

**TOWNSHIP OF MANHEIM
LANCASTER COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2022-05

**AN ORDINANCE OF THE TOWNSHIP OF MANHEIM, LANCASTER COUNTY,
PENNSYLVANIA, TO AMEND THE ZONING ORDINANCE OF MANHEIM TOWNSHIP
2014, AS AMENDED, TO REVISE THE DEFINITION OF CONFERENCE/EVENT
CENTER; TO PERMIT CONFERENCE/EVENT CENTERS IN THE D-R RETROFIT
OVERLAY AREA; AND TO ESTABLISH MINIMUM OFF-STREET PARKING
REQUIREMENTS FOR CONFERENCE/EVENT CENTERS**

WHEREAS, Manheim Township has conducted a public hearing to consider an amendment to the Zoning Ordinance of Manheim Township 2014, as amended (the "Zoning Ordinance"); and

WHEREAS, prior to the public hearing, the proposed amendment was provided to the Manheim Township Planning Commission and to the Lancaster County Planning Department for comments as provided by law; and

WHEREAS, after a public hearing and after consideration of all information, comments and questions, members of the Board of Commissioners of Manheim Township have deemed it beneficial to the residents of Manheim Township and to the promotion of the health, safety, morals, convenience, order, and welfare of present and future inhabitants of Manheim Township to amend the Zoning Ordinance as hereinafter set forth.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Board of Commissioners of Manheim Township as follows:

SECTION 1: The Zoning Ordinance of Manheim Township 2014, as amended, specifically Article V (Entitled "Terminology"), Section 503 (Entitled "Definitions") is hereby amended to revise the definition of Conference/Event Center as follows:

SECTION 503. DEFINITIONS

CONFERENCE/EVENT CENTER - A property and/or facility which is utilized to host a variety of business, educational, cultural, and social events, including but not limited to conferences, exhibitions, meetings, seminars, training, cultural events, parties, receptions, and galas. Such use may include the provision, sale and/or consumption of food and/or alcoholic beverages incidental to the above-referenced uses but not as a separate principal use. Additionally, a Conference/Event Center may include any one or more of the following as a separate, but secondary use of the property and/or facility: a public restaurant, a cafe, a house of worship, and/or a commercial recreation facility.

SECTION 2: The Zoning Ordinance of Manheim Township 2014, as amended, specifically Article XXIV (Entitled "T-Zone Overlay Areas"), Section 2408 (Entitled "D-R Retrofit Overlay Area") is hereby amended to permit Conference/Event Centers in the D-R Retrofit Overlay Area as follows:

SECTION 2408. D-R RETROFIT OVERLAY AREA

1. Permitted uses:

Q. Conference/event centers. (Such uses shall comply with the requirements of Section 2530.4.8).

The remaining subsections of Section 2408.1 shall be renumbered to reflect the addition of Section 2408.1.Q.

SECTION 3: The Zoning Ordinance of Manheim Township 2014, as amended, specifically Article XX (Entitled "Off-Street Parking and Loading"), Section 2002 (Entitled "Minimum Off-Street Parking Requirements") is hereby amended to establish off-street parking requirements for Conference/Event Centers as follows:

SECTION 2002. MINIMUM OFF-STREET PARKING REQUIREMENTS

17. Commercial recreation facilities and conference/event centers: one (1) per three hundred (300) square feet of gross floor area.

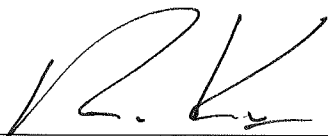
SECTION 4: All other provisions of the Zoning Ordinance of Manheim Township 2014, as amended, not amended, or changed shall remain in full force and effect.

SECTION 5: In the event any provision, section, sentence, clause or part of this Ordinance shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses or parts of this Ordinance, it being the intent of the Board of Commissioners that the remainder of the Ordinance shall be and shall remain in full force and effect.

SECTION 6: This Ordinance shall take effect and be in force from and after its enactment as provided by law.


DULY ORDAINED AND ENACTED this 25th day of April 2022, by the Board of Commissioners of Manheim Township, Lancaster County, Pennsylvania, in lawful session duly assembled.

ATTEST:



(Assistant) Secretary

TOWNSHIP OF MANHEIM
Lancaster County, Pennsylvania

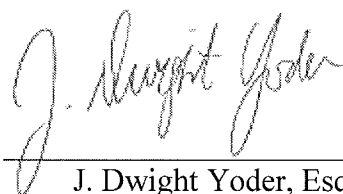
BY: 

(Vice) President
Board of Commissioners

VERIFICATION STATEMENT

I hereby verify that the enclosed document is a true and correct copy of the ordinance that the Manheim Township Board of Commissioners will consider during a public hearing on Monday, April 11, 2022, and if appropriate, take action to enact following the public hearing or at a later scheduled meeting.

Date: 3/7/2022



J. Dwight Yoder, Esquire
Solicitor for Manheim Township
Board of Commissioners