

**TOWNSHIP OF MOUNT JOY**  
Lancaster County, Pennsylvania

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**ORDINANCE NO. \_\_\_\_\_**

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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 SPECIAL EXCEPTION 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:** The Code of Ordinances of Mount Joy Township, Chapter 135, Zoning, Article IV, Section 135-32 is hereby amended to add a definition for a “Planned Mixed-Use Development” in alphabetical order 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:** The Code of Ordinances of Mount Joy Township, Chapter 135, Zoning, Article XV, Section 135-143 is hereby amended to delete the existing subsection R and add new Subsections R and S which shall provide as follows:

R. Planned mixed-use development in accordance with §135-275.

S. Accessory structures and uses customarily incidental to the above special exception uses.

**SECTION 3.** The Code of Ordinances of Mount Joy Township, Chapter 135, Zoning, 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:** The Code of Ordinances of Mount Joy Township, Chapter 135, Zoning, 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:** The Code of Ordinances of Mount Joy Township, Chapter 135, Zoning, 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 3,000 square feet per dwelling unit for each additional dwelling unit.

**SECTION 6:** The Code of Ordinances of Mount Joy Township, Chapter 135, Zoning, Article XXII, Section 135-262.A is hereby amended to modify the requirements for townhouses within a 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.** The Code of Ordinances of Mount Joy Township, Chapter 135, Zoning, Article XII, Section 135-269.C is hereby amended to modify the setback requirements for vehicular washing facilities within a planned mixed-use development, as indicated by the blackline interlineations below, with underlined text indicating insertion of language as follows:

C. All structures housing washing apparatus shall be setback 100 feet from any street line, except within a planned mixed-use development where a 50 foot setback shall be permitted, 50 feet from any rear property line and 20 feet from any side property line.

**SECTION 8:** The Code of Ordinances of Mount Joy Township, Chapter 135, Zoning, 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 use permitted by special exception within the zoning district where the planned mixed-use development is located will not be required to obtain a separate special exception approval when proposed as part of a planned mixed-use development but will instead be approved as part of the special exception approval for the planned mixed-use development upon demonstration by the applicant that such use complies with the specific criteria in Article XXII of this chapter.

(1) Industrial uses involving warehousing, manufacturing, processing, packaging, production, wholesaling, storage, distribution or repair, not to exceed 250,000 square feet and not to include manufacturing of any of the following: automobiles, aerospace equipment, cement, chemicals, heavy machinery, steel or railway materials.

(2) Apartment houses in accordance with § 135-216.

(3) Townhouses in accordance with § 135-262.

(4) 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 this §135-275.A.

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 §135-256 of this chapter.

- 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. Within a planned mixed-use development, front yard building setbacks along arterial streets shall be reduced to 15 feet and front yard parking setbacks along arterial streets shall be reduced to 5 feet.
- G. At the time of application for special exception approval, the applicant shall submit the following:
  - (1) A sketch plan conforming to the requirements of Chapter 119, Subdivision and Land Development. The plan must include the overall design and improvements associated with the planned mixed-use development and identify the location of each type of proposed use, access points, circulation, and off-street parking areas in sufficient detail to enable the Zoning Hearing Board to determine compliance with this chapter.
  - (2) A feasibility report on sewer and water facilities.
  - (3) A traffic impact study conforming to the requirements of Chapter 119, Subdivision and Land Development.
  - (4) A narrative setting forth the proposed uses within the planned mix-use development; the method for maintaining the shared, integrated facilities such as access, circulation, storm water management facilities, shared parking and retaining walls; proposed improvements to address traffic to be generated by the planned mixed-use development; proposed phasing and buildout of the planned mixed-use development, any proposed future subdivision of the development tract; and the form of ownership of the units to be developed.
- H. The applicant shall provide evidence of how long-term maintenance of infrastructure including, but not limited to, storm water management facilities, access drives and circulation points, and required off-street parking, shall be maintained. The applicant shall use one of the following methods:
  - (1) If all infrastructure other than streets serving a designated fee simple lot is located within the boundaries of that lot, the infrastructure may be

maintained by either the lot owner or, if the lot is part of an association, by the association.

- (2) If all infrastructure other than streets serving an area is separated from all other portions of the planned mixed-use development by streets, the applicant may provide for the maintenance of said infrastructure by an association comprised solely of the land within such designated area, or by a master association of all land within the planned mixed-use development.
- (3) When infrastructure serves two or more lots or units, the infrastructure must be maintained by an association governing all of the land containing the common infrastructure.

I. A special exception for a planned mixed-use development shall be subject to time limits in the Zoning Hearing Board decision, which may be different from the time limits in §135-383.B.

**SECTION 9:** The Code of Ordinances of Mount Joy Township, Chapter 135, Zoning, 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 10:** The Code of Ordinances of Mount Joy Township, Chapter 135, Zoning, Article XIII, Section 135-305(D)(1) is hereby amended to increase the flexibility for earthmoving of steep slopes within a planned mixed use development as indicated by the blackline interlineations below, with underlined text indicating additions of language as follows:

(1) Grading and earthmoving on all steep slopes shall not result in earth cuts or fills whose highest vertical dimensions exceed 20 feet in planned mixed-use development, or 10 feet in all other circumstances, except if one of the following applies:

**SECTION 11:** The Code of Ordinances of Mount Joy Township, Chapter 135, Zoning, Article XXIII, Section 135-326(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 measures to mitigate associated impacts.

**SECTION 12:** The Code of Ordinances of Mount Joy Township, Chapter 135, Zoning, Article XXIV, Section 135-333(C)(8)(g) shall be amended as indicated by the blackline interlineations below, with underlined text indicating insertion of language as follows:

(g) No sign shall be more than 25 feet high above the grade of the existing road cartway, or 25 feet high as measured from the surface grade of the location where the billboard is construction, whichever is greater.

**SECTION 13:** The Code of Ordinances of Mount Joy Township, Chapter 135, Zoning, 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 a minimum of 1.5 spaces per dwelling unit shall be required, and three parking spaces for each dwelling unit with four or more bedrooms.

**SECTION 14:** 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 15:** 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 16:** 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 17:** This amendment shall take effect and be in force 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 \_\_\_\_\_, 2026, 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)