MANCHESTER TOWNSHIP
YORK COUNTY, PENNSYLVANIA

ORDINANCE NO. 2026-08

AN ORDINANCE OF MANCHESTER TOWNSHIP, YORK COUNTY, PENNSYLVANIA, AMENDING CHAPTER 27 [ZONING] OF THE CODE OF THE TOWNSHIP OF MANCHESTER, AS AMENDED, TO PROVIDE FOR A MIXED-USE CONVERSION USE AND REQUIRED PARKING FOR SUCH USE.

IT IS HEREBY ENACTED AND ORDAINED by the Board of Supervisors of the Township of Manchester (the ***"Township"***), York County, Pennsylvania, that the Code of the Township of Manchester (the ***"Code"***), Chapter 27 [Zoning], as amended (the ***"Zoning Ordinance"***), is hereby amended as follows:

SECTION 1:

The Township Zoning Ordinance shall be amended as follows (new text is underlined):

A. Section 27-105 [Definitions] shall be amended to add a definition for "Mixed-Use Conversion" and inserted alphabetically among the existing definitions as follows:

Mixed-Use Conversion – A unified development involving the conversion or adaptive reuse of an existing building, which may consist of one or more principal buildings on a single lot or tract, or on contiguous lots or tracts, where the existing building exterior, building footprint(s) and similar dimensional characteristics are not altered (except for maintenance or replacement) and are permitted to remain despite any lack of compliance with then current dimensional regulations, with the new use providing multi-family residential dwelling units in combination with non-residential uses, including retail, restaurant, office, or personal service uses, with said non-residential uses restricted to the first floor and said residential uses restricted to floors above the first floor. Any mixed-use conversion shall be developed pursuant to a single coordinated vehicular and pedestrian access, shared parking where appropriate, and common infrastructure.

B. Section 27-803 [Use and Lot Area Requirements] shall be amended to include Mixed-Use Conversion as a permitted use in the Township's C-Commercial District:

PROPOSED

		Front Yard	Rear Yard	Side Yard	Public Water and Public Sewer		Public Sewer / No Public Water		No Public Water or Public Sewer	
					Minimum		Minimum		Minimum	
Use #	C-Commercial	Minimum			Lot size	Street Frontage	Lot size	Street Frontage	Lot size	Street Frontage
19	Mixed-Use Conversion	See §27-804 and §27-805 (relating to existing building protections)			20,000 sq. ft.	100 ft.	30,000 sq. ft.	125 ft.	1 acre	150 ft.

C. Section 27-1502 [Facilities Required] shall be amended to provide a new subsection (1.H) concerning parking requirements and regulations for Mixed-Use Conversion as follows:

H. Notwithstanding the parking requirements and regulations otherwise set forth in this section. Mixed-Use Conversion developments shall comply with the following:

(1) Multifamily Dwelling Units

Multifamily dwelling units within a Mixed-Use Conversion shall require a minimum of two (2) off-street parking spaces per dwelling unit.

(2) Non-residential Uses

Parking for non-residential uses within a Mixed-Use Conversion, including but not limited to retail stores, restaurants, cafés, offices, and personal service uses, shall be provided in accordance with the applicable parking requirements of this section: provided, however, that such parking may be shared with residential parking as set forth below.

(3) Shared Parking: Reduction

Off-street parking facilities within a Mixed-Use Conversion may be utilized jointly between residential and non-residential uses. Notwithstanding any other provision of this Chapter, the total number of required off-street parking spaces for a Mixed-Use Conversion may be reduced by up to twenty-five percent (25%) from the aggregate parking requirement otherwise applicable pursuant to subsections (1) and (2) above, provided that not less than seventy-five percent (75%) of the total required parking spaces are provided

PROPOSED

(4) Nothing herein shall prohibit the application of §27-1509 (Combined Spaces) or §27-1508 (Joint Facilities), which may be used in conjunction with this section.

SECTION 2. Severability.

If any section, subsection, sentence, clause, phrase, provision, or portion of this Ordinance is found to be invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision. Such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 3. Effective Date.

This Ordinance shall become effective as soon as permissible by law after its enactment by the Board of Supervisors of the Township of Manchester, County of York, Commonwealth of Pennsylvania.

DULY ENACTED AND ORDAINED INTO LAW as Ordinance No. 2026-08 this ____ day of _____, 2026.

ATTEST:

_____
Secretary

MANCHESTER TOWNSHIP:
BOARD OF SUPERVISORS

_____
Rodney K. Brandstedter, Chair

_____
Craig M. Miller, Vice-Chair

_____
Debra K. McCune, Supervisor

_____
Harry Long, Jr., Supervisor

_____
David J. Chiaverini, Supervisor

PROPOSED