

**TOWNSHIP OF EAST LAMPETER**  
Lancaster County, Pennsylvania

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

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AN ORDINANCE OF THE TOWNSHIP OF EAST LAMPETER, LANCASTER COUNTY, PENNSYLVANIA, TO AMEND THE EAST LAMPETER TOWNSHIP CODE OF ORDINANCES, CHAPTER 375, ZONING, TO AMEND THE MANUFACTURING USE WITHIN THE VILLAGE GENERAL ZONE TO PROVIDE FOR A MIXED USE MANUFACTURING OPTION.

**BE IT HEREBY ORDAINED AND ENACTED** by the Board of Supervisors of East Lampeter Township, Lancaster County, Pennsylvania, as follows:

Section 1. The East Lampeter Township Code of Ordinances, Chapter 375, Zoning, Article XVIII, Village General (VG) Zoning District, Section 375-18020.A.(13), Permitted Uses, is amended by inserting the following provision as follows:

“(13) Manufacturing use located on a lot with a minimum of two acres and maximum of 10 acres, which shall be contained within building(s) that do not exceed 30,000 square feet of cumulative gross floor area. The manufacturing use shall be located along a public road owned and maintained by the East Lampeter Township unless it is approved under the mixed use manufacturing option pursuant to § 375-23455 in which case access can be from any public road. The manufacturing use shall comply with the supplemental regulations specified under § 375-23450 of this chapter.”

Section 2. The East Lampeter Township Code of Ordinances, Chapter 375, Zoning, Article XXIII, Supplemental Regulations, is amended by inserting a new Section 375-23455, Mixed Use Manufacturing Option, which shall provide as set forth in the exhibit attached hereto as Exhibit “A.”

Section 3. All other sections, parts and provisions of the East Lampeter Township Code of Ordinances shall remain in full force and effect as previously enacted and amended.

Section 4. In the event any provision, section, sentence, clause or part of this Ordinance shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses or parts of this Ordinance, it being the intent of the Board of Supervisors that the remainder of the Ordinance shall remain in full force and effect.

Section 5. These amendments shall take effect and be enforced five (5) days after their approval as provided by law.

**DULY ORDAINED AND ENACTED** this \_\_\_\_ day of \_\_\_\_\_, 2024, by the Board of Supervisors of East Lampeter Township, Lancaster County, Pennsylvania, in lawful session duly assembled.

**EAST LAMPETER TOWNSHIP**  
Lancaster County, Pennsylvania

Attest: \_\_\_\_\_  
(Assistant) Secretary

By: \_\_\_\_\_  
(Vice) Chair

[TOWNSHIP SEAL]

I, Ralph M. Hutchison, Secretary of the Board of Supervisors of East Lampeter Township, Lancaster County, Pennsylvania, hereby certify that the foregoing is a true and correct copy of an ordinance duly adopted at a legally constituted meeting of the Board of Supervisors of East Lampeter Township held on \_\_\_\_\_, 2024, at which meeting a quorum was present and voted in favor thereof.

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Ralph M. Hutchison, Secretary

# **Exhibit A**

**§ 375-23455. Mixed Use Manufacturing Option.**

A. Purpose and intent. Section 375-23455 is hereby established to consider the following purpose and objective statements:

- (1) The purpose of the mixed use manufacturing option is to integrate manufacturing and residential uses within the VG Zoning District in a manner that maintains the character of a traditional village and that serves as a transitional area between residential areas and non-residential areas.
- (2) Recognizing that village centers have traditionally integrated a mix of employment centers and residential dwelling units, the design standards of this provision are meant to encourage a mixed use development that allows both manufacturing uses and residential units to be developed together within the VG Zoning District.

B. Permitted Uses.

- (1) A mixed use manufacturing development is permitted by right within the VG Zoning District with access to any public road where the proposed development includes at least seven (7) dwelling units per acre of land used in the proposed development (in addition to the proposed Manufacturing use).
- (2) A mixed use manufacturing development is permitted by conditional use within the VG Zoning District with access to any public road where the number of dwelling units proposed is less than seven (7) dwelling units per acre of land used in the proposed development (in addition to the proposed Manufacturing use).

C. Design Criteria.

- (1) All manufacturing uses shall meet the standards and requirements for manufacturing uses within the VG District set forth in § 23450 (except as modified by this section).
- (2) All multi-family dwellings shall meet the standards and requirements for multi-family dwellings within the VG District set forth in § 23490 (except as modified by this section) but shall not require separate special exception approval.
- (3) All other permitted uses within the Village General (VG) zone that may be part of a mixed use manufacturing development shall meet the standards and requirements for the respective use being proposed (except as modified by this section).
- (4) Architectural renderings for all buildings within a mixed use manufacturing development shall be provided showing architectural features consistent with the design guidelines for the Bird-in-Hand Zoning District (Appendix B of the Zoning Ordinance) so that the building facades fit the character of the surrounding village. If such architectural features are not provided, the mixed use manufacturing development shall require conditional use approval.

- (5) Parking for all uses shall not be located between the front of the building and any public street right-of-way line. Parking and loading areas for manufacturing uses shall be placed in the rear of the structures.
- (6) Outdoor storage for manufacturing uses shall be located to the rear of the structure and adequately screened from neighboring uses.
- (7) The overall site for a mixed use manufacturing option shall be designed to demonstrate that the manufacturing use will integrate with the surrounding residential units. This includes providing landscaping and screening between the manufacturing use and residential use.
- (8) A mixed use manufacturing development shall be serviced by public sewer and public water.
- (9) In order to provide greater flexibility and design options, the Board of Supervisors may by conditional use modify the design requirements for a mixed use manufacturing option (including the design requirements for the underlying uses) if it is demonstrated to the satisfaction of the Board that the proposed modifications will not undermine the intent and purpose of the VG District.