the height of the tower plus an additional fifty percent (50%).
- 4) Reasonable and good-faith efforts must be made to co-locate antennae on existing towers and structures, before new towers are erected.
- 5) Unless placed on an existing structure, buffer strips and areas shall be in accordance with Section 430.
- 6) Communication towers shall only be equipped with such lights as may be required pursuant to FAA regulations.
- 7) Communications towers shall not have advertising, attached signs, or be painted colors other than standard factory-applied colors.
- 8) Communication towers shall be accessed from a public street or a twenty-foot wide easement to a public street, which easement shall be improved to a width at least ten feet with a dust-free all-weather surface for its entire length.
- 9) A land development plan shall be required for each proposed new tower, and a note will be made on that plan that neither the owner of the land nor the operator of the communication tower will prohibit or cause to prohibit the co-location of additional antennae on the tower.
- 10) Upon the termination of the use of the tower by the owner, the tower, associated structures and equipment, foundations within four feet of the surface, paving, gravel, fencing and access road or drive shall be removed within one year. A plan shall be prepared for replacement of topsoil and vegetation on the site, to match the surrounding area. Such plan shall be prepared by a licensed landscape architect. These removals and renovations are deemed to be improvements, and financial security for those improvements is required for all communications towers in accordance with the Township's Subdivision and Land Development Ordinance or any other Township Ordinances.
- 11) Communication towers in the A District shall be located on lands that cannot feasibly be farmed due to:
  - a) existing features on the site such as rock outcroppings, or the fact that the area is heavily wooded; or,
  - b) the fact that shape of the area suitable for farming is insufficient to permit efficient use of farm machinery.

Where such location is not feasible, towers shall be located on the least agriculturally productive land feasible, and so as to minimize interference with agricultural production.

12) Communication towers shall not exceed one hundred fifty (150) feet in height, including antennae, in the CO, A, and I districts, and shall not exceed one hundred (100) feet in height including antennae in the C and AO District. Tower height may be increased an additional fifty (50) feet, provided that setbacks from adjoining lot lines, which shall not include lines for any leased area for the communication tower, are increased by one foot for each one foot of height in excess of the height permitted by this subsection. In authorizing the height of a communication tower, the Township may require that the applicant demonstrate that the tower height is no greater than the minimum height required to function as satisfactorily.

13) Notwithstanding any other provisions of this Ordinance, all communications towers shall be enclosed by a chainlink or other similar security type fence at least six (6) feet high, but not to exceed ten (10) feet overall. This fence shall be in addition to any buffer strips and areas required by Subsection 5) of this Section, and shall be maintained and secured.

#### **Section 435 - Mini-storage facility**

- A. Parking shall be provided by parking/driving lanes adjacent to the buildings. These lanes shall be at least twenty-four (24) feet wide when cubicles open onto one side of the lane only and at least thirty (30) feet wide when cubicles open onto both sides of the lane. Additionally, there shall be one off-street parking space for each two hundred fifty (250) square feet, or any part thereof, of office space, and two (2) additional spaces if resident manager quarters are provided.
- B. Required parking spaces may not be rented as, or used for, vehicular storage. However, additional external storage area may be provided for the storage of privately-owned travel trailers and/or boats, so long as such external storage area is screened from adjoining residentially zoned or used land and adjoining roads, and is located behind the minimum front yard setback line. This provision shall not be interpreted to permit the storage of partially dismantled, wrecked, or inoperative vehicles.
- C. Except for subparagraph B., above, all storage shall be kept within an enclosed building, except the storage of flammable, highly combustible, explosive or hazardous chemicals, including, but not limited to, gasoline, diesel fuel, paint, paint remover, and other flammable materials ammunitions shall be prohibited. Any fuel tanks and/or machinery or other apparatus relying upon such fuel shall be stored only in an external area as described above.
- D. The repair, construction, or reconstruction of any boat, engine, motor vehicle, or furniture, or the use of the unit as a workshop is prohibited.
- E. Mini-storage units shall be used solely for the dead storage of property. The following are examples of uses which are expressly prohibited upon the site:
  - 1) Auctions, commercial, wholesale, or retail sales including garage sales. This subsection shall not prohibit the owner or operator of the mini-storage facility from conducting or having conducted auctions for the sole purpose of selling property

abandoned by lessees or recovered by the owner or operator from a lessee through legal process, or as the result of the death of a lessee.

- 2) The servicing, repair, or fabrication of any item.
  - 3) The operating of power tools or spray painting equipment.
  - 4) The establishment of a transfer business.
  - 5) Any use that is in the judgment of the Township Enforcement Officer or the owner of the mini-storage facility noxious because of odors, dust, fumes, or vibrations.
- F. The owner or operator of the mini-storage facility shall require contracts from all unit users or lessees setting forth all of the above regulations and prohibitions.
- G. The minimum tract area shall be two (2) acres, notwithstanding any lesser requirements for the district in which the mini-storage facility is located.
- H. All lighting shall be shielded to direct light onto the use established and away from adjacent property and street rights-of-way.
- I. Landscaping and buffer strips and areas shall be in accordance with Section 430.
- J. The renting of vehicles on the premises shall be prohibited.
- K. No habitation will be permitted except for a resident manager. If resident manager quarters are provided, the owner shall submit to the Township plans for those quarters, and a separate use and occupancy permit shall be required for those quarters.
- L. Notwithstanding any other provisions of this Ordinance, all mini-storage areas, including those permitted by subsection B., shall be enclosed by a chainlink or other security fence at least six (6) feet high, but not to exceed ten (10) feet overall, and shall be maintained and secured.

#### **Section 436 – Group Homes**

- A. Any newly constructed or dimensionally expanded building designed, constructed, or expanded to be used as a group home must have the external appearance of the least restrictive residential dwelling permitted in that district, excluding condominiums.
- B. To ensure compliance with this section, any application for a building permit for a group home shall be accompanied by blueprints or a drawing showing the external appearance of the proposed structure.
- C. Any newly constructed group home in the R-3 or A-0 Districts which is designed or intended to house more than ten people not related by blood shall have the same requirements as a multiple dwelling unit in Section 414, excluding Section 414 A, B2), and C6).
- D. Before any Certificate of Occupancy or Use is issued as required by Section 805, the Township shall be provided with all required local, state or federal permits, licenses and approvals for operation of the group home.



## ARTICLE V

### OFF-STREET PARKING AND LOADING

#### Section 501 - Off-Street Parking

- A. In all Districts, off-street parking spaces shall be provided as set forth in the Supplementary Regulations, Article IV or, if none, the following table. All such spaces shall have an area of at least 200 square feet, with minimum dimensions of 10 x 20 feet, and shall have adequate and well-designed ingress and egress and shall be located on the same lot as the use to which they are accessory. Off-street parking area does not include the public right-of-way.
- B. By Special Exception, required parking may be located on another lot which is reasonably convenient and accessible to the principal use.
- C. Additional off-street parking shall be provided for all boats, travel trailers, and motor homes.
- D. In the event of a conflict in the number of required spaces between this Article and provisions of Article IV, Article IV shall prevail.
- E. Minimum regulations for off-street parking spaces:

TYPE OF USE	ONE SPACE FOR EACH:
Offices, Retail Business and Service Establishments	200 sq. ft. of floor area
Restaurants, Taverns, Night Clubs	2.5 seats
Professional Offices or Clinics	0.2 professional persons unless the applicant can satisfactorily demonstrate a need for fewer spaces, but in no case less than 5 spaces
Motels and Hotels	Sleeping room and 1 for each employee
Theaters, Auditoriums	3.5 seats
Bowling Alleys	0.3 alley
Residential Dwellings	1/2 dwelling unit (see also Note 4 below)
Funeral Homes	5.0 seats based on maximum capacity
Rooming Houses and Dormitories	2.0 beds
Manufacturing Plants and Laboratories	1.0 employee

Wholesale Establishments and  
Warehouses

1.0 employee

**F. Notes:**

- 1) The table setting forth the regulations for off-street parking spaces applies only to new construction and to the enlarged sections to any additions.
- 2) There shall be a minimum of 1 parking space for each employee of the 2 largest shifts, but not less than 1 parking space for each one thousand (1,000) square feet of gross floor space, measured along the outside walls of the building, whichever is greater.
- 3) In no case shall the total parking area be less than twenty-four (24) percent of the floor area.
- 4) In the case of one-bedroom apartments only, the requirement may be decreased to 1-1/2 spaces per unit.

**Section 502 - Off-Street Loading and Unloading Spaces**

- A. All commercial and industrial establishments shall provide loading and unloading and commercial vehicle storage space adequate for their needs. This required space will be provided in addition to established requirements for patron and employee parking. In no case where a building is erected, converted or enlarged for commercial, manufacturing, or business purposes shall the public right-of-way be used for loading or unloading of materials.
- B. The minimum size loading space shall be eighty (80) feet in depth, twelve feet in width, with an overhead clearance of fourteen feet.

**Section 503 - Development of Parking and Loading Spaces**

All off-street parking and loading spaces except those covered by Section 504, shall conform to the following:

- A. Off-street parking and loading spaces may be developed on any required side, front or rear yard, but not closer than 15 feet to any street pavement and not closer than two (2) feet from any property line unless a shared parking facility with an adjacent property.
- B. They shall be surfaced with a durable bituminous or concrete paving material and shall be properly graded and drained to dispose of all surface water.
- C. They shall be arranged and marked for the orderly and safe movement, loading, parking and storage of vehicles and shall be adequately illuminated if designed for use by more than three cars after dusk.
- D. All non-residential driveways shall conform to the requirements set forth in the East Manchester Township Subdivision and Land Development Ordinance, and the East Manchester Township Construction and Material Specification manual as adopted or amended from time to time by the Township.

E. All off-street parking areas which provide more than five (5) parking spaces shall be screened from any abutting property zoned or used for residential purposes subject to the provisions of Section 430.

F. Any lighting used to illuminate any off-street parking shall be so arranged as to reflect the light away from adjoining premises and public rights-of-way.

#### **Section 504 - Residential Driveway Regulations**

All driveways for residential dwellings shall conform to the requirements set forth in the East Manchester Township Subdivision and Land Development Ordinance, and the East Manchester Township Construction and Material Specification Manual.

## ARTICLE VI

### SIGNS

#### Section 601 - Sign Regulations

The purpose of this Section is to promote and protect the public health, welfare and safety by regulating existing and proposed outdoor advertising and outdoor signs of all types. It also protects property values; creates a more attractive, economic and business climate; enhances and protects the physical appearance of the community, preserves the scenic and natural beauty of designated areas and provides a more enjoyable and pleasing community. It is further intended hereby to reduce sign or advertising distractions and obstructions that may contribute to traffic accidents, reduce hazards that may be caused by signs overhanging or projecting over public rights-of-way, provide more open space, and curb the deterioration of natural beauty and community development.

#### A. Existing Signs

Any sign which lawfully existed and was maintained at the effective date of this Ordinance may be continued, provided such sign is constructed of durable materials and is kept in good condition and repair.

#### B. General Regulations Applying to All Signs

##### 1) Determination of Size:

- a) The size of the sign shall refer to the area of the sign facing, including any border framing or decorative attachments. In the case of open signs made up of letters, figures and designs, the space between such letters, figures and designs shall be included. When such sign consists only of letters, designs or figures engraved, painted, projected or in any manner affixed on a wall, the total area of which such sign consists shall be considered the area of said sign.
- b) Where a sign has two (2) or more faces, the area of all faces shall be included in determining the area of the sign, except that where two (2) such faces are placed back to back and at no point more than three (3) feet from one another, the area of the sign shall be taken as the area of one (1) face if the two (2) faces are of equal area, or as the area of the larger face if the two (2) faces are of unequal size. Structural members and supports required by Building Codes and not bearing advertising matter shall be excluded from the sign area.

##### 2) Location/Projection of Signs:

- a) Signs must be located so that they do not interfere with any clear sight triangle as defined by this Ordinance.
- b) For all uses, an advertising sign and a business sign must be at least sixty (60) feet apart, and no sign exceeding thirty (30) square feet in area may be located within seventy-five (75) feet of a Residential Zone.
- c) No sign may project over a public sidewalk area or over a public highway or street unless specifically authorized by other Township or State regulations.

- d) Sidewalk signs shall be placed in such a manner so as not to extend more than three feet from the building line. In any event, a minimum four (4) foot pedestrian area must be maintained from the curb to the sign so as not to obstruct pedestrian traffic.
- 3) Illumination of Signs:
- a) Flashing, rotating, and intermittent lights are not permitted.
  - b) Signs permitted in the Residential Zones shall be illuminated only by indirect lighting and shall not be illuminated between the hours of eleven (11) p.m. and six a.m.
  - c) A sign may be illuminated only if the lighting is so screened that it is not directed or reflected toward any residence within one hundred (100) feet or so it does not obstruct the vision of motorists.
  - d) Signs which are illuminated in the colors red, green, or amber, either by colored bulbs or tubing, or in high reflection by the use of special preparations such as fluorescent paint or glass, may not be located within a radius of two hundred (200) feet of a highway traffic light or similar safety device or from the center of any street intersection.
- 4) Advertising painted upon, or displayed upon, a barn or other building or structure shall be regarded as an advertising sign board and the regulations pertaining thereto shall apply.
- 5) Nothing in these regulations shall be construed as prohibiting signs intended for viewing principally from within a building or signs temporarily attached to the inside face of a display window, announcing a sale or similar feature. Such signs shall be permitted in addition to any of the specific sign types designated on the charts to follow.
- 6) Buntings and Pennants: Buntings and pennants are permitted only to announce the opening of a new business or industry, or in connection with a civic event, and must be removed after thirty (30) days.
- 7) Construction and Maintenance: Signs must be constructed of durable materials, maintained in good condition, and not allowed to become dilapidated.
- 8) Termination of Enterprise: Upon termination or abandonment of a commercial or industrial use, all signs pertaining to the enterprise must be removed.
- 9) Signs not provided for herein shall be permitted only by Special Exception and shall be in general conformance with the district regulation in which it is proposed.

**C. Permit Procedure**

- 1) Application for Permit. Application for the permit shall be made to the Township in writing, upon forms prescribed and provided by the Township and shall contain the following information:
  - a) Name, address, and telephone number of applicant.

- b) Location of building, structure, or land to which or upon which the sign is to be erected.
  - c) A detailed drawing or blueprint showing a description of the construction details of the sign and showing the lettering and/or pictorial matter composing the sign; position of lighting or other extraneous devices; a location plan showing the position of the sign on any building or land, and its position in relation to nearby buildings or structures and to any private or public street or highway.
  - d) Written consent of the owner of the building, structure or land to which or on which the sign is to be erected, in the event the applicant is not the owner thereof.
  - e) Such other pertinent information as the Township may require to insure compliance with this Ordinance.
- 2) Fees. Fees for sign permits shall be as determined from time to time by resolution of the Township Supervisors. Such fees shall cover the cost of enforcing this section.
- 3) Permit Exceptions. The following operations shall not be considered as creating a sign and shall not require a sign permit:
- a) Replacing Copy. The changing of the advertising copy or message on an approved painted or printed sign or on a theater marquee and similar approved signs which are specifically designed for the use of replaceable copy.
  - b) Maintenance. Painting, repainting, cleaning and other normal maintenance and repair of a sign or a sign structure unless a structural change is made.
  - c) Window signs and signs exempt under the definition of signs in this Ordinance are also exempt from permit requirements.
- 4) Revocation of Permit. No sign, whether new or existing, shall hereafter be erected or altered, except in conformity with any provisions of this Ordinance. However, notwithstanding any provisions contained herein, the sign must be kept clean, neatly painted and free from all hazards, such as but not limited to, faulty wiring, loose fastenings, and must be maintained at all times in such safe condition so as not to be detrimental to the public health or safety.
- a) In the event of a violation of any of the foregoing provisions, the Township shall give written or personal notice specifying the violation, to the named owner of the sign and the named owner of the land on which the sign is erected, sent to the addresses as stated in the application for the sign permit, to conform or remove such signs. The sign shall thereupon be conformed by the owner of the sign and the owner of the land within thirty (30) days from the date of said notice. In the event such sign shall not be made to conform within thirty (30) days, the Township shall thereupon revoke the permit, and such sign shall be removed by the named owner of the sign and/or the named owner of the land.

#### D. Violations

Any sign erected on or after the effective date of this ordinance which does not comply with the applicable provisions of this section shall be removed by the owner of the

premises upon which such sign is located after written notice in accordance with Section 805, Subsection C of this Ordinance. The township, upon determining that any such sign exists, shall notify the owner of the premises in writing to remove the sign within thirty (30) days from the date of such notice. Upon failure to comply with such notice within the prescribed time, the township may remove or cause removal of such sign, and shall assess all costs and expenses incurred in said removal against the land or building on which the sign is located.

- 1) If the Township shall find that any sign regulated by this Ordinance is unsafe or insecure, or is a menace to the public, written notice may be given to the named owner of the sign and the named owner of the land upon which the sign is erected, who shall remove or repair the said sign within thirty (30) days from the date of said notice. If the said sign is not removed or repaired within the time period, the Township shall revoke the permit issued for such sign, as herein provided, and may remove or repair said sign and shall assess all costs and expenses incurred in said removal or repair against the land or building on which such sign was located.
- 2) The Township may cause any sign which is a cause of immediate peril to persons or property to be removed summarily and without notice.

#### **Section 602 - Permitted Permanent Signs**

Only the types of permanent signs listed on Chart A, which follows, shall be permitted throughout the Township. Permanent signs must conform to the standards set forth in Chart A, as well as satisfy the general regulations of Subsection B of Section 601.

#### **Section 603 - Permitted Temporary Signs**

Only the types of temporary signs listed on Chart B, which follows, are permitted throughout the Township. Temporary signs must conform to the standards set forth in Chart B, as well as satisfy the general regulations of Subsection B of Section 601.

#### **Section 604 - Advertising Signs**

Advertising signs shall be permitted in the Industrial and Commercial Zones subject to the provisions of Subsection B of Section 601 and the following criteria:

- A. Only one (1) advertising sign per lot shall be permitted.
- B. No advertising sign shall exceed an overall size of seventy-five (75) square feet for a commercial use, or one hundred fifty (150) square feet for an industrial use, nor exceed thirty-five (35) feet in height.
- C. No advertising sign shall be located within three hundred (300) feet of another advertising sign.
- D. All advertising signs shall be a minimum of fifty (50) feet from all side and rear property lines.
- E. All advertising signs shall be set back a minimum of twenty-five (25) feet from any street right-of-way line.
- F. No advertising sign shall obstruct the vision of motorists or adjoining commercial or industrial uses which depend upon visibility for identification.

### **Section 605 - Portable Signs**

Portable signs shall be permitted in the Commercial and Industrial Zones subject to the provisions of Subsection B of Section 601 and the following criteria:

- A. A sign permit must be obtained from the Township Zoning Officer. For charitable and nonprofit organizations the fee will be waived.
- B. No flashing lights are permitted.
- C. Only one portable sign shall be permitted per street frontage with a minimum set-back from the right-of-way of ten (10) feet or the building face.
- D. The placement of the sign shall not be located on the lot for more than thirty (30) consecutive days per event. In addition, the placement of the sign may not exceed two events per year. However, special event signs for charitable or non-profit organizations would be exempt from the requirement of only two placements per year.
- E. The maximum height allowed shall be ten (10) feet and the maximum projection from any building shall be twelve (12) inches.
- F. Removal shall occur within fifteen (15) days after the event.
- G. The maximum size permitted shall be thirty-two (32) square feet; such area shall not be included in the computation of maximum surface area for any other type of permitted sign.
- H. The placement of such sign shall not interfere with traffic or with sight distance at street intersections and accesses to the public right-of-way.

## ARTICLE VII

### NONCONFORMITIES

#### Section 701 - Non-Conforming Uses

- A. A non-conforming use is any use, whether of a building or tract of land or both, existing on the effective date of this Ordinance which does not conform to the use regulations of the District in which it is located.
- B. The following provisions shall apply to all buildings and uses existing on the effective date of this Ordinance which do not conform to the requirements set forth in this Ordinance and to all buildings and uses that become non-conforming by reason of any subsequent amendment to this Ordinance.
- C. Any non-conforming use of buildings or open land, except those specified in Section 705 below, may be continued indefinitely, provided that any such use:
  - 1) Shall not be enlarged, altered, extended, reconstructed, restored, or placed on a different portion of the lot or parcel of land occupied by such uses on the effective date of this Ordinance, without a Special Exception from the Zoning Hearing Board.
    - a) Any modification shall take place only on the lot or contiguous lots held in the same ownership as that existing at the time the uses became non-conforming.
    - b) Any modification shall conform with the area, building height, parking, sign and other requirements of the district in which said modification is located.
  - 2) Shall not be moved to another location where such use would be non-conforming.
  - 3) Shall not be changed to another non-conforming use without approval by the Zoning Hearing Board and then only to a use which, in the opinion of the Zoning Hearing Board is of the same or of a more restricted nature.
  - 4) Shall not be re-established if such use has been discontinued for any reason for a continuous period of one (1) year or more, or has been changed to, or replaced by, a conforming use; provided, however, that in the event that the property on which the use has been discontinued is listed for sale during the one (1) year of discontinued use, then the period for reestablishment of such discontinued use shall be extended to a total continuous period of two (2) years or less.
  - 5) Shall have the right, within one (1) year after damage to any structure from any cause, to be restored to its use prior to such damage, consistent with §704; if the restoration of such building is not completed within the said one year period, the non-conforming use of such building shall be deemed to have been discontinued, unless such non-conforming use is carried on without interruption in the undamaged portion of such building.
  - 6) Notwithstanding any of the above regulations, nothing in this Article shall be deemed to prevent normal maintenance and repair or any use of building, or the carrying out upon the issuance of a building permit of major structural alterations or demolitions necessary in the interest of public safety.

- 7) Nothing herein shall authorize or permit the continuation of a nonconformity which existed at the time of the passage of this Ordinance, and for which at that time proceedings had been begun by the Township for violation of any prior Zoning Ordinance of the Township.

#### **Section 702 - Construction Approved Prior to Ordinance**

- A. Nothing herein contained shall require any change in plans, construction or designated use of a building for which a building permit has heretofore been issued and the construction of which shall have been diligently prosecuted within three (3) months of the date of said permit.

#### **Section 703 - Registration of Non-Conforming Uses**

- A. All lawful uses existing at the effective date of this Ordinance which do not conform to the requirements set forth in this Ordinance or any amendments thereto, may be identified and recorded by the Township Zoning Officer within 90 days of the effective date of this Ordinance or pertinent amendments thereto.

#### **Section 704 - Non-Complying Buildings**

- A. A non-complying building is any building which does contain a use permitted in the District in which it is located, but does not conform to the District regulations for: lot area, width or depth; front, side or rear yards; maximum height; lot coverage; or minimum livable floor area per dwelling unit.
- B. Nothing in this Article shall be deemed to prevent normal maintenance and repair, structural alteration in, moving, reconstruction, or enlargement of a non-complying building provided that such action does not increase the degree of or create any new non-conformity with regards to the regulations pertaining to such buildings.

#### **Section 705 - Non-Conforming Lots of Record**

- A. In any district where dwellings are permitted, a single-family dwelling may be located on any lot or plot of official record as of the effective date of this Ordinance irrespective of its area or width or depth, sewage disposal and driveway connection to a public road. When the lot does not meet the minimum lot area, depth or width for the District in which it is located, the following modifications may be applied:
  - 1) The sum of the side yard widths of any such lot or plot need not exceed thirty percent of the width of the lot, but in no case shall any one side yard be less than ten percent of the width of the lot.
  - 2) The depth of the rear yard of any such lot need not exceed twenty percent of the depth of the lot, but in no case shall it be less than ten feet.

#### **Section 706 - Special Requirements in Floodplain Districts**

All uses or buildings which are deemed to be non-conforming under the provisions of this Ordinance and which are located in the (FP) Floodplain District may be continued, maintained, and floodproofed, except as provided hereafter:

- A. Non-conforming uses or structures which have been discontinued or vacated for one year shall be considered abandoned. Vacation of land or structures or the nonoperative status of the use normally carried on by the property shall be evidence of discontinuance. No abandoned use or structure may be re-established, repaired, or reoccupied. The Board of Supervisors may require the removal of any abandoned nonconforming use or structure upon proper notice to the owner of the property on which an abandoned nonconforming use or structure exists. If the owner has not completely removed the abandoned use or structure within a reasonable amount of time, not to exceed nine months, the Board of Supervisors shall have the authority to itself cause the removal to be accomplished, the costs of such removal to be paid by the property owner.
- B. A non-conforming use or structure may not be expanded or modified in any manner which would increase or aggravate flooding or flood hazards. Nothing shall be done which would otherwise violate any of the provisions of this Ordinance.
- C. Replacement and Rebuilding:
- 1) A non-conforming use or structure may be replaced, repaired, or rebuilt if it is damaged or destroyed by any means, including floods, to the extent of less than fifty percent of its fair market value at the time of its damage or destruction. In such a case, however, the non-conformity of the new use or structure with respect to requirements as expressed in provisions of this Ordinance shall not exceed that of the original use or structure which was damaged or destroyed. Nothing shall be done which would otherwise violate any of the provisions of this Section.
  - 2) A non-conforming use or structure which has been damaged or destroyed by any means, including floods, to the extent of fifty percent or more of its fair market value at the time of its damage or destruction may not be replaced, restored, repaired, reconstructed, improved, or rebuilt in any way other than in complete conformity and full compliance with all provisions of this Ordinance, and all other ordinances of East Manchester Township.
  - 3) The Zoning Officer shall have the initial responsibility of determining the percent of damage or destruction and the fair market value of the damaged or destroyed use or structure at the time of its damage or destruction, and may call on any experts or authorities he may deem necessary to assist him in arriving at a fair and impartial determination. Appeals of the decision of the Zoning Officer may be made to the Zoning Hearing Board.
- D. Structures and buildings existing in any identified floodplain area prior to the effective date of this Ordinance which are not in compliance with the provisions of this Ordinance, may continue to remain subject to the following:
- 1) Existing structures and buildings located in any "identified floodway" area shall not be expanded or enlarged, unless the effect of the proposed expansion or enlargement on flood heights is fully offset by accompanying improvements.
  - 2) Any modifications, alteration, reconstruction or improvement of any kind to such existing structure or building, to an extent or amount of fifty percent (50%) or more of its market value, shall be undertaken only in full compliance with the provisions of this Ordinance.

**E. Special Requirements for Manufactured Homes in Floodplain Areas**

- 1) Substantial improvements to existing manufactured homes, and any manufactured home which is being used to replace an existing manufactured home shall be:
  - a) placed on a permanent foundation.
  - b) elevated so that the lowest floor will be at least one and one-half (1½) feet above the one hundred (100) year flood elevation.
  - c) anchored to resist flotation, collapse, or lateral movement.
- 2) No manufactured home park shall be expanded into any identified floodplain area, except that recreation areas may be added within such areas. However, no building or structures shall be permitted within any FW (Floodway) Area.
- 3) Any manufactured home located in a FW (Floodway) Area which is substantially damaged by flood or other cause, may not be replaced within any FW Area.

## **ARTICLE VIII**

### **ADMINISTRATION AND ENFORCEMENT**

#### **Section 801 - Appointment of Zoning Officer**

- A. For the administration of this Ordinance, a Zoning Officer and any duly authorized assistant(s) (who shall be referred to collectively hereafter as "the Zoning Officer") who may not hold any elective office in the Township, shall be appointed by the Board of Supervisors. The Zoning Officer shall administer this Ordinance in accordance with its literal terms. The Zoning Officer shall issue all permits required by this Ordinance but he shall not have the power to permit any construction or any use or change of use which does not conform to this Ordinance and other applicable Township codes and ordinances.

#### **Section 802 - Powers and Duties of Zoning Officer**

- A. It shall be the duty of the Zoning Officer to enforce the provisions of this Ordinance and all rules, conditions and requirements adopted or specified pursuant thereto. The Zoning Officer shall not issue a permit or certificate authorized or required under this Ordinance for work or a use which does not conform to the terms and conditions of this Ordinance.
- B. The Zoning Officer shall have the right to enter any building or enter upon any land at any reasonable hour as necessary in the execution of their duties, provided that:
- 1) The Zoning Officer shall have all powers conferred by this Ordinance, or by law, including, but not limited to, the right to inspect and enter buildings, premises, or land under terms and conditions as provided and permitted by law. In any event, the Zoning Officer shall have the right to enter upon any land at any reasonable hour as necessary in the execution of his or her duties, and shall have the right to enter any building upon reasonable notice to both the owner and occupier of said building or premises.
  - 2) Notwithstanding the provisions or subparagraph 1, above, the Zoning Officer shall have the right to examine or cause to be examined, as a condition for the issuance of any permit or certificate of occupancy, all buildings, structures, signs, or land or portions thereof, for which an application has been filed for the issuance of a land use permit or certificate of occupancy before issuing any permit. Thereafter, the Zoning Officer may make such inspections prior to completion of the work for which the permit has been issued. Upon completion of the building, structure, sign, or change, and/or prior to the issuance of a certificate of occupancy, a final inspection shall be made, and all violations of approved plans or permit shall be noted, and shall be corrected prior to the issuance of a certificate of occupancy.
  - 3) Inspections shall be commenced in the presence of the owner or his representative or tenant.
- C. The Zoning Officer shall maintain such files and records, open to the public, as shall be necessary for the performance of his or her duties, or as shall be required from time to time by the Board of Supervisors.

### **Section 803 - Land Use Permits**

- A.** No building or structure in any District shall be erected, installed, have an addition added to, reconstructed or restored, or structurally altered without a land use permit duly issued upon application to the Township. However, no such land use permit shall be required for building restoration costing less than \$3,000.00. No land use permit shall be issued unless the proposed construction or use is in full conformity with all the provisions of this Ordinance. Any land use permit issued in violation of the provisions of this Ordinance shall be null and void and of no effect, without the necessity for any proceedings or revocations of nullification thereof; and any work undertaken or use established pursuant to any such permit shall be unlawful.
- B.** Every application for a land use permit shall contain the following information and be accompanied by the required fee.
  - 1) The actual shape, dimensions, radii, angles and area of the lot on which the building is proposed to be erected, or of the lot in which it is situated if an existing building;
  - 2) The block and lot numbers as they appear on the latest tax records.
  - 3) The exact size and location on the lot of the proposed building or buildings or alteration of an existing building and of other existing buildings on the same lot;
  - 4) The dimensions of all yards in relation to the subject building and the distances between such building and any other existing buildings on the same lot.
  - 5) The existing and intended use of all buildings, existing or proposed, the use of land, and the number of dwelling units the building is designed to accommodate; and
  - 6) Such topographic or other information with regard to the building, the lot or neighboring lots as may be necessary to determine that the proposed construction will conform to the provisions of this Ordinance.
- C.** No land use permit shall be issued for the construction or alteration of any building upon a lot without access to a street or highway.
- D.** No land use permit shall be issued for any building where the Land Development Plan of such building is subject to approval by the Supervisors, except in the conformity with the plans approved by the Supervisors.
- E.** No land use permit shall be issued for a building to be used for any use by Special Exception in any District where such use is allowed only by approval of the Zoning Hearing Board unless and until such approval has been duly granted by the Zoning Hearing Board.
- F.** The land use permit application and all supporting documentation shall be made in duplicate. On the issuance of a land use permit, the Zoning Officer shall return one copy of all filed documents to the applicant.
- G.** The Zoning Officer shall, within fifteen (15) business days after the filing of a complete and properly prepared application for a proposed single-family dwelling unit, duplex

dwelling unit or accessory use or structure, or within thirty (30) business days after the filing of a complete and properly prepared application for any other proposed use, building, structure or facility, either issue or deny a land use permit. If a land use permit is denied, the Zoning Officer shall state in writing to the applicant the reasons for such denial.

- H. Every land use permit shall expire if the work authorized has not commenced within six (6) months after the date of issuance, or has not been completed within twelve (12) months from such date for construction costing less than \$1,000,000 and has not been completed within thirty-six (36) months from such date for construction costing in excess of such amount. If no zoning amendments or other codes or regulations affecting subject property have been enacted in the interim, the Zoning Officer may authorize in writing the extension of either above periods of an additional six (6) months, following which no further work is to be undertaken without a new land use permit.

#### **Section 804 - Development in Floodplain Areas**

- A. A land use permit shall be required for any proposed construction or development to be located entirely or partially within any identified floodplain area. Applicants for land use permits shall provide all the necessary information in sufficient detail and clarity to enable the Zoning Officer to determine that:

- 1) All such proposals are consistent with the need to minimize flood damage and conform with the requirements of this and all other applicable codes and ordinances;
- 2) All utilities and facilities, such as sewer, gas, electrical and water systems are located and constructed to minimize or eliminate flood damage; and
- 3) Adequate drainage is provided so as to reduce exposure to flood hazards.

- B. In addition to the information required in Section 803, applicants shall provide the following information plus any other pertinent information as may be required by the Zoning Officer:

- 1) the proposed lowest floor elevation of any proposed building based upon National Geodetic Vertical Datum of 1929;
- 2) the elevation of the one hundred (100) year flood;
- 3) if available, information concerning flood depths, pressures, velocities, impact and uplift forces and other factors associated with a one hundred (100) year flood; and
- 4) detailed information concerning any proposed flood-proofing measures.
- 5) a document, certified by a registered professional engineer or architect, which states that the proposed construction or development has been adequately designed to withstand the pressures, velocities, impact and uplift forces associated with the one hundred (100) year flood.

Such statement shall include a description of the type and extent of floodproofing measures which have been incorporated into the design of the structure and/or the development.

- C. Prior to the issuance of any land use permit, the Zoning Officer shall review the application for the permit to determine if all other necessary government permits required by State and Federal laws have been obtained, such as those required by the Pennsylvania Sewage Facilities Act (Act 1966-537, as amended); the Pennsylvania Dam Safety and Encroachments Act (Act 1978-325, as amended); the Pennsylvania Clean Streams Act (Act 1937-394, as amended); and the U.S. Clean Water Act, Section 404, 33 U.S.C. 1344.

No permit shall be issued until this determination has been made.

- D. No encroachment, alteration, or improvement of any kind shall be made to any watercourse until all adjacent municipalities which may be affected by such action have been notified by the Township until all required permits or approvals have been first obtained from the Department of Environmental Protection, Bureau of Dams, Waterways and Wetlands.

In addition, the Federal Insurance Administrator and Pennsylvania Department of Community Affairs, Bureau of Community Planning, or successor agency, shall be notified by the Township prior to any alteration or relocation of any water course.

#### **Section 805 - Certificate of Occupancy Or Use**

- A. The following shall be unlawful until a Certificate of Occupancy shall have been applied for and issued by the Zoning Officer:
- 1) Occupancy and use of a building erected, installed, reconstructed, restored, structurally altered, moved, or any change in use of existing building.
  - 2) Certificates of Occupancy shall be required only for buildings or structures proposed for human use or habitation.
  - 3) Certificates of Use shall be required for all other principal buildings.
- B. Application for a Certificate of Occupancy or Use shall be submitted on a form furnished by the Township and shall provide all information required therein.
- C. If the proposed use is in conformity with the provisions of this Ordinance, all other applicable codes and ordinances, and any requirements of any permits or approvals, a Certificate of Occupancy shall be issued by the Zoning Officer within 15 days after receipt of a properly completed application. If a Certificate of Occupancy is denied, the Zoning Officer shall state the reasons in writing to the applicant.
- D. A Certificate of Occupancy or Use shall be deemed to authorize, and is required for, both initial occupancy and the continuance of occupancy and use of the building or land to which it applies.
- E. Upon written request by the Owner, and upon fee payment, the Zoning Officer shall, after inspection, issue a Certificate of Occupancy or Use for any building or use thereof or of land existing at the time of adoption of this Ordinance, certifying such use and whether or not the same and the building conforms to the provisions of this Ordinance.

- F. A record of all Certificates of Occupancy shall be kept by the Zoning Officer and copies shall be furnished on request, to any agency of the Township or to any persons having a proprietary or tenancy interest in the building of land affected.

## **Section 806 - Fees and Penalties**

### **A. Fees**

The Board of Supervisors shall set fees, payable in advance, for all applications, permits, or appeals provided for by this Ordinance to defray the cost of advertising, processing, inspecting, mailing notices, charges of a stenographer for taking the notes of testimony, and copying applications, permits and occupancy certificates. Land Use Permit Fees shall not be required for any maintenance operations such as painting, roof repair, window replacement, installation of siding, replacement of defective structural members or similar maintenance measures.

### **B. Zoning Hearing Board Hearings**

All costs related to any required public Zoning Hearing Board hearings are to be paid by the applicant. Fees for said hearings may include compensation for the secretary and members of the Zoning Hearing Board, notice and advertising costs and necessary administrative overhead connected with the hearing. The costs, however, shall not include legal expenses of the Zoning Hearing Board, expenses for engineering, architectural or other technical consultants or expert witness costs.

An applicant by filing for a use by special exception shall be obligated to pay all costs hereinabove provided. Payment of such costs shall be promptly submitted to the Township by the applicant upon the submission of bills therefore from time to time. Payment shall be by check or money order made payable to the Township of East Manchester.

No land use permit or other requisite permit shall be issued by the Township Zoning Officer until all such fees and costs have been paid in full by the applicant.

### **C. Enforcement Notice**

- 1) If it appears to the Township that a violation of this Ordinance has occurred, the Township shall initiate enforcement proceedings by sending an Enforcement Notice as provided by this subsection.
- 2) The Enforcement Notice shall be sent to the owner of record of the parcel on which the violation has occurred, to the occupant, tenant, or equitable owner, if known by the Township, to any person who has filed a written request to receive enforcement notices regarding that parcel, and to any other person requested in writing by the owner of record.
- 3) An Enforcement Notice shall state at least the following:
  - a) The name of the owner of record and any other person against whom the Township intends to take action.
  - b) The location of the property and violation.

- c) The specific violation with a description of the requirements which have not been met, citing in each instance the applicable provisions of the Ordinance.
- d) The date before which the steps for compliance must be commenced and the date before which the steps must be completed. Compliance with sign regulations shall take place within thirty (30) days of the required notice.
- e) That the recipient of the Notice has the right to appeal to the Zoning Hearing Board within a prescribed period of time in accordance with procedures set forth in this Ordinance.
- f) That the failure to comply with the Notice within the time specified, unless extended by appeal to the Zoning Hearing Board, constitutes a violation, with possible sanctions clearly described. In the case of a sign violation, possible sanctions shall be as follows: The Township may remove or cause removal of such sign, and shall assess all costs and expenses incurred in said removal against the land or building on which the sign is located.

#### D. Penalties for Violations

Any person, partnership or corporation who or which has violated or permitted the violation of provisions of this Ordinance shall, upon being found liable therefore in a civil enforcement proceeding before a District Justice commenced by the Township, pay a judgment of not more than Five Hundred Dollars (\$500) plus all court costs, including reasonable attorney fees incurred by the Township as a result thereof. No judgment shall commence or be imposed, levied or payable until the date of the determination of a violation by the District Judge. If the Defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation, unless the District Justice determining that there has been a violation further determines that there was a good faith basis for the person, partnership, or corporation violating the Ordinance to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth day following the date of determination of a violation by the District Justice and thereafter each day that a violation continues shall constitute a separate violation. All judgment costs and reasonable attorney fees collected for the violation of zoning ordinances shall be paid over to the Township.

### **Section 807 - Enforcement Remedies**

- A. In case any building, structure, landscaping or land is, or is proposed to be, erected, constructed, reconstructed, altered, converted, maintained or used in violation of any Township ordinance, the Board of Supervisors or, with the approval of the Board of Supervisors, an officer of the municipality, or any aggrieved owner or tenant of real property who shows that his property or person will be substantially affected by the alleged violation, in addition to other remedies, may institute any appropriate action or proceeding to prevent, restrain, correct or abate such building, structure, landscaping or land, or to prevent, in or about such premises, any act, conduct, business or use constituting a violation. When any such action is instituted by a landowner or tenant, notice of that action shall be served upon the Township at least 30 days prior to the time the action is begun by serving a copy of the complaint on the Board of Supervisors. No such action may be maintained until such notice has been given.

## **Section 808 - Power of Amendment**

The Board of Supervisors may, from time to time, amend, supplement, change, modify or repeal this Ordinance or any part of this Ordinance, including the Zoning Map. When doing so, the Board of Supervisors shall proceed in the manner prescribed in this Article.

## **Section 809 - Procedures for Amendment**

Proposals for amendment of this Ordinance or any part hereof may be initiated by the Board of Supervisors on its own motion, by the Planning Commission, or by petition of one or more owners of property to be affected by the proposed amendment, subject to the following provisions:

### **A. Submission Dates**

Proposals for amendment, to this Ordinance, including the Zoning Map, will be accepted for review and recommendation by the Board of Supervisors. The regularly scheduled meetings of the Board of Supervisors are hereby established as the meetings at which such aforementioned proposals shall be considered unless changed by the Board of Supervisors. All proposals for amendment, supplement, change or modification to this Ordinance shall be submitted to the Township Zoning Officer for referral to the Board of Supervisors not later than the last working day of the month preceding the meeting at which action will be requested prior to the regularly scheduled meeting of the Planning Commission, to which it shall be referred before coming before the Board of Supervisors.

### **B. Proposals Originated by the Board of Supervisors**

Proposals for amendment, initiated by the Board of Supervisors on its own motion shall be referred to the Planning Commission in the manner prescribed in Section 809A. The Board of Supervisors shall submit each amendment to the Planning Commission at least thirty (30) days prior to the hearing on such proposed amendment, for its review and comment.

### **C. Proposals Originated by the Planning Commission**

The Planning Commission may on its own motion prepare proposals for amendment of this Ordinance. Such proposals shall be prepared in accordance with the time schedule prescribed in Section 809A.

### **D. Proposal Originated by Citizen Petition**

A landowner who desires to challenge, on substantive grounds, the validity of this Ordinance or map, or any provision hereof, which prohibits or restricts the use or development of land in which he has an interest, may submit a curative amendment to the Township in writing, seeking a hearing on his challenge and proposed amendment pursuant to the terms and requirements of this Section.

Each petition by one or more owners of property to be affected by a proposal for amendment shall be submitted in writing for referral to the Planning Commission as prescribed in Section 809A.

- 1) A fee shall be paid at the same time to cover costs, and no part of such fee shall be returnable to a petitioner. Said fee shall be in accordance with a fee schedule adopted by resolution of the Board of Supervisors from time to time.
- 2) On receipt of said petition and the requisite fee, the Zoning Officer shall transmit a copy of the petition to the Planning Commission.

**E. Planning Commission Action**

Within thirty (30) days from the date a proposal by petition or otherwise, for amendment, is submitted to it, the Planning Commission shall make a report and recommendation to the Board of Supervisors.

- 1) The report shall set forth in detail reasons wherein public necessity, convenience, general welfare, and the objectives of the East Manchester Comprehensive Plan do or do not justify the proposed change, and may include any additions or modifications to the original proposal.
- 2) At its discretion, the Planning Commission may hold a public hearing before making such report and recommendation.

**F. Board of Supervisors Action**

Within sixty (60) days after submission hereunder, the Board of Supervisors shall either hold a public hearing or, in the case of a proposal originating from a petition which does not involve a substantive challenge to the validity of the zoning ordinance, notify the petitioner of its decision not to consider the proposal.

**G. Referral to County Planning Commission**

At least thirty (30) days prior to the public hearing on a proposal for amendment, supplement, change, modification, or repeal of this Ordinance, the Board of Supervisors shall submit the proposal to the York County Planning Commission for recommendation. The County Planning Commission shall report to the Board of Supervisors in writing its advisory opinion on said proposal within thirty (30) days. Failure of the County Planning Commission to report to the Supervisors within the prescribed time period shall constitute a favorable opinion on said proposal by the County.

**H. Notice of Meetings or Hearings**

No proposed zoning ordinance amendments, shall become effective unless notice of proposed enactment is given in the manner set forth in this section, and shall include the time and place of the meeting at which passage will be considered, a reference to a place within the Township where copies of the proposed ordinance action may be examined without charge or obtained for a charge not greater than the cost thereof.

- 1) The Board of Supervisors shall publish the proposed ordinance or amendment once in one newspaper of general circulation in the municipality not more than 60 days nor less than 7 days prior to passage. Publication of the proposed ordinance or amendment shall include either the full text thereof or the title and a brief summary, prepared by the Township solicitor and setting forth all the provisions in reasonable detail. If the full text is not included:

- a) A copy thereof shall be supplied to a newspaper of general circulation in the Township at the time the public notice is published.
  - b) An attested copy of the proposed ordinance shall be filed in the county law library, who may impose a fee no greater than that necessary to cover the actual costs of storing said ordinances.
- 2) In the case of an amendment to the Ordinance, or a challenge pursuant to Section 809D, before voting on the enactment, the Board of Supervisors shall hold a public hearing thereon, pursuant to public notice, as defined in Section 1003, once each week for two (2) successive weeks in a newspaper of general circulation in the Township, but not more than thirty (30) nor less than seven (7) days from the date of the hearing.

When such hearing concerns a Zoning Map change, notice of the public hearing shall be conspicuously posted by the Township at points deemed sufficient by the Zoning Officer along the tract to notify potentially interested citizens, at least seven (7) days prior to the date of the hearing. In addition, notice of the public hearing shall be mailed by the municipality at least 30 days prior to the date of the hearing by first class mail to the addresses to which real estate tax bills are sent for all real property located within the area being rezoned, as evidenced by tax records within the possession of the Township. The notice shall include the location, date and time of the public hearing. A good faith effort and substantial compliance shall satisfy the requirements of this paragraph. This paragraph shall not apply when the rezoning constitutes a comprehensive rezoning.

- I. In the event substantial amendments are made in the proposed ordinance or amendment, or is revised to include land previously affected by it, before voting upon enactment, the Board of Supervisors shall, at least ten days prior to enactment, readvertise, in one newspaper of general circulation in the Township, a brief summary setting forth all the provisions in reasonable detail together with a summary of the amendments and shall hold another public hearing, pursuant to public notice.
- J. Board of Supervisors Approval

The Board of Supervisors shall act to approve or disapprove any proposal to amend this Ordinance within forty-five (45) days after the date of the last public hearing.

In the case of a landowner curative amendment, if the Board of Supervisors determines that a validity challenge has merit, it may either accept the landowner's curative amendment with or without revision, or may adopt an alternative amendment which will cure the challenged defects.

**ARTICLE IX**  
**ZONING HEARING BOARD**

Pursuant to Article IX of the Pennsylvania Municipalities Planning Code, as amended, the East Manchester Township Board of Supervisors do hereby create a Zoning Hearing Board consisting of either three (3) or five (5) members as shall be established by resolution of the Supervisors from time to time, pursuant to Article IX of the Municipalities Planning Code (MPC), who shall be residents of the Township. Members of the Zoning Hearing Board shall hold no other office in the Township.

**Section 901 - Membership of Board**

**A. Terms of Office**

The terms of office shall be established by Section 930 of the MPC and shall be so fixed that the term of office of one member shall expire each year. The Zoning Hearing Board shall promptly notify the Township Supervisors of any vacancies which occur. Appointments to fill vacancies shall be only for the unexpired portion of the term.

**B. Alternate Members**

The Board of Supervisors may appoint by resolution at least one but no more than three residents of the Township to serve as Alternate members of the Board. The term of office of an Alternate member shall be three years. When seated as provided herein, an Alternate shall be entitled to participate in all proceedings and discussions of the Zoning Hearing Board to the same and full extent as provided by law for Zoning Hearing Board members, including specifically the right to cast a vote as a voting member during the proceedings, and shall have all the powers and duties set forth in the MPC as amended and as otherwise provided by law. Alternates shall hold no other office in the Township. Any Alternate may participate in any proceeding or discussion of the Zoning Hearing Board but shall not be entitled to vote as a member of the Zoning Hearing Board nor be compensated unless designated as a voting Alternate member.

**C. Removal of Members**

Any member of the Zoning Hearing Board may be removed for malfeasance, misfeasance or nonfeasance in office or for other just cause by a majority vote of the Township Supervisors taken after the member has received fifteen days advance notice of the intent to take such a vote. A hearing shall be held in connection with the vote if the member shall request it in writing.

**D. Organization of the Zoning Hearing Board**

- 1) The Zoning Hearing Board shall elect from its own membership its officers, who shall serve annual terms and as such may succeed themselves. For the conduct of any hearing and the taking of any action, a quorum shall not be less than a majority of the members of the Board, but the Board may appoint a hearing officer from its own membership to conduct any hearing on its behalf and the parties may waive further action of the Board as provided in Section 903B of this Ordinance.
- 2) If, by reason of absence or disqualification of a member, a quorum is not reached, the chairman of the Zoning Hearing Board shall designate as many Alternate

members of the Zoning Hearing Board to sit on the Board as may be needed to provide a quorum. Any alternate member of the Board shall continue to serve on the Board in all proceedings involving the matter or case for which the Alternate was initially appointed until the Board has made a final determination of the matter or case. Designation of an Alternate pursuant to this section shall be made on a case-by-case basis in rotation according to declining seniority among all Alternates.

- 3) The Zoning Hearing Board may make, alter and rescind rules and forms for its procedure, consistent with ordinances of East Manchester Township and laws of the Commonwealth of Pennsylvania. The Zoning Hearing Board shall keep full public records of its business and shall submit a report of its activities to the Township Board of Supervisors once a year.

### **Section 902 - Expenditures for Services**

Within the limits of funds appropriated by the Township Supervisors, the Zoning Hearing Board may employ or contract for secretaries, clerks, legal counsel, consultants and other technical and clerical services. Members of the Zoning Hearing Board and Alternates seated pursuant to Section 901 D.2. herein may receive compensation for the performance of their duties, as may be fixed by the Township Supervisors, but in no case shall it exceed the rate of compensation authorized to be paid to the members of the Township Supervisors.

### **Section 903 - Hearings**

The Zoning Hearing Board shall conduct hearings and make decisions in accordance with the following requirements:

#### **A. Notice**

Public notice shall be given, and written notice shall be given to the applicant, the Township Zoning Officer, all landowners of property adjoining the subject property (including properties which would adjoin but for an intervening street or road), and to any person who has made a timely request for such notice. Written notices shall be in the form of a letter setting forth the time and date of the hearing, identifying the property which is the subject of the application and the nature of the relief sought, and advising the recipients of the notice of their right to appear at the hearing and present testimony or witnesses. Such notices shall be mailed at least ten (10) days prior to the scheduled date of the hearing by first class mail, postage prepaid. The Township Supervisors may establish reasonable fees, based on cost, to be paid by the applicant and by persons requesting a notice not required by Ordinance. In addition to the notice provided herein, notice of said hearings shall be conspicuously posted on the affected tract of land, at least seven (7) days prior to the date of the hearing.

#### **B. Conduct of Hearing**

The hearing shall be held within sixty (60) days from the date of the applicant's request, unless the applicant has agreed in writing to an extension of time.

The hearings shall be conducted by the Zoning Hearing Board or the Zoning Hearing Board may appoint any member as a hearing officer. The decision or, where no decision is called for, the findings shall be made by the Zoning Hearing Board; but the parties may waive decision or findings by the Zoning Hearing Board and accept the decision or findings of the hearing officer as final.

- 1) The parties to the hearing shall be the applicant, East Manchester Township, any person affected by the application who has made timely appearance of record before the Zoning Hearing Board, and any other person including civic or community organizations permitted to appear before the Board. The Zoning Hearing Board shall have the power to require that all persons who wish to be considered parties enter appearances in writing on forms provided by the Board for that purpose.
- 2) The chairman or acting chairman of the Zoning Hearing Board or the hearing officer presiding shall have power to administer oaths and issue subpoenas to compel the attendance of witnesses and the production of relevant documents and papers, including witnesses and documents requested by the parties.
- 3) The parties shall have the right to be represented by counsel and shall be afforded the opportunity to respond and present evidence and argument and cross-examine adverse witnesses on all relevant issues.
- 4) Formal rules of evidence shall not apply, but irrelevant, immaterial, or unduly repetitious evidence may be excluded.
- 5) The Zoning Hearing Board or the hearing officer, as the case may be, shall keep a stenographic record of the proceedings. The appearance fee for a stenographer shall be shared equally by the applicant and the Zoning Hearing Board. The cost of the original transcript shall be paid by the Zoning Hearing Board if the transcript is ordered by the Zoning Hearing Board or hearing officer or shall be paid by the person appealing from the decision of the Zoning Hearing Board if such appeal is made, and in either event, the cost of additional copies shall be paid by the person requesting such copy or copies. In other cases, the party requesting the original transcript shall bear the cost thereof.
- 6) The Zoning Hearing Board or hearing officer shall not communicate, directly or indirectly, with any party or his representatives in connection with any issue involved except upon notice and opportunity for all parties to participate, shall not take notice of any communication, reports, staff memoranda, or other materials except advice from their solicitor, unless the parties are afforded an opportunity to contest the material so noticed and shall not inspect the site or its surroundings after the commencement of hearings with any party of his representative unless all parties are given an opportunity to be present.

C. Decision.

The Zoning Hearing Board or the hearing officer, as the case may be, shall render a written decision or, when no decision is called for, make written findings on the application within forty-five (45) days after the last hearing before the Zoning Hearing Board or hearing officer. Where the application is contested or denied, each decision shall be accompanied by findings of fact and conclusions based thereon together with reasons therefor. Conclusions based on any provisions of this Ordinance or any Township ordinance, rule or regulation, or the MPC, shall contain a reference to the provision relied on and the reasons why the conclusion is deemed appropriate in the light of the facts found. If the hearing is conducted by a hearing officer, and there has been no stipulation that his decision or findings are final, the Zoning Hearing Board shall make his report and recommendations available to the parties and the parties shall be entitled to make written representations thereon to the Zoning Hearing Board prior to final decision or entry of findings, and the Board's decision shall be entered no later than thirty (30) days after the report of the hearing officer. Where the Zoning

Hearing Board fails to render the decision within the period required by this subsection, or fails to hold the required hearing within sixty (60) days from the date of the applicant's request for a hearing, the decision shall be deemed to have been rendered in favor of the applicant unless the applicant has agreed in writing or on the record to an extension of time. When a decision has been rendered in favor of the applicant because of failure of the Zoning Hearing Board to meet or render a decision as hereinabove provided, the Zoning Hearing Board shall give public notice of said decision within ten (10) days from the last day it could have met to render a decision in the same manner as provided in Subsection 903 C1 of this Ordinance. If the Zoning Hearing Board shall fail to provide such notice, the applicant may do so. Nothing in this subsection shall prejudice the right of any party opposing the application to appeal the decision to a court of competent jurisdiction.

- 1) A copy of the final decision or, where no decision is called for, of the finding shall be delivered to the applicant personally or mailed to him not later than the day following its date. To all other persons who have filed their name and address with the Zoning Hearing Board not later than the last day of the hearing, the Zoning Hearing Board shall provide by mail or otherwise, brief notice of the decision or findings and a statement of the place at which the full decision or findings may be examined.

#### **Section 904 - Powers and Duties**

Nothing contained herein shall be construed to deny to the appellant the right to proceed directly in court, where appropriate, pursuant to Pa. R.C.P., Section 1091 relating to mandamus.

The Zoning Hearing Board shall have exclusive jurisdiction to hear and render final adjudications in the following matters:

- A. Substantive challenges to the validity of any land use ordinance, except those brought before the governing body pursuant to Section 609.1 (Landowner Curative Amendments) and 916.1(a)(2) (Ordinance Validity Challenge to Governing Body) of the Pennsylvania Municipalities Planning Code.
- B. Challenges to the validity of a land use ordinance raising procedural questions or alleged defects in the process of enactment or adoption which challenges shall be raised by an appeal taken within 30 days after the effective date of said ordinance.
- C. Appeals from the determination of the Zoning Officer, including, but not limited to, the granting or denial of any permit, or failure to act on the application therefore, the issuance of any cease and desist order or the registration or refusal to register any nonconforming use, structure or lot.
- D. Appeals from a determination by a Township engineer or the Zoning Officer with reference to the administration of flood plain or flood hazard provisions within this Zoning Ordinance.
- E. Applications for variances from the terms of the Zoning Ordinance and Flood Hazard Ordinance or such provisions of this Zoning Ordinance.
- F. Applications for special exceptions under this Zoning Ordinance or Flood Plain or Flood Hazard Provisions Ordinance.

- G. To hear and decide challenges to the validity of any land use ordinance, including challenges raising questions of defective enactment.
- H. Appeals from the Zoning Officer's preliminary opinion under Section 916.2 of the Municipalities Planning Code.
- I. Appeals from the determination of the Zoning Officer or Township Engineer in the administration of this Ordinance or provisions herein with reference to sedimentation and erosion control and storm water management insofar as the same relate to development not involving Article V (Subdivision and Land Development) or Article VII (Planned Residential Development) applications.
- J. Variances.

The Zoning Hearing Board shall hear requests for variances where it is alleged that the provisions of the Zoning Ordinance inflict unnecessary hardship upon the applicant. The Zoning Hearing Board may grant a variance provided the following findings are made where relevant in a given case:

1. That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not the circumstances or conditions generally created by the provisions of the Zoning Ordinance in the neighborhood or district in which the property is located;
2. That because of such physical circumstances or conditions, the property cannot be reasonably developed in strict conformity with the provisions of the Zoning Ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property;
3. That such unnecessary hardship has not been created by the appellant;
4. That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use of development of adjacent property, nor be detrimental to the public welfare; and
5. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.
6. In granting any variance, the Zoning Hearing Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of this act and the Zoning Ordinance.
7. The following provisions shall also apply for any variance granted for any proposed development located entirely or partially within any floodplain area:
  - a) No variance shall be granted for any construction, development, use, or activity within any floodway area that would cause any increase in the one hundred (100) year flood elevation.
  - b) Whenever a variance is granted, the Township shall notify the applicant in writing that:

- i) The granting of the variance may result in increased premium rates for flood insurance.
- ii) Such variances may increase the risks to life and property.
- c) That the granting of the variance will (i) neither result in an unacceptable or prohibited increase in flood heights, additional threats to public safety, or extraordinary public expense, (ii) nor create nuisances, cause fraud on, or victimize the public, or conflict with any other applicable state or local ordinances and regulations.
- d) A complete record of all variance requests and related actions shall be maintained by the Township. In addition, a report of all variances granted during the year shall be included in the annual report to the Federal Insurance Administration.

**K. Special Exceptions.**

It is the intent of this Article to provide special controls and regulations for particular uses which may, under certain conditions, be conducted within the various Zoning Districts established in this Ordinance.

- 1) The Zoning Hearing Board shall hear and decide requests for special exceptions in accordance with the standards and criteria set forth in Section 904L of this Ordinance. In granting a special exception, the Zoning Hearing Board may attach such reasonable conditions and safeguards, as it may deem necessary to implement the purpose of this Ordinance.
- 2) Nothing in this Article shall relieve the owner or his agent, the developer, or the applicant for a Special Exception Use Permit from receiving a Subdivision and Land Development Plan Approval in accordance with the East Manchester Township Subdivision and Land Development Ordinance. When an application for a special exception has been filed with the Zoning Hearing Board and the subject matter of such application would ultimately constitute either a "land development" or a "subdivision", no change or amendment of the zoning, subdivision or other governing ordinance or plans shall affect the decision on such application adversely to the applicant and the applicant shall be entitled to a decision in accordance with the provisions of the governing ordinances or plans as they stood at the time the application was duly filed. Provided, further, should such an application be approved by the Zoning Hearing Board, the applicant shall be entitled to proceed with the submission of either land development or subdivision plans within a period of six months, or longer as may be approved by the Zoning Hearing Board, following the date of such approval in accordance with the provisions of the governing ordinances or plans as they stood at the time the application was duly filed before the Zoning Hearing Board. If either a land development or subdivision plan is so filed within said period, such plan shall be subject to the relevant provisions of Sections 508(1) through 508(4) of the Municipalities Planning Code, as amended.
- 3) Application

Each application for a special exception use shall be accompanied by a proposed plan showing the size and location of the lot, the location of all buildings and proposed facilities including access drives, parking areas, and all streets within

200 feet of the lot. The plan shall indicate the use of each building located within 200 feet of the lot.

**L. Standards for Special Exceptions.**

- 1) The Zoning Hearing Board shall take into consideration the public health, safety, and welfare, the comfort and convenience of the public in general and of the residents of the immediate neighborhood in particular, and may recommend appropriate conditions and safeguards as may be required in order that the result of its action may, to the maximum extent possible, further the expressed intent of this Ordinance and the accomplishment of the following objectives in particular.**
- 2) The applicant for a special exception shall demonstrate the following:**
  - a) That all proposed structures, equipment, or material shall be readily accessible for fire and police protection.**
  - b) That the proposed use shall be of such location, size and character that, in general, it will be in harmony with the appropriate and orderly development of the district in which it is proposed to be situated and will not be detrimental to the value or orderly development of adjacent properties in accordance with the zoning classification of such properties.**
  - c) That the grant of the special exception shall not materially increase traffic congestion in the roads and highways, nor cause nor encourage commercial or industrial traffic to use residential streets, nor be incompatible with the existing traffic conditions and adjacent uses.**
  - d) The location and height of buildings, the location, nature and height of walls and fences, and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings.**
    - i. That the proposed use conforms to any and all specific requirements for that use set forth in Article IV of this Ordinance.**
  - e) Adequate public facilities are available and existing to serve the proposed use (e.g. schools, fire, police and ambulance protection, sewer, water, and other utilities, parks, vehicular access, recreation, etc.).**
  - f) The proposed use will not impair the integrity of the Township's Comprehensive Plan.**
  - g) The use of the site complies with the requirements of any other public agency having jurisdiction over the proposed use.**
  - h) Operations in connection with a use shall not be more objectionable to nearby properties by reason of noise, odor, fumes, vibration, glare, smoke or other potential nuisance or safety hazard than would be the operations of the permitted use.**
- 3) For development permitted by Special Exception in floodplain areas, the Zoning Hearing Board shall take the following factors into consideration:**

- a) No Special Exception shall be approved for any construction, development, use, or activity within any floodway area that would cause any increase in the one hundred (100) year flood elevation.
- b) The danger to life and property due to increased flood heights or velocities caused by encroachments.
- c) The proposed water supply and sanitation systems and the ability of these systems to prevent the disease, contamination, and unsanitary conditions.
- d) The danger that materials may be swept on to other lands or downstream to the injury of others.
- e) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owners.
- f) The importance of the services provided by the proposed facility to the community.
- g) The requirements of the facility for a waterfront location.
- h) The availability of alternative locations not subject to flooding for the proposed use.
- i) The compatibility of the proposed use with existing development<sup>1</sup> and development anticipated in the foreseeable future.
- j) The relationship of the proposed use to the comprehensive plan and floodplain management program for the area.
- k) The safety of access of ordinary and emergency vehicles to the property in times of flood.
- l) The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters expected at the site
- m) Such other factors which are relevant to the purposes of this Ordinance.

**Section 905 - Term of Approval**

If, within six (6) month after approval of an application by the Board under this Article, the Applicant fails to either apply for the necessary permits from the Township, or, if required by this or the Subdivision and Land Development Ordinance, fails to file a subdivision and/or land development plan for tract pursuant to the decision of the Board, then the action of the Board granting the request of the Applicant shall be and become null and void.

**ARTICLE X**  
**DEFINITIONS**

**Section 1001 - General Interpretation**

For the purpose of this Ordinance, the terms and words listed in this Section shall have the meaning herein defined. Words not herein defined shall have the meanings given in Webster's Unabridged Dictionary.

**Section 1002 - Rules of Interpretation**

For the purpose of this Ordinance, the following rules of interpretation shall apply:

- A. Words in the present tense include the future tense.
- B. Words in the singular case include the plural and words in the plural case include the singular, and words of one gender (e.g. he, his) shall include all genders.
- C. The words "used" and "occupied" shall be construed to include the words "or intended, arranged or designed to be used to be occupied, or offered for occupancy".
- D. The term "such as" shall be considered as introducing a typical, or illustrative, designation of items, and shall not be interpreted as constituting a complete list.
- E. The words "person" and "owner" include a corporation, unincorporated association and a partnership, or other legal entity, as well as an individual.
- F. The words "building" and "structure" shall be construed as if followed by the phrase "or part thereof".
- G. The word "lot" includes the words "plot" and "parcel".
- H. The word "watercourse" includes channel, creek, ditch, dry run, spring, stream and river.
- I. The word "erect" shall mean to build, construct, alter, repair, display, relocate, attach, hand, place, suspend, affix or maintain any structure or building and shall also include the painting of exterior wall signs.
- J. Sketch plans X.A. and X.B. are included herein for descriptive clarification of selected zoning terms.
- K. The phrases "With water or sewer" and "With water and sewer" as used in Sections 303.D, 304.D, and 307.D, and the phrase "Centralized water or sewer" and "Centralized water & sewer" in Section 309.F shall mean municipal sanitary sewer system or a privately owned sanitary sewer system approved by the Township which is designed and intended to provide sanitary sewer for a development or group of uses, or, as to water systems, shall mean a public or private water distribution system which is regulated by the PUC to provide water to multiple customers. Those phrases are not intended to include on-site sanitary sewer systems or wells which are designed, intended to or do provide those services for one dwelling, building, structure, or use only.

## **Section 1003 - Terms Defined**

**ACCESSORY USE OR STRUCTURE:** A use or structure clearly incidental or subordinate to the principal use of a building on the same lot and serving a purpose customarily incidental to the use of the principal building or land use.

**ADDITION, ADDED TO:** Any construction which increases the size of a building or adds to the building.

**ADULT ENTERTAINMENT FACILITIES:** Any structure, building, or use which is open to the general public in which twenty (20) percent or more of the occupied sales or display area offers for the sale, for rent, lease, loan or for view upon the premises, pictures, photographs, drawings, prints, images, sculpture, still film, motion picture film, videotape, or similar visual representations distinguished or characterized by an emphasis on sexual content or sexually explicit nudity, or books, pamphlets, magazines, printed matter or sound recordings, containing explicit or detailed descriptions or narrative accounts distinguished or characterized by an emphasis on sexual content, or which offers for sale sexual devices. This definition shall also include a building, structure, or a portion thereof, or a use open to the general public, used for presenting motion picture film, videotape, live performances, or similar visual representation or materials distinguished or characterized by an emphasis on sexual conduct or sexually explicit nudity.

**ADVERTISEMENT:** The outdoor display of any writing, printing, picture, painting, emblem, drawing, sign or similar device intended to invite or draw the attention of the public to any goods, merchandise, property, business, service, entertainment, amusement or industrial activity establishment.

**ADVERTISING STRUCTURE:** Any rigid or semi-rigid material with or without advertisement displayed thereon situated upon or attached to or which is part of real property for the purpose of furnishing a background, base surface or support upon which an advertisement may be posted or displayed outdoors.

**AGRICULTURAL:** The use of land for agricultural purposes, including farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, fish culture, animal and poultry husbandry, and the necessary accessory uses for packing, treating or storing the produce including retail sales of products primarily raised or grown on the property; provided, that the operation of any such accessory uses shall be secondary to that of normal agricultural activities.

**ALTERATION:** Construction which may change the structural parts, mechanical equipment or location of openings of a building but which does not increase the size of the building.

**APARTMENT:** A living unit in a multiple dwelling structure.

**APPLICANT:** A landowner or developer or his agent who has filed an application for any permit required by this Ordinance, use by special exception, variance, or appeal as allowed by this Ordinance including his heirs, successors and assigns.

**AUCTION HOUSE:** A building used for the conduct of public auctions of goods by a licensed auctioneer or apprentice auctioneer. Three types of auction houses are defined:

- 1) **Livestock Auction:** A building used solely for the conduct of public auctions of livestock.

- 2) Automobile and Truck Auction: A building used solely for the conduct of public auctions of motor vehicles.
- 3) Auction House for Household and Other Goods: A building used solely for the conduct of public auctions of household and other goods, specifically excluding livestock and automobiles and trucks.

BASE FLOOD The flood having a one (1) percent chance of being equaled or exceeded in any given year.

BASEMENT: A story where the floor is more than twelve inches but not more than half of its story height below the average level of the adjoining ground (as distinguished from a "cellar" which is a story more than one-half below such level).

BED AND BREAKFAST INN: An owner-occupied dwelling in which a room or rooms are rented on a nightly basis for periods of not more than thirty (30) days. Meals may or may not be provided. Bed and Breakfast Inns shall be considered the same as tourist homes in zoning districts listing tourist homes as permitted uses and shall comply with all conditions and standards applicable to said uses.

BED AND BREAKFAST UNIT: A room or group of rooms forming a single habitable unit used or intended to be used for living and sleeping, but not cooking or eating purposes.

BILLBOARDS: Any structure or part thereof or any device attached to a structure for the painting, posting or otherwise displaying of information for the purpose of bringing to the attention of the public any produce, business, service or cause not necessarily located on or related to the premises on which the sign is situated.

BOARD: The East Manchester Township Zoning Hearing Board duly appointed by the Township Board of Supervisors.

BOARD OF SUPERVISORS: The duly elected body of the Township of East Manchester.

BOARDING HOUSE: A dwelling or part thereof where meals and lodgings are provided for compensation for at least two (2) but not more than six (6) persons not transients, and no public restaurant is maintained.

BUFFER STRIP: A strip of land at least fifteen (15) feet in width which may be a part of the minimum setback distance, free of any principal or accessory building or required improvement other than screening.

BUILDING: Any structure, either temporary or permanent, having walls and a roof or other covering, and designed or used for the shelter or enclosure of any person, animal, or property of any kind, including tents, awnings, or vehicles situated on private property and used for purposes stated above.

BUILDING AREA: The horizontal area measured around the outside of the foundation walls plus the floors of roofed porches and roofed terraces, and including the area of accessory buildings if any. In the case of split-level dwellings, the "first floor area" shall be deemed to include floor areas on two non-overlapping levels, separated by a half story, or less, of height.

BUILDING HEIGHT: The vertical distance from the average finished grade at the building line to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the mean height level between eaves and ridge for gable, hip and gambrel roofs.

**BUILDING LINE (SETBACK LINE):** A line established by law or agreement, usually parallel to the property line, beyond which a structure may not extend. This generally does not apply to uncovered entrance platforms, terraces, and steps.

**Front setback line:** The line nearest the front of and across a lot establishing the minimum open space to be provided between the front line of buildings and structures and the front lot line unless the lot line is within a street right-of-way, in which case the set-back line shall be measured from the edge of the street right-of-way.

**Side setback line:** The line nearest the side of and across a lot establishing the minimum open space to be provided between the side line of buildings and structures and the side lot line unless the lot line is within a street right-of-way, in which case the set-back line shall be measured from the edge of the street right-of-way.

**Rear setback line:** The line nearest the rear of and across a lot establishing the minimum open space to be provided between the rear line of buildings and structures and the rear lot line unless the lot line is within a street right-of-way, in which case the set-back line shall be measured from the edge of the street right-of-way.

**BUSINESS:** Any enterprise, occupation, trade or profession engaged in, either continuously or temporarily, for profit. The term "business" shall include the occupancy or use of a building or premises or any portion thereof for the transaction of business or the rendering or receiving of professional or personal service.

**CAMP:** Any one or more of the following, other than a hospital, place of detention, school offering general instructions, or a trailer camp or trailer court.

- Type 1 Any area of land or water of a design or character suitable for seasonal, recreational or other similar temporary living purposes; or
- Type 2 Any building or group of buildings of a movable, temporary or seasonal nature, such as cabins, tents, or shelters, which are located in a Type 1 camp area; or
- Type 3 Any land and buildings thereon, used for any assembly of persons for what is commonly known as "day camp" purposes, whether or not conducted for profit and whether occupied by adults or by children, either as individuals, families, or groups.

**CAMPING GROUND:** A parcel of land used by campers for seasonal, recreational or other similar temporary living purposes in buildings of a movable, temporary or seasonal nature, such as cabins, tents, or shelters, but not including a trailer camp or trailer court.

**CAMPING TRAILER:** A canvas, folding structure, mounted on wheels and designed for travel, recreation and vacation use.

**CARTWAY:** The portion of a street right-of-way intended for vehicular use.

**CELLAR:** Any space in a building the structural ceiling level of which is less than four feet above the average finished grade where such grade abuts that exterior wall of such building which fronts on any street. A cellar shall not be considered in determining the permissible number of stories.

**CENTRALIZED SEWAGE SYSTEM:** A public or private utility system designed to collect, centrally treat, and dispose of sewage from customers, in compliance with Pennsylvania Department of Environmental Protection regulations or regulations of the Township, whichever may be more stringent.

**CENTRALIZED WATER SYSTEM:** A public or private utility system designed to transmit potable water from a common source to customers, in compliance with Pennsylvania Department of Environmental Resources regulations or regulations of the Township, whichever may be more stringent.

**CLEAR SIGHT TRIANGLE:** An area of unobstructed vision at street intersections defined by lines of sight between points at a given distance from the intersection of the street center line.

**COMMERCIAL ADVERTISING SIGN:** See "Billboard".

**COMMERCIAL CAMP:** A business offering dormitories, cottages, cabins or similar non-permanent accommodations, eating facilities, sanitary facilities and recreational and/or educational facilities to the public at large or any segment of the public. This definition does not include "Trailer Camp".

**COMMERCIAL KENNEL:** A building used for the housing or boarding of domestic animals.

**COMMERCIAL RECREATION:** A business such as theaters, bowling alleys, pool halls, golf driving ranges, swimming pools, skating rinks which offer recreational activities to the general public and which are operated for a profit.

**COMMERCIAL RESORTS:** A business combining lodging, eating and recreational facilities as a single enterprise and offered to the public for profit.

**COMMERCIAL VEHICLE:** Any automobile, van, panel truck, other type of truck, semi-tractor used for the delivery of goods whether or not such vehicle bears a business identification.

**COMMERCIAL VETERINARY KENNEL:** A building used for the treatment, housing or boarding of domestic animals by a veterinarian.

**COMMISSION, PLANNING COMMISSION:** The East Manchester Township Planning Commission duly appointed by the Township Board of Supervisors.

**COMMON OPEN SPACE:** A parcel or parcels of land or an area of water, or a combination of land and water within a development site and designed and intended for the use or enjoyment of residents of a development, not including streets, off-street parking areas, and areas set aside for public facilities.

**COMPLETELY DRY SPACE:** A space which will remain totally dry during flooding; the structure is designed and constructed to prevent the passage of water and water vapor.

**COMMUNICATION TOWER:** A tower which carries wireless telephone exchange, radio or television broadcasting, micro-relay stations, & similar facilities, fifty (50) feet or more in height above the ground surface. These towers shall not be considered essential services such as requested by the PUC.

**CONDOMINIUM:** A type of multi-family dwelling which has individual ownership of the single dwelling units and an undivided (common) interest or ownership of the common areas and

facilities serving the building, such as halls, elevators, lobbies, driveways, parking lots, stormwater facilities, recreation areas.

**COMPREHENSIVE PLAN:** A comprehensive plan prepared by the Township Planning Commission pursuant to Article III of the Pennsylvania Municipalities Planning Code which indicates the general locations recommended for the various functional classes of public works, places and structures and for the general physical development of the Township, and includes any unit or part of such plan separately adopted and any amendment to such plan or part thereof.

**COUNTY:** The County of York, Commonwealth of Pennsylvania.

**COUNTY PLANNING COMMISSION:** The York County Planning Commission and its professional staff.

**COURT, INNER:** An open space enclosed on all sides by exterior walls of a building.

**COURT, OUTER:** An open space enclosed on three sides by exterior walls of a building.

**COVER:** Those impervious surfaces that do not absorb precipitation. Areas including, but not limited to, parking areas, driveways, roads, sidewalks, patios and any similar areas of concrete, brick or asphalt shall be considered impervious surface. In addition, all buildings and structures shall be considered as impervious surfaces for computation of the amount of cover. In the Commercial District and the Industrial District, no more than fifty percent, and, for the designations "Boarding or Lodging Houses" and "All Other Permitted Uses Except Those Regulated Elsewhere Herein" in the Apartment/Office District, no more than forty percent, of the tract can be covered by building or building area as defined herein, with the balance of permitted cover in those districts to consist of other non-building impervious surfaces.

**DAY CARE CENTER:** A state-licensed center providing supervision and facilities for children or adults during the day.

**DECIBEL:** The unit of measurement for the relative loudness of sounds to each other, being approximately the smallest degree of difference detectable by the human ear.

**DEDICATION:** The deliberate appropriation of land by its owner for any general and public, or limited public, use, reserving to himself no other rights than such as are compatible with the full exercise and enjoyment of the public use to which the property has been devoted.

**DENSITY:** The average number of persons, families, or dwellings per unit of area (Acre, square mile, etc.).

Net residential density: Density of the building site.

Gross residential density: Density of the building site plus traversing streets, alleys and drives, open space and one-half of bounding streets.

**DEVELOPMENT:** Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavating, drilling operations, or the storage of materials and equipment.

**DRIVEWAY:** A private drive providing access between a public or private street or access drive and a permitted use or structure.

**DOMESTIC PET:** Any animal which is normally and routinely bred to reside within a residential structure, including, as example, but not limited to: dogs, cats, hamsters, guinea pigs, non-predatory birds or the like.

**DWELLING:** Any building or structure placed upon and anchored to a permanent foundation, and designed for living quarters for one or more families or housekeeping units, including manufactured or mobile homes or housing units, but not including tents, cabins, travel trailers, boarding homes, rooming houses, convalescent homes, motels, hotels or other accommodations used for transient occupancy.

Detached: A dwelling which is completely surrounded by permanent open spaces.

Semi-detached: A dwelling, one side of which is a party or lot-line wall.

Row: A dwelling, the walls on two sides of which are party or lot-line walls.

End-row: Same as semi-detached.

**DWELLING, MULTI-FAMILY:** A detached building or group of attached and semi-detached buildings designed for or used exclusively for residence purposes by more than two families or housekeeping units.

**DWELLING, SINGLE-FAMILY:** A detached building designed for or used exclusively for residence purposes by one family or housekeeping unit.

**DWELLING, DUPLEX:** A detached building or two semi-detached buildings designed for or used exclusively for residence purposes by not more than a total of two families or housekeeping units.

**DWELLING UNIT:** A structure or entirely self-contained portion thereof designed to be occupied for living quarters as a single housekeeping unit, including any domestic servants employed on the premises and having no enclosed space (other than vestibules, entrance or other hallways or porches) or cooking or sanitary facilities in common with any other "dwelling unit". A travel trailer, a boarding or rooming house, convalescent home, fraternity or sorority house, hotel, inn, lodging, nursing, or other similar home, or other similar structure shall not be deemed to constitute a dwelling unit.

**EASEMENT:** The authorization by a property owner or authorized agency of a right-of-way granted, but not dedicated, for limited use of private land for a public or quasi-public purpose; and within which the owner of the property shall not erect any permanent structures, but shall have the right to make any other use of the land which is not inconsistent with the rights of the grantee.

**ESSENTIALLY DRY SPACE:** A space which will remain dry during flooding, except for the passage of some water vapor or minor seepage; the structure is substantially impermeable to the passage of water.

**FAMILY:** One or more persons occupying a dwelling unit as a single non-profit housekeeping unit. More than five persons, exclusive of domestic servants, not related by blood, marriage or adoption, shall not be considered to constitute a family.

**FILL:** Material placed or deposited so as to form an embankment or raise the surface elevation of the land, including but not limited to levees, bulkheads, dikes, jetties, embankments, and causeways.

**FLOOD, FLOODED, OR FLOODING:** A partial or complete inundation of normally dry land areas from the overflow of a watercourse or other body of surface water, or from the unusual and rapid accumulation or runoff of surface waters from any source.

**FLOOD OF RECORD:** The flood which has reached the highest flood elevation above mean sea level at a particular location.

**FLOODPLAIN:** An area of land adjacent to the channel of a watercourse which has been or is likely to be flooded, or any area subject to the unusual and rapid accumulation or runoff of surface waters from any source.

**FLOODPROOF, FLOODPROOFED, OR FLOODPROOFING:** Any combination of structural and/or nonstructural provisions, additions, changes, or adjustments to structures or contents which are designed or adapted primarily to reduce or eliminate flood damage to those structures or contents.

**FLOODWAY:** The designated area of a floodplain required to carry and discharge flood waters of a given magnitude. For the purposes of this Ordinance, the floodway shall be capable of accommodating a flood of the one hundred (100) year magnitude.

**FLOOR AREA:** The sum of the gross horizontal areas of the several floors of the building or buildings on a lot measured from the exterior faces of exterior walls or from the center line of party walls separating two buildings, excluding cellar and basement areas used only for storage and the operation and maintenance of the building.

**GARAGE, PRIVATE:** An accessory garage maintained primarily for the convenience of the occupant or occupants of the main building and in which no business or other use is carried on and no service is rendered to the general public.

**GARAGE, PUBLIC:** Any garage other than a private garage. A Public Garage may include, but not be limited to, servicing, repairs, washing or reconditioning of motor vehicles, and filling station facilities.

**GREEN AREA:** The portion of a lot which may not be occupied or covered by buildings or paved areas.

**GROUP HOME:** A residential structure or facility, other than a Boarding House, Single-Family, Multi-Family, or Duplex Dwelling, which is operated either for profit or not for profit, and which provides a residence for a group of individuals, whether related by blood or marriage or otherwise, for the purpose of providing care, rehabilitation, or a structured environment, and in which the residents will remain, or are reasonably expected to remain for reasonably identifiable specific periods of time and for specific purposes.

**HABITABLE ROOM:** A "living room" within a dwelling unit, except that for the purpose of determining lot area requirements, a habitable room shall not include any of the following:

- 1) A kitchen
- 2) Foyers, bathrooms, toilets, public or private halls, corridors or passageways, and
- 3) Dining alcoves, dinettes or other dining spaces (without limit as to size) when not separated by walls, doors from other habitable rooms, or cooking spaces.

(As a guide, an efficiency apartment contains 1 habitable room; a 1-bedroom apartment, 2 habitable rooms; a 2-bedroom apartment, 3 habitable rooms; and a 3-bedroom apartment, 4 habitable rooms.

**HAZARDOUS MATERIAL:** Materials which have the potential to damage health or impair safety. Hazardous materials include but are not limited to inorganic mineral acids or sulfur, fluorine, chlorine, nitrogen, chromium, phosphorus, selenium, and arsenic and their common salts; petroleum products; and radioactive material. Also included are floatable materials with the potential to cause physical damage, such as logs, storage tanks, and large containers.

**HIGHWAY:** See "Street".

**HISTORIC STRUCTURE:** Any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
  - a) By an approved state program as determined by the Secretary of the Interior; or
  - b) Directly by the Secretary of the Interior in states without approved programs.

**HOME OCCUPATION:** Any activity conducted entirely within a dwelling or accessory structure which is subordinate to the residential use of the building providing that the exterior appearance of the building is maintained and there is no exterior evidence of the secondary activity other than the sign permitted herein.

**HOME ASSOCIATION:** An incorporated non-profit organization operating under recorded land agreements through which (a) each lot and/or home owner in a cluster development or other described land area is automatically a member, (b) each lot is automatically subject to a charge for a proportionate share of the expenses for the organization's activities, such as maintaining a common property, and (c) the charge if unpaid becomes a lien against the property.

**HOTEL:** A building or part thereof which has a common entrance, common heating system, and general dining room, and which contains six (6) or more living and sleeping rooms designed to be occupied by individuals or groups of individuals for compensation.

**HOUSE TRAILER:** See "Mobile Home".

**INTERIOR SIDE:** The side of a building which does not face a street or rear lot line.

**JUNK YARD:** Any area where waste, discarded or salvaged materials are bought, sold, exchanged, baled, parked, stored, disassembled or handled, including auto wrecking yards, house wrecking yards, used lumber yards and places or yards for storage or salvaged house wrecking and structural steel materials and equipment, but not including areas where such uses are conducted entirely within a completely enclosed building and not including pawnshops and establishments for the sale, purchase or storage of used furniture and

household equipment, used cars in operable condition, salvaged machinery and the processing of used, discharged or salvaged materials as part of the manufacturing operations.

**KENNEL:** Any building or buildings and/or land used for the sheltering, boarding, breeding, or training of four (4) or more dogs, cats, fowl, or other small domestic animals at least four (4) months of age and kept for purposes of profit, but not to include riding academy or animals and fowl raised in agricultural operations. A Kennel may include accessory uses such as grooming.

**LANDOWNER:** The legal or beneficial owner or owners of land including the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition), a lessee if he is authorized under the lease to exercise the rights of the landowner, or other person having a proprietary interest in land, shall be deemed to be a landowner for the purposes of this Ordinance.

**LAND DEVELOPMENT:** Any of the following activities:

1. The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purposing involving:
  - a) a group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or
  - b) the division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.

2. A subdivision of land.

Land Development does not include specifically the following:

1. The conversion of an existing single-family detached dwelling or single-family semi-detached dwelling into not more than three residential units, unless such units are intended to be a condominium;
2. The addition of an accessory building, including farm buildings, on a lot or lots subordinate to an existing principal building.

**LIVABLE FLOOR AREA:** All spaces within the exterior walls of a dwelling unit exclusive of garages, breezeways, unheated porches, cellars, heater rooms, and basements having a window area of less than 10% of the square foot area of the room. Livable floor area shall include all spaces not otherwise excluded above such as: principal rooms, utility rooms, bathrooms, all closets and hallways opening directly into any rooms within the dwelling unit and all attic space having a clear height of six feet from finished floor level to pitch of roof rafter with a clear height of seven feet six inches from finished floor level to ceiling level over 50% of the area of such attic space.

**LODGING HOUSE:** A private dwelling in which at least two but not more than six rooms are offered for rent, payable in money or other consideration, in which no transients are accommodated.

**LOT:** A designated parcel, tract or area of land established by a plat or otherwise as permitted by law and to be used, developed or built upon as a unit.

**Corner lot:** A lot at the junction of and abutting on two or more intersecting streets where the interior angle of intersection does not exceed 135 degrees. The lot abutting a curved street shall be deemed a corner lot if the tangents to the curve at the points of intersection of the side lot lines with the street lines intersect at an interior angle of less than 135 degrees.

**Interior lot:** Any lot other than a corner lot.

**Through lot:** A lot extending between and having frontage on two generally parallel streets.

**LOT AREA:** The area contained within the property lines of a lot (as shown on the Plat), excluding space within all streets and within all permanent drainage easements, but including the areas of all other easements.

**LOT COVERAGE:** The percentage of the "lot area" that is occupied by the "building area".

**LOT DEPTH:** The "lot depth" is the average horizontal distance between the front lot line and the rear lot line.

**LOT LINE:** A legally defined line dividing one parcel of property from another.

**Front lot line:** The line separating a lot from streets upon which it abuts. All lots must abut and meet the required lot width on a dedicated street.

**Rear lot line:** The lot line opposite and most distant from the front lot line.

**Side lot line:** Any lot line other than a front or rear lot line.

**LOT WIDTH:** The lot width is the distance between the side lines measured at the front lot line. The lot width of approved cul-de-sac lots shall be measured at the minimum required front setback line.

**LOWEST FLOOR:** The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than the basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirement of this Ordinance.

**MANUFACTURED HOME:** A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to required utilities. For flood plain management purposes the term "manufactured home" includes mobile homes, park trailers, travel trailers, and other similar vehicles placed on a site for greater than 180 consecutive days.

**MANUFACTURED HOME PARK OR SUBDIVISION:** A parcel, or contiguous parcels, of land divided into two or more manufactured home lots for rent or sale.

**MANUFACTURING:** Any process whereby the nature, size, or shape of articles or raw materials are changed, or where articles are assembled or packaged.

**MEMBERSHIP CLUB AND CAMP:** Buildings for lodging, eating, and sanitary facilities, and land owned, leased, or used principally by a private, fraternal, or social organization for social or recreational purposes.

**MOBILE HOME:** A transportable, single-family dwelling intended for permanent occupancy, contained in one unit, or in two or more units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used without a permanent foundation.

**MOBILEHOME LOT:** A parcel of land in a mobilehome park, improved with the necessary utility connections and other appurtenances necessary for the erections thereon of a single mobilehome.

**MOBILEHOME PARK:** A parcel or continuous parcels of land which has been so designated and improved that it contains two or more mobilehome lots for the placement thereon of mobilehomes.

**MOTEL:** A building, or group of buildings, whether detached or in connected units, used as individual sleeping or living units with direct outside access, designed primarily for transient automobile travelers, and provided with accessory off-street parking facilities. The term Motel includes buildings designed as tourist courts, motor lodges, auto courts, and other similar appellations, but shall not be construed to include mobile homes or travel trailers.

**MOTOR HOME:** A portable, temporary dwelling to be used for travel, recreation and vacation, constructed as an integral part of a self-propelled vehicle.

**MULTIPLE DWELLING STRUCTURE:** A building housing three or more dwelling units.

**MUNICIPALITY:** Any city of the second class A or third class, borough, incorporated town, township of the first or second class, county of the second class A through eighth class, or any similar general purpose unit of government which shall hereafter be created by the General Assembly of the Commonwealth of Pennsylvania.

**NEW CONSTRUCTION:** Structures for which the start of construction commenced on or after October 20, 1980, including any subsequent improvements thereto.

**NO-IMPACT HOME-BASED BUSINESS:** A business or commercial activity administered or conducted as an accessory use which is clearly secondary to the use as a residential dwelling and which involves no customer, client or patient traffic, whether vehicular or pedestrian, pickup, delivery or removal functions to or from the premises, in excess of those normally associated with residential use.

**NONCONFORMITY:** A use, structure, lot or dimension in conflict with the regulations of this Ordinance, (1) existing on the effective date of this Ordinance, or (2) existing at any subsequent amendment of this Ordinance, or (3) created by variance. Specifically, the following types of nonconformities are distinguished:

Nonconforming Lot: A lot the area or dimension of which was lawful prior to the adoption or amendment of this Ordinance, but which fails to conform to the requirements of the zoning district in which it is located by reasons of such adoption or amendment.

Nonconforming Structure: A structure or part of a structure manifestly not designed to comply with the applicable use or extent of use provisions in this Ordinance or any amendment heretofore or hereafter enacted, where such structure lawfully existed prior to the enactment of this Ordinance or amendment or prior to the application of this Ordinance or amendment to its location by reason of annexation. Such nonconforming structures include, but are not limited to, nonconforming signs.

**Nonconforming Use:** A use, whether of land or of a structure, which does not comply with the applicable use or extent of use provisions in this Ordinance or any amendment heretofore or hereafter enacted, where such use was lawfully in existence prior to the enactment of this Ordinance or amendment, or prior to the application of this Ordinance or amendment to its location by reason of annexation.

**NONPROFIT:** An educational, religious, or charitable use which qualifies as "nonprofit" under Section 501-c of the Internal Revenue Service Code.

**OPEN SPACE:** That portion of land open to the sky and usually reserved in a natural state or for agricultural or outdoor recreational use.

**PARKING LOT:** A permanently surfaced area of one or more parking spaces designed or used for the parking of motor vehicles and available to the public, whether for a fee or as an accommodation to clients or occupants.

**PARKING SPACE:** A permanently surfaced area either within a structure or in the open, exclusive of driveways or access drives, which is arranged and intended for the parking of a motor vehicle.

**PENTHOUSE:** A structure located on the roof of the main building for the purposes of living accommodations or mechanical equipment. When the area of the penthouse exceeds twenty (20) percent of the area of the roof or when the penthouse is to be occupied by persons, the penthouse shall be considered as another story.

**PERMANENT FOUNDATION:** Walls of masonry or concrete construction, placed upon footers set to at least a depth of 36 inches below the surface of the ground and oriented to the perimeter of the dwelling to be placed thereon so as to provide a weather-tight joint on all sides of the dwelling.

**PRINCIPAL BUILDING:** A building in which is conducted the main or principal use of the lot on which said building is located.

**PROFESSIONAL OFFICE AND STUDIO:** The office of a member of a recognized profession, including the offices of doctors or physicians, dentist, optometrists, ministers, architects, landscape architects, professional engineers, lawyers, artists, authors, musicians, tutors and such other professional occupations which may be so designated within the District regulations of this Ordinance. The practice of such occupation shall in no way adversely affect the safe and comfortable enjoyment of property rights in any District to a greater extent than for the professional activities listed herein. The issuance of a state or local license for regulation of any gainful occupation need not be deemed indicative of professional standing.

**PROPERTY LINE:** A recorded boundary of a plot.

**PUBLIC BUILDINGS AND USES:** Buildings which are owned, operated or maintained by a municipality, a municipal authority, a political subdivision, or government or governmental agency at the Federal, State, County or Local level.

**PUBLIC NOTICE:** A notice published once each week for two successive weeks in a newspaper of general circulation in the municipality. Such notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall not be more than 30 days and the second publication shall not be less than seven (7) days from the date of the hearing.

**PUBLIC PROPERTY:** Includes land owned or leased by a sewer authority, municipal authority, water authority or company, or a privately owned public utility such as an electric company, natural gas transmission company under the jurisdiction of the Pennsylvania Public Utility Commission.

**PUBLIC UTILITY FACILITIES:** A facility used and operated by a public or private utility, municipal or other government agency, or private corporation to generate, collect, create, or transmit gas, electricity, telephone, steam or water transmission or distribution, or solid waste collection treatment and disposal systems, fire houses, fire companies, ambulance services, and energy services. Such facilities shall include, but not be limited to, buildings, enclosures, wells, incinerators, waste disposal areas and facilities, and other similar equipment, accessories, and services connected with those purposes, reasonably necessary for the furnishing of adequate service by such providers. This definition does not include sanitary sewer pumping stations, or poles, wires, underground pipes, conduits, cables, fire alarm boxes, police call boxes, traffic light signals, hydrants, and other similar devices which are not principal or primary uses of a tract, or which are underground, and which are incidental to the providing of public utilities and services, which excluded items are permitted by right in every district.

**RADIOACTIVE MATERIAL:** Any natural or artificially produced substance which emits radiation spontaneously.

**RESIDENTIAL CONVERSION:** Creation of two or more dwelling units by conversion of an existing residential structure.

**RETAIL:** Any sales or business which involves direct visitation by and sale to the general public which comes to the site whether limited to membership, such as buyers clubs and the like, or open to the general public.

**REGULATORY FLOOD ELEVATION:** The 100-year flood elevation plus a freeboard safety factor of one and one-half (1.5) feet.

**RESORT:** A facility the primary purpose of which is recreation or conference facilities, which consists of housing facilities to support the resort, which housing facilities can include a hotel, motel, motor lodge, cabins, or cottages. To qualify as a resort all of the recreational and housing facilities must be on a single tract of land under single ownership and unified control and management of one person, corporation, association, or group. A resort may combine multiple uses permitted in Section 406, and may include and be combined with residential uses such as a cluster development on a single lot, subject to the requirement of unified ownership, control and management in this definition.

**RESTAURANT, FOOD PREPARATION OR SALES FACILITY:** Any facility on which food is prepared to be eaten on the premises, or which is prepared on the premises to be taken off the premises either by the operator of the facility or by customers of the facility. Such definition shall include sit-down service for meals or food, fast-food restaurants, facilities which prepare food to be taken off of the facility, including but not limited to pizza shops, hoagie or sub shops, delicatessens (other than those located in food stores), caterers who prepare food on the premises, whether for consumption on or off the premises, and other similar type facilities.

**RIGHT-OF-WAY:** The entire portion of a public street, road, highway, public or private use, which is dedicated for the particular use. As to the right-of-way for a public street, road, or highway, the right-of-way shall be the entire width of any land reserved or dedicated to the Township or the Commonwealth either by subdivision or land development plan or by statute, whichever is greater.

ROADWAY: See "Cartway".

SATELLITE ANTENNA: A parabolic ground-based reflector, together with its pedestal and any other attachments and parts thereof, commonly referred to as a dish shaped antenna, used or intended to receive radio or electromagnetic waves from an overhead satellite or other sources.

SERVICE STATION: Buildings and premises where gasoline, oil, grease, batteries, tires, and automobile accessories may be supplied and dispensed at retail. Uses permissible at a service station do not include major mechanical and body work, straightening of body parts, painting, welding, storage of automobiles not in operating condition, or other work involving noise, glare, fumes, smoke, or other characteristics to an extent greater than normally found in filling stations. A service station is not a repair garage nor a body shop.

SETBACKS/SETBACK LINES: See "Building Lines".

SHOPPING CENTER: A group of stores or commercial establishments planned, designed, constructed, or established and managed as a total entity with shared customer and employee parking on the site as an integral part of the site plan.

SIGN: Any material, structure or device, or part thereof, composed of lettered or pictorial matter when used or located out of doors or outside or on the exterior of any building, including window display area, for display of an advertisement, announcement, notice, directional matter or name, and includes sign frames, billboards, sign boards, painted wall signs, hanging signs, illuminated signs, pennants, fluttering devices, string of lights, projecting signs or ground signs, and shall also include an announcement, declaration, demonstration, display, illustration or insignia used to advertise or promote the interests of any person or business when the same is placed in view of the general public.

For the purpose of determining number of signs, a sign shall be considered to be a single display surface or display device containing elements organized, related and composed to form a unit. Where matter is displayed in a random manner without organized relationship or elements, or where there is reasonable doubt about the relationship of elements, each element shall be considered to be a single sign.

**ADVERTISING SIGN** - A sign whose major purpose is for directing attention to a business commodity, service, or entertainment conducted, sold or offered elsewhere than upon the same lot, such as billboards.

**ATTACHED SIGN** - A sign attached, painted or otherwise mounted parallel to the surface of that portion of the building or structure to which it is affixed.

**BUSINESS SIGN** - A sign directing attention to a business or profession conducted on the same lot or, as incidental to a business, to products sold upon the same lot.

**DIRECTIONAL SIGN** - A sign which directs people to: a community; an event of public interest, public uses and buildings; uses and buildings of service and charitable organizations; and uses and buildings of a commercial nature provided that no advertising matter other than identifying name or symbol shall be contained on signs of this type.

**FREESTANDING SIGN** - A sign supported by uprights or braces placed upon or in the ground and not attached to a building.

**PERMANENT SIGN** - A sign permanently attached or applied to a building or structure or permanently anchored into the ground and which cannot easily be moved. Permanent signs may have either permanent or replaceable lettering.

**PORTABLE SIGN** - A temporary sign, of any material, with or without changeable type lettering, illuminated or non-illuminated, mounted or transported on a vehicle, trailer or similar structure, with or without wheels, and not permanently attached to the ground, often referred to as a "mobile sign."

**PROJECTING SIGN** - A sign which is attached to a building or other structure and which extends beyond the line of a building or structure or beyond the surface of that portion of the building or structure to which it is attached.

**SIDEWALK SIGN** - Any "A" frame, inverted "V" shaped or similar structure resting on the ground with no permanent attachment and used for display as a temporary commercial business sign.

**TEMPORARY SIGN** - A sign which is anchored to the ground or attached to a building or structure with weights, cables, pins, braces, or stakes and which can be easily moved. Temporary signs are displayed for a limited period of time.

**SOIL SURVEY:** A scientific survey of soil conditions and characteristics, prepared by an engineer or soil scientist and approved or certified by the Soil Conservation Service in the County.

**START OF CONSTRUCTION:** For flood plain management and flood insurance purposes only, the "Start of Construction" means either (1) the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or (2) the placement of a manufactured home on a foundation. Permanent construction as used in this definition does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

**STORY:** That part of any building, exclusive of cellars but inclusive of basements, comprised between the level of one finished floor and the level of the next higher finished floor, or, if there be no higher finished floor, then that part of the building comprised between the level of the highest finished floor and the top of the roof beams.

**STREET:** Any street, avenue, boulevard, road, highway, freeway, parkway, lane, alley, viaduct, and any other ways used or intended for use by vehicular traffic or pedestrians whether public or private. The word "street" includes the entire right-of-way and is not limited to the cartway area.

**STREET LINE OR STREET RIGHT-OF-WAY LINE:** The dividing line between a lot and a street.

**STRUCTURE:** Any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land (see UNENCLOSED STRUCTURE).

**STRUCTURE ALTERATION:** Any change in the supporting members of a building, such as beams, columns, or girders.

**SUBDIVISION:** The division or redivision of a lot, tract or parcel of land by any means into two (2) or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building or lot development: provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten (10) acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

**SUBSTANTIAL DAMAGE:** Damage from any cause sustained by a structure where the cost of restoring the structure to its before-damaged condition would equal or exceed fifty (50) percent of the market value of the structure before the damage occurred.

**SUBSTANTIAL IMPROVEMENT:** Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however include either:

1. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code or zoning enforcement official and which are the minimum necessary to assure safe living conditions; or
2. Any alteration of an historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

**SUPERVISORS:** The East Manchester Township Board of Supervisors.

**SWIMMING POOL:** Any structure intended for swimming, recreation bathing, or wading that contains water over 24 inches deep. This includes, but is not limited to, in-ground, above-ground and on-ground pools; hot tubs; spas; and fixed-in-place wading pools.

**COMMERCIAL POOL –** Any pool, whether for profit or private membership not classified as a residential pool is considered a commercial pool.

**RESIDENTIAL POOL –** Any pool for use by not more than two families situated on the premises of a detached one- or two-family dwelling or a one-family townhouse not more than three stories in height.

**TENT:** A collapsible shelter of canvas or other material.

**TOURIST HOME:** A dwelling in which overnight accommodations are provided or offered for transient guests for compensation.

**TOWNSHIP:** The Township of East Manchester, York County, Commonwealth of Pennsylvania.

**TRAILER CAMP:** Any lot, parcel, or tract of land upon which two or more tents, camping trailers, travel trailers, pick-up coaches, motor homes or any combination thereof are located or parked for occupancy. Such camp shall not rent or sell tents or trailers or permit the parking or storage of occupied or unoccupied mobile homes, nor shall it include any eating facilities other than an enclosed snack or lunch counter. This definition does not include camps of the types that are commonly known as "Summer Camps", or State and Federally operated facilities.

**TRAVEL TRAILER:** A vehicular, portable structure built on a chassis, designed as a temporary dwelling for travel, recreation and vacation, having body width not exceeding 8 feet and body length not exceeding 32 feet.

**UNENCLOSED STRUCTURE:** A structure which is open to the air on at least one full side, which shall be interpreted to mean that there is at all times unobstructed airflow along the full length. Screens shall be permitted, but no all-weather covering shall be permitted including, but not limited to, walls, windows, glass enclosures or sliding doors, or any other material which would prevent or restrict the free flow of air along that length.

**VARIANCE:** The permission, granted by the Zoning Hearing Board, following a public hearing that has been properly advertised, for a particular modification to some regulation or provision of the zoning provisions of this Ordinance which, if strictly adhered to, would result in an unnecessary hardship, and where the permission granted would not be contrary to the public interest and would maintain the spirit and intent of the Ordinance.

**WAREHOUSE:** A building or group of buildings primarily used for the storage, transfer and distribution of products and materials, but not including mini-storage facilities.

**WHOLESALE:** Any sale of goods or products which is not retail.

**WIND ENERGY CONVERSION SYSTEM:** A device which converts wind energy to electrical or mechanical energy.

**WIND ROTOR:** The blades and hub that are used to capture wind for purposes of energy conversion. The wind rotor is usually located on a tower and along with other generating and electrical storage equipment, forms the Wind Energy Conversion System.

**YARD:** The portions of a lot not occupied by a dwelling.

Front Yard: The open unoccupied space on the same lot with the dwelling extending the full width of the dwelling projected to the sidelines of the lot. The depth of the front yard shall be measured between the front line of the dwelling and the street line. For purposes of defining a front yard, porches, uncovered stairs and landings to the main floor shall be considered as part of the dwelling.

Rear Yard: The open unoccupied space on the same lot with the dwelling extending the full width of the dwelling projected to the sidelines of the lot. The depth of the rear yard shall be measured between the rear line of the dwelling and the rear lot line. This definition shall not include attached unenclosed structures as defined in this Ordinance.

Side Yard: The open unoccupied space on the same lot with the dwelling, situated between the dwelling and the side lot line, and extending from the front yard to the rear yard. Any lot line not a front lot line or a rear lot line shall be deemed a side lot line.

**ARTICLE XI**  
**LEGAL STATUS PROVISIONS**

**Section 1101 - Interpretation**

In their interpretation and application, the provisions of this Ordinance shall be held to be the minimum requirements adopted for the promotion of the public health, safety, comfort, convenience, and general welfare. Except where specifically provided to the contrary, it is not intended by this Ordinance to repeal, abrogate, annul or in any way to impair or interfere with any rules, regulations or permits previously adopted or issued or which shall be adopted or issued pursuant to law relating to the use of buildings, structures, shelter or premises; nor is it intended by this Ordinance, to interfere with or abrogate or annul any easements, covenants, or other agreements between parties; provided, however, that where this Ordinance imposes a greater restriction upon the use of a building or premises, or requires larger open spaces than are imposed or required by any other statute, ordinance, rule, regulation or permit, or by any easement, or agreement, the provisions of this Ordinance shall control.

**Section 1102 - Separability**

If any Article, Section, or provision of this Ordinance or the location of any District boundary shown on the Zoning Map that forms a part hereof should be decided by the courts to be unconstitutional or invalid, such decision shall not affect the validity of this Ordinance or Zoning Map as a whole or any part thereof other than the part so decided to be unconstitutional or invalid.

**Section 1103 - Repealer**

The Zoning Ordinance in existence at the time of the passage of this Ordinance, adopted December 13, 1992, and entitled the "East Manchester Township Zoning Ordinance", and all supplements and amendments thereto, are hereby repealed: PROVIDED, HOWEVER, if the present Ordinance is held to be ineffective or invalid by reason of some irregularity in or impediment to its passage, this repealer shall also be ineffective. In that event, the Zoning Ordinance of December 13, 1992, together with its supplements and amendments, shall necessarily remain in full force and effect.

**Section 1104 - Effective Date and Enactment**

This Ordinance shall become effective on the 2<sup>nd</sup> day of October, 2006.

ORDAINED AND ENACTED the 27<sup>th</sup> day of September, 2006.

Attest:

Board of Supervisors

/s/Steven H. Gross, Jr.

/s/Barry E. Rudisill

/s/Terry R. Gingerich  
Manager

/s/David L. Naylor

**CHART A  
PERMITTED PERMANENT SIGNS**

Sign Type	Maximum Number Permitted	Maximum Area Permitted	Minimum Setback from Right of Way	Maximum Height Attached	Maximum Height Freestand	Maximum Projection from Bldg. (Att. Sign)	Zones Permitted
<b>P-1:</b> All signs & signals owned & operated by the Township	No limit	No limit	No limit	No limit	No limit	No limit	All
<b>P-2:</b> Identification and information for public & semi-public facilities such as schools, houses of worship, public utilities, clubs, hospitals, libraries, historical, etc.	1 freestanding and 1 attached	30 sq. ft. per lot (total)	10 ft.	Height of building	10 ft.	12 in.	Where use is permitted
<b>P-3:</b> Nameplates identifying owner or resident of private property (excluding mailbox)	1 per dwelling unit	2 sq. ft. per sign	5 ft.	Height of building	6 ft.	12 in.	All
<b>P-4:</b> Nameplates identifying owner of home occupation	1 per dwelling unit	2 sq. ft. per sign	5 ft.	Height of building	6 ft.	12 in.	Where use is permitted
<b>P-5:</b> Names for Agricultural Operation	1 per dwelling unit	20 sq. ft. per sign	5 ft.	Height of building	15 ft.	12 in.	A, C, R-1, R-2
<b>P-6:</b> Signs indicating the private nature of a road, driveway, or other premises and signs controlling the use of private property, such as prohibition of hunting, fishing, or trespassing	No limit	2 sq. ft. per sign	5 ft.	No limit	6 ft.	12 in.	All
<b>P-7:</b> On-site directional signs	2 per street frontage used as access	4 sq. ft. per sign	2 ft.	Height of building	6 ft.	12 in.	All
<b>P-8:</b> Off-site directional signs	1 per lot	4 sq. ft. per sign	2 ft.	Height of building	3 ft.	12 in.	All, with the permission of landowner on which sign is placed. <b>Not on traffic or utility poles.</b>



Sign Type	Maximum Number Permitted	Maximum Area Permitted	Minimum Setback from Right of Way	Maximum Height Attached	Maximum Height Freestand	Maximum Projection from Bldg. (Att. Sign)	Zones Permitted
<b>P-11B:</b> Attached business sign for complex	1 per street frontage of attached principal structure	½ sq. ft. per lineal ft. of wall onto which sign is to be affixed, not to exceed 300 sq. ft.	NA	Height of building	NA	12 in.	C, I
<b>P-11C:</b> Attached business sign for individual stores or businesses within a complex.	1 per outside wall	4 sq. ft. per 1 lineal ft. of wall frontage, not to exceed 100 sq. ft.	NA	Height of building	NA	12 in.	C, I
<b>P-11D:</b> Freestanding business sign for individual stores or businesses within an industrial park.	1 per street frontage	4 sq. ft. per 1 lineal ft. of lot frontage, not to exceed 100 sq. ft.	10 ft.	NA	25 ft.	NA	I
<b>P-12:</b> Advertising Sign. (See Section 604 for additional regulations.)	1 per lot	75 sq. ft. (commercial use) 150 sq. ft. (industrial use)	25 ft.	Height of building	35 ft.	12 in.	C, I

**CHART B  
PERMITTED TEMPORARY SIGNS**

Sign Type	Maximum Number Permitted	Maximum Area Permitted	Minimum Setback from Right of Way	Maximum Height Attached	Maximum Height Freestand	Maximum Projection from Bldg. (Att. Sign)	Zones Permitted
<b>T-1: Signs identifying architects, engineers, contractors, or others engaged in construction work on the premises where their work is proceeding. <u>SIGN TO BE REMOVED WITHIN 15 DAYS OF COMPLETION OF WORK OR OCCUPANCY OF THE BUILDING WHICHEVER COMES FIRST.</u></b>	1 per each separate firm involved in work on the site	12 sq. ft. per sign	10 ft.	Height of building	10 ft.	12 in.	All
<b>T-2: Real estate signs on individual properties that are for sale, rent or lease, or which have been sold, rented or leased. <u>SIGNS TO BE REMOVED WITHIN 15 DAYS OF SALE, RENT OR LEASE AGREEMENT.</u></b>	1 per street frontage of the lot	6 sq. ft. per sign	10 ft. or building face	Height of building	10 ft.	12 in.	All
<b>T-3: Signs announcing proposed housing developments, apartment complexes, or commercial, industrial or other non-residential development. <u>SIGNS TO BE REMOVED UPON 75% COMPLETION OF DEVELOPMENT OR WITHIN TWO YEARS OF ERECTION OF THE SIGN WHICHEVER OCCURS FIRST.</u></b>	1 per street frontage	32 sq. ft. per sign	25 ft. or building face	Height of building	10 ft.	12 in.	Where use is permitted and development approved.

Sign Type	Maximum Number Permitted	Maximum Area Permitted	Minimum Setback from Right of Way	Maximum Height Attached	Maximum Height Freestand	Maximum Projection from Bldg. (Att. Sign)	Zones Permitted
<b>T-4:</b> Signs advertising the TEMPORARY sale of agricultural and horticultural products raised on property from which it is being sold. <u>TO BE DISPLAYED ONLY WHEN PRODUCTS ARE ON SALE, NOT TO EXCEED 15 DAYS AFTER CESSATION OF SALES OPERATIONS.</u>	1 per lot	12 sq. ft. per sign	10 ft. or building face	Height of building	6 ft.	12 in.	All
<b>T-5:</b> Temporary Directional Signs <u>NOT TO EXCEED ONE WEEK OF PLACEMENT.</u>	No limit	2 sq. ft. per sign	3 ft.	Height of building	3 ft.	12 in.	All, with permission of landowner on which sign is placed. <b>Not on traffic utility poles.</b>
<b>T-6:</b> Signs announcing grand openings, new ownership, change of use, etc., on the site of the permitted use. <u>SIGNS SHALL BE REMOVED AFTER 7 DAYS.</u>	1 per lot (attached or freestanding)	20 sq. ft. per sign	30 ft. or building face	Height of building	10 ft.	12 in.	Where use is permitted
<b>T-7:</b> Temporary signs announcing a special civic event not normally associated with a location or a location's use. (Does not include yard/garage sales or special business promotion sales)							
<b>T-7A:</b> On the site of the event. <u>NOT TO EXCEED 30 DAYS AND SIGN SHALL BE REMOVED WITHIN 15 DAYS FOLLOWING THE CONCLUSION OF THE EVENT.</u>	1 per frontage	20 sq. ft. per sign	10 ft. or building face	Height of building	10 ft.	12 in.	All

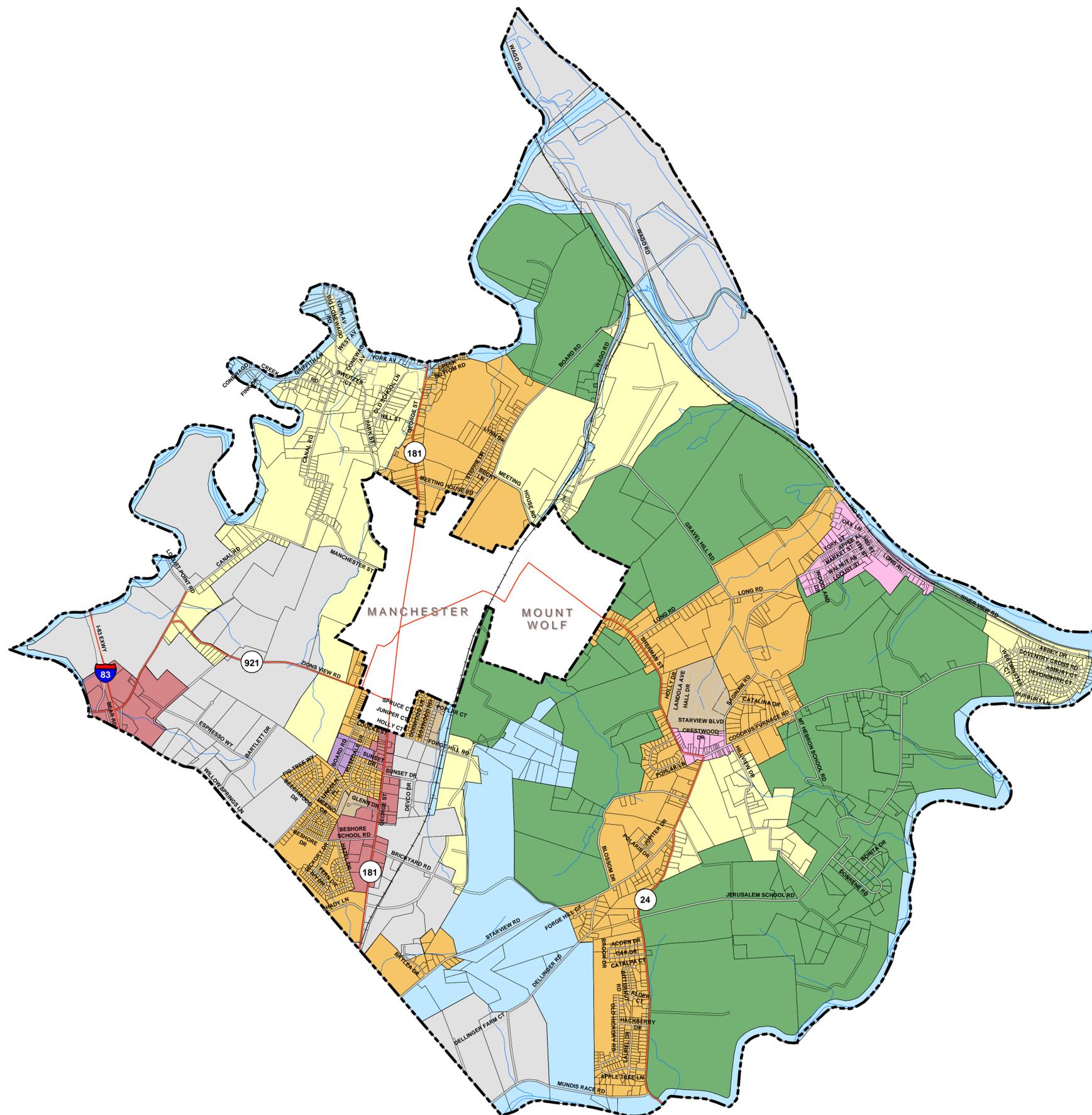
Sign Type	Maximum Number Permitted	Maximum Area Permitted	Minimum Setback from Right of Way	Maximum Height Attached	Maximum Height Freestand	Maximum Projection from Bldg. (Att. Sign)	Zones Permitted
<b>T-7 B:</b> On a location away from the site of the event. <u>NOT TO EXCEED 90 DAYS PLACEMENT AND MUST BE REMOVED IMMEDIATELY FOLLOWING THE EVENT.</u>	No limit	6 sq. ft. per sign	10 ft. or building face	Height of building	10 ft.	12 in.	All, with the permission of landowner on which sign is placed. <b>Not on traffic or utility poles.</b>
<b>T-8:</b> Signs for a political election. <u>SIGNS SHALL BE REMOVED BY THE POLITICAL PARTY OR CANDIDATE WITHIN 15 DAYS FOLLOWING THE PRIMARY OR GENERAL ELECTIN TO WHICH THEY REFER.</u>	No limit	16 sq. ft. per sign	10 ft. or building face	Height of building	10 ft.	12 in.	All, with the permission of landowner on which sign is placed. <b>Not on traffic or utility poles.</b>
<b>T-9:</b> Sidewalk sign for a commercial business. <u>SHALL BE DISPLAYED ONLY DURING NORMAL BUSINESS HOURS.</u>	1 per frontage	6 sq. ft. per sign	See Section 601.B.2(d)	NA	4 ft.	NA	C

## EAST MANCHESTER TOWNSHIP USE TABLE

P=Permitted Use  
SE=Special Exception Use

Use	Section	CO	A	R1	R2	R3	AO	V	C	I
Agricultural operations		SE	P	P	P					
Livestock auction			P							
Kennel or stable			P	SE						
Farm equipment sales and service			SE							
Lawn and Garden equipment sales/service			SE							
Equipment Sales and Service									P	
Automotive Services	418							SE	P	SE
Dwelling, Single Family		P	P	P	P	P	P	P		
Dwelling, duplex				P	P	P	P	P		
Dwelling, conversion to multi-family	413			SE	SE		P	P		
Dwelling, multiple/multi family	414					P	P	P		
Condominiums	414					P				
Mobile Home Park	409				SE					
Group Home	436	P	SE	P	P	P	P	P		
Bed and Breakfast Inn	416		SE		SE		P	P		
Boarding or lodging house					P		P	P		
Hotels, motels, tourist homes							SE		P	
Membership ... Clubs, Camps, Resorts	406	SE	SE	SE	SE	SE	SE			
Trailer Camps	410		SE	SE						
Commercial Pools	427		SE	SE	SE		SE			
Commercial recreation facilities									P	
Adult Entertainment Facilities										SE
Drive-in type establishments									P	
Auction house (household)	415		SE	SE						
Automobile or truck auction									P	
No-Impact Home-Based Business	431	P	P	P	P	P	P	P		
Home Occupation	417	SE	SE	SE	SE	SE	SE	P		
Day Care Center							P	SE	P	SE
Public Utility facilities		SE	P	P						
Public Building and uses		SE	P	P	P		P	P	P	P
Railroad, public utility structures and R/W										P
Wind Energy Conversion Systems	419		SE	SE	SE					
Airports and landing strips	412		SE							
Communication Tower	434	SE	SE				SE		P	SE
Places of Worship	402		SE	SE	SE	SE		P	P	
Cemeteries	403		SE	SE	SE					
Educational Institutions	404		SE	SE	SE	SE	SE	SE		
Health and Welfare institutions	405		SE	SE	SE		SE	SE		
Office Buildings										SE
Medical and Dental offices							P	P		
Retail business								P	P	
Retail business for product produced on site										P
Medical retail and accessory use							P	P		
Mortuary and funeral homes									P	
Business services								P	P	
Personal services								P	P	
Professional services							P	P		
Repair services								P	P	
Service establishments									P	
Restaurant, Food prep or sales facility	431								P	
Shopping Center									P	
Mini-Storage facility	435								P	P
Wholesaling and storage									P	P
Junk Yards			SE							
Resources Removal	411		SE	SE						P
Manufacturing use										P
Product processing								SE	P	
Newspaper and printing establishments									P	P
Bus and truck terminals									P	P
Research and development										P

**THIS TABLE IS PROVIDED AS A REFERENCE TO THE ZONING ORDINANCE. TO THE EXTENT A CONFLICT EXISTS BETWEEN THIS TABLE AND THE TEXT OF THE ZONING OR OTHER ORDINANCE, THE TEXT OF THE ZONING OR OTHER ORDINANCE SHALL PREVAIL.**



**Legend**

- (A)-AGRICULTURAL
- (AO)-APARTMENT/OFFICE
- (C)-COMMERCIAL
- (CO)-CONSERVATION
- (I)-INDUSTRIAL
- (R-1)-LOW DENSITY
- (R-2)-MEDIUM DENSITY
- (R-3)HIGH DENSITY
- (V)-VILLAGE



# EAST MANCHESTER TOWNSHIP

## York County, Pennsylvania

### ZONING MAP



BASE MAP SOURCE: YORK COUNTY PLANNING COMMISSION