

Township of Manheim

Uses Within Industrial Districts

See also applicable T-Zone Overlay Districts for additional use regulations.

KEY:

X = Right

SE = Special exception

C = Conditional

	I-1	I-2	I-3
Agricultural, horticulture, hydroponic uses and necessary buildings	X	X	X
Airports			X
Banks and financial institutions	X		
Building materials sales and storage	SE	SE	SE
Commercial recreation facilities	X	X	X
Community clubs			SE
Day-care centers	SE	SE	
Day-care centers as an accessory use			SE
Distribution facilities			X
Educational institutions	X	X	X
Forestry	X	X	X
Golf courses	SE		SE
Golf driving ranges	SE		SE
Hospice care facility	SE		
Industrial activities involving processing, production, repair, or testing and conversion, assembly, and nontoxic chemical operations	X	X	X
Junkyard		SE	
Retail sale of lawn and garden care products; outdoor sale of nursery stock	SE	SE	SE
Laboratories for research and development	X	X	X
Municipal Uses	X	X	X
Offices, professional	X	X	X
Offices, medical or dental	X	X	X
Public parks and recreational areas	X	X	X
Public utility installations	X	X	X
Regional Stormwater Facility	X	X	X

	I-1	I-2	I-3
Restaurants	SE	SE	SE
Retail sales, excluding supermarkets, motor vehicle service stations or garages, motor vehicle sales buildings, body art establishments, and adult establishments	X		
Retail sales as an accessory use			X
Retail sale of products produced on the property		X	
Retail sales on airport property			SE
Solid Waste Management Services & Facilities (up to 4 fast-fill CNG dispensers)		X	
Solid Waste Management Services & Facilities (5 or more fast-fill CNG dispensers)		SE	
Telecommunications towers	X	X	X
Theater churches	SE	SE	SE
Trucking terminals		SE	
Warehousing and mini warehousing facilities	X	X	X
Wholesale sales	X	X	

(Amended by Ordinance 2021-04, dated June 28, 2021)