

ARTICLE I
General Provisions

§ 150-1. Title.

This chapter shall be known as the "West Manchester Township Zoning Ordinance."

§ 150-2. Purpose.

- A. The regulations in this chapter have been promulgated with the purpose of promoting, protecting and facilitating:
- (1) Coordinated and practical community development.
 - (2) Proper density of population.
 - (3) Adequate water and sewerage.
 - (4) Adequate schools, parks and other public grounds and buildings.
 - (5) Adequate light and air.
 - (6) Adequate transportation, parking and loading space.
 - (7) The public health, safety and general welfare.
- B. The regulations are also designed to prevent:
- (1) Overcrowding of land.
 - (2) Blight.
 - (3) Danger and congestion in travel and transportation.
 - (4) Injury or loss of health, life or property from fire, flood, subsidence, panic or other dangers.

§ 150-3. Community development objectives.

- A. This chapter is enacted as part of the overall plan for the orderly growth and development of West Manchester Township. As such, this chapter is based upon the following expressed or implied community development objectives:
[Amended 6-28-2001 by Ord. No. 01-03]
- (1) To preserve valuable and productive farmland.
 - (2) To provide for different housing types through specifying several required lot sizes.
 - (3) To prevent nonresidential uses within residential neighborhoods.
 - (4) To allow for future expansion within existing residential neighborhoods.

- (5) To provide for continued use and expansion of existing industries, both light and heavy.
- (6) To allow small-scale retail and other commercial uses along portions of Carlisle Road and West Market Street.
- (7) To permit regional shopping centers and malls around major interchanges with Route 30.
- (8) To encourage continued use of open spaces and recreational facilities and to further allow clustered groupings of townhouses amidst golf courses.
- (9) To allow for the continued use of quarries within the Township.
- (10) To strengthen regulations that protect residential neighborhoods from adjoining commercial and industrial development.
- (11) To minimize traffic congestion by limiting the number and location of driveways and strengthening parking and loading requirements.
- (12) To enhance the appearance of the Township by strengthening landscaping and sign requirements.

B. In revising the Official Zoning Map, the Township Supervisors used the following objectives:

- (1) To acknowledge existing uses.
- (2) To place uses requiring public facilities in areas where these facilities exist or are likely to be provided.
- (3) To locate uses that generate a lot of traffic around major highways and intersections.
- (4) To separate and buffer incompatible uses.
- (5) To allow for reasonable and controlled growth within West Manchester Township.