

ORDINANCE 2020-03

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF MANHEIM TOWNSHIP 2014, AS AMENDED, BY AMENDING ARTICLE 5, SECTION 503 DEFINITIONS, BY THE ADDITION OF THE DEFINITION OF COUNTRY CLUB; BY AMENDING THE SECTIONS AND PROVISIONS RELATED TO THE R-1, R-2, I-1 AND I-3 ZONING DISTRICTS TO ALLOW FOR COUNTRY CLUB AS A SPECIAL EXCEPTION USE; AND TO ESTABLISH CERTAIN CRITERIA FOR THE COUNTRY CLUB USE.

BACKGROUND: The Board of Commissioners of Manheim Township has determined that the Zoning Ordinance of Manheim Township 2014, as amended, should be further amended to address the use of Country Clubs within certain zoning districts within the Township and to provide a definition of such use and criteria for such use. The Board of Commissioners has further determined that such amendment will be in conformity with the Zoning Ordinance and the Township Comprehensive Plan.

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

SECTION 1. Section 503. DEFINITIONS is hereby amended to add the following:

COUNTRY CLUB - A privately-owned club, often with a membership quota and admittance by invitation or sponsorship, that generally offers both a variety of recreational sports and facilities for dining and entertaining. Typical athletic offerings are golf, tennis, and swimming. A country club is most commonly distinguished from a community club by having substantial grounds for outdoor activities and a major focus on golf.

SECTION 2. The table entitled "Uses Within Residential Districts" is hereby amended to add "AND COUNTRY CLUBS." after GOLF COURSES as a Special Exception Use in the R-1 and R-2 Residential Zoning Districts.

SECTION 3. Section 703.5. is hereby amended to add "AND COUNTRY CLUBS." to the list of Special Exception Uses in the R-1 Residential District.

SECTION 4. Section 706.2.D is amended to add "AND COUNTRY CLUBS" after GOLF COURSES and also to add as subparagraph (1) the following to the bulk requirements which must be met for a Golf Course and Country Club Use:

(1) Sewer and water. Both public sewer and public water service are required for Country Clubs.

Section 706.2.D is further amended to renumber subparagraphs (1) to (6) as (2) to (7).

SECTION 5. Section 803.4 is amended to add "AND COUNTRY CLUBS" to the list of Special Exception Uses in the R-2 Residential District.

SECTION 6. Section 806.2.C is amended to add "AND COUNTRY CLUBS" after GOLF COURSES and subparagraph (1) is amended to add the following to the Area and Bulk Regulations for Principal Buildings and Uses Permitted by Special Exception in the R-2 Residential District:

(1) Sewer and water. Both public sewer and public water service are required for Country Clubs.

Section 806.2.C is further amended to renumber subparagraphs (1) to (6) as (2) to (7).

SECTION 7. The table entitled "Uses Within Industrial Districts" is hereby amended to add "AND COUNTRY CLUBS" after GOLF COURSES as a use permitted by Special Exception in the I-1 and I-3 Industrial Zoning Districts.

SECTION 8. Section 1503.2 is amended to add "AND COUNTRY CLUBS." to the list of Special Exception Uses in the I-1 Industrial District.

SECTION 9. Section 1505.2.B is amended to add "AND COUNTRY CLUBS" after GOLF COURSES and subparagraph (1) is amended to add the following to the Area and Bulk Regulations for Principal Buildings and Uses Permitted by Special Exception in the I-1 Industrial District:

(1) Sewer and water. Both public sewer and public water service are required for Country Clubs.

Section 1505.2.B is further amended to renumber subparagraphs (1) to (6) as (2) to (7).

SECTION 10. Section 1703.2 is amended to add "AND COUNTRY CLUBS" after GOLF COURSES to the list of Special Exception Uses in the I-3 Industrial District.

SECTION 11. Section 1705.B is amended to add "AND COUNTRY CLUBS" after GOLF COURSES and subparagraph (1) is amended to add the following to the Area and Bulk Regulations for Principal Buildings and Uses Permitted by Special Exception in the I-3 Industrial District:

(1) Sewer and water. Both public sewer and public water service are required for Country Clubs.

Section 1705.B is further amended to renumber subparagraphs (1) to (6) as (2) to (7).

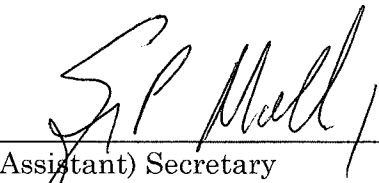
SECTION 12. Section 2002.19, Minimum Off-Street Parking Requirements, is amended to add "AND COUNTRY CLUBS" after COMMUNITY/FACILITY/COMMUNITY CLUB.

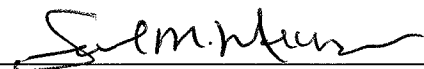
SECTION 13. All other sections, parts and provisions of the Zoning Ordinance shall remain in full force and effect as previously enacted and amended.

SECTION 14. 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 effect 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 remain in full force and effect.

SECTION 15. This Ordinance shall become effective upon enactment.

DULY ENACTED AND ORDAINED by the Board of Commissioners of the Township of Manheim on this 13 day of January, 2020.

Attest: 
(Assistant) Secretary

By: 
~~(Vice)~~ President,
Board of Commissioners

(SEAL)