

TOWNSHIP OF MOUNT JOY
Lancaster County, Pennsylvania

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE TOWNSHIP OF MOUNT JOY, CHAPTER 135, ZONING, AS FOLLOWS: TO DEFINE A PLANNED MIXED-USE DEVELOPMENT, TO PERMIT PLANNED MIXED-USE DEVELOPMENTS BY CONDITIONAL USE IN THE MIXED-USE ZONING DISTRICT, TO INCREASE THE MAXIMUM IMPERVIOUS COVERAGE FOR APARTMENT HOUSES WITHIN PLANNED MIXED-USE DEVELOPMENTS IN THE MIXED USE DISTRICT, TO INCREASE THE MAXIMUM BUILDING HEIGHT FOR PLANNED MIXED-USE DEVELOPMENTS IN THE MIXED USE DISTRICT, TO MODIFY THE SPECIFIC CRITERIA FOR APARTMENT HOUSES AND TOWNHOUSES IN A PLANNED MIXED-USE DEVELOPMENT, TO ESTABLISH SPECIFIC CRITERIA FOR THE CONSTRUCTION OF A PLANNED MIXED-USE DEVELOPMENT, AND TO CLARIFY THAT ANY FUTURE EXTENSION OF BUCKINGHAM BOULEVARD WILL BE CLASSIFIED AS A COLLECTOR STREET.

BE AND IT IS HEREBY ORDAINED AND ENACTED by the Board of Supervisors of Mount Joy Township, Lancaster County, Pennsylvania, as follows:

SECTION 1: Article IV, Section 135-32 is hereby amended to add a definition for a “Planned mixed-use development” as follows:

PLANNED MIXED-USE DEVELOPMENT: A planned center containing a combination of commercial, industrial, and residential uses. The total area of a Planned Mixed-Use Development must be greater than or equal to 40 acres, and all of the land within the Planned Mixed-Use Development must be located within a 2,500 foot radius of the center point of an S.R. 283 interchange.

SECTION 2: ARTICLE XV, Section 135-144 is hereby amended to add subsection “A,” permitting Planned Mixed-Use Developments in the Mixed-Use Zoning District by conditional use:

A. Planned Mixed-Use Development

SECTION 3. Article XV, Section 135-145(F)(2)(b) is hereby amended as indicated by the blackline interlineations below, with underlined text indicating an insertion of language as follows:

F. Maximum lot coverage.

(2) Maximum impervious coverage

(b) The total impervious coverage for residential uses shall not exceed 30%, except within a Planned Mixed-Use Development, where the total impervious coverage for residential uses shall not exceed 50%.

SECTION 4: Article XV, Section 135-146(B) is hereby amended to add Section (B)(4) as set forth below:

(4) Buildings within a planned mixed-use development may have a maximum height of 50 feet.

SECTION 5: Article XXII, Section 135-216(D) is hereby amended as indicated by the blackline interlineations below, with underlined text indicating insertion of language as follows:

D. The minimum lot area for apartment houses shall be 20,000 square feet for apartment houses containing three or fewer dwelling units. For each dwelling unit in excess of three, the minimum lot size shall be increased by 6,000 square feet per dwelling unit, except within a Planned Mixed-Use Development, where the minimum lot size shall be increased by 1,500 square feet per dwelling unit for each additional dwelling unit.

SECTION 6: Article XXII, Section 135-262(A) is hereby amended to modify the requirements for townhouses within the Planned Mixed-Use Development, as indicated by the blackline interlineations below, with underlined text indicating insertion of language as follows:

A. No townhouse building shall contain more than six units, except within a Planned Mixed-Use Development, where up to 8 units per building are permitted.

SECTION 7: Article XXII is hereby amended to add 135-275, establishing specific criteria for a Planned Mixed-Use Development as follows:

135-275 Planned mixed-use developments.

A. Where a planned mixed-use development is proposed the following uses shall be permitted, in addition to all uses already permitted by right, special exception or conditional use in the zoning district where the planned mixed-use development is located. Any uses ordinarily permitted by special exception within the underlying

zoning district will not be required to obtain special exception approval when proposed as part of a planned mixed-use development but will instead be approved by conditional use upon demonstration that the use complies with the specific criteria in Section XXII of the Zoning Ordinance.

- (1) Industrial uses involving warehousing, manufacturing, processing, packaging, production, wholesaling, storage, distribution or repair, not to exceed 250,000 square feet.
 - (2) Outdoor storage of materials and equipment as a principal use, not to exceed 25,000 square feet, subject to the requirements of 13-325(B).
 - (3) Apartment houses in accordance with § 135-216.
 - (4) Townhouses in accordance with § 135-262.
 - (5) More than one principal use on a lot, without demonstrating compliance with § 135-295.
- B. Individual uses may be located in detached and/or attached structures and shall only include those uses that are permitted as of right or by special exception within the district where the mixed-use development is proposed, or pursuant to Section 135-275(A) of this Ordinance.
- C. Retail stores in excess of 10,000 feet located in a planned mixed-use development shall not be required to demonstrate compliance with the standards set forth in 13-256 of the Zoning Ordinance.
- D. All uses within a planned mixed-use development must be connected to and use public water and sewer.
- E. No more than 15% of the gross area of the Development Tract may be comprised of residential uses.
- F. At the time of application for conditional use approval, the applicant shall submit the following:
- (1) A sketch plan conforming to the requirements of the Township's Subdivision and Land Development Ordinance. The plan must include the overall design and improvements associated with the planned mixed-use development.
 - (2) A feasibility report on sewer and water facilities.

- (3) Where required, a traffic impact study conforming to the requirements of the Township Subdivision and Land Development Ordinance

SECTION 8: Article XXIII, Section 135-301(B)(2)(w) is hereby amended as indicated by the blackline interlineations below, with strikethrough text indicating deletions of language as follows:

- (w) Buckingham Boulevard, ~~from Township Line to Old Hershey Road (T-749)~~

SECTION 9: Article XXIII, Section 135-325(D) shall be amended as indicated by the blackline interlineations below, with underlined text indicating insertion of language as follows:

- D. Except for within a Planned Mixed-Use Development, no shipping or receiving shall be permitted within 600 feet of a residential zoning district or existing residential development between the hours of 9:00 p.m. and 8:00 a.m. Within a Planned Mixed-Use Development, there shall be no limitations on shipping or receiving hours provided any residential uses are appropriately buffered by a landscape screen, a fence, or other measure to mitigate associated impacts.

SECTION 10: Article XXV, Section 135-343(A)(2) is hereby amended as indicated by the blackline interlineations below, with underlined text indicating additions of language as follows:

- A. Residential uses.

- (1) Dwelling units: Two parking spaces for each dwelling unit with three bedrooms or fewer, except within a Planned Mixed-Use Development, where 1.25 spaces shall be permitted, and three parking spaces for each dwelling unit with four or more bedrooms.

SECTION 11: Except only as amended, modified and changed herein, the “Code of Ordinances of the Township of Mount Joy,” as subsequently amended, shall remain in all other respects in full force and effect.

SECTION 12: If any section, subsection, provision, regulation, limitation, restriction, sentence, clause, phrase or word in this Ordinance is declared by any reason to be illegal, unconstitutional, or invalid by any court of competent jurisdiction, such decision shall not effect or impair the validity of this Ordinance or the “Code of Ordinances of the Township of Mount Joy,” as subsequently amended, as a whole, or any other section, sub-section, provision, regulation, limitation, restriction, sentence, clause, phrase, word or remaining portion of this Ordinance or the “Code of Ordinances of the Township of Mount Joy,” as subsequently amended.

SECTION 13: In the event any provision added by this Ordinance to the “Code of Ordinances of the Township of Mount Joy,” as subsequently amended, has been numbered, lettered or otherwise designated out of sequence, the same shall be corrected and/or correctly numbered, lettered or designated upon discovery of same.

SECTION 14: This amendment shall take effect and be in force five (5) days after its enactment by the Board of Supervisors of the Township of Mount Joy as provided by law.

DULY ENACTED AND ORDAINED this ____ day of _____, 2025, by the Board of Supervisors of the Township of Mount Joy, Lancaster County, Pennsylvania, in lawful session duly assembled.

TOWNSHIP OF MOUNT JOY
Lancaster County, Pennsylvania

ATTEST: _____
(Assistant) Secretary

By: _____
(Vice) Chairman

(Township Seal)