

**TOWNSHIP OF EAST LAMPETER  
LANCASTER COUNTY, PENNSYLVANIA**

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**ORDINANCE NO. 2025 - \_\_\_\_**

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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 PERMIT FAMILY FARM MARKET AS AN ACCESSORY USE BY RIGHT OR SPECIAL EXCEPTION IN THE AGRICULTURAL (AG), LOW-DENSITY RESIDENTIAL (R-1), MEDIUM-DENSITY RESIDENTIAL (R-2), LIGHT INDUSTRIAL (I-1), AND BUSINESS PARK (BP) ZONING DISTRICTS SUBJECT TO CERTAIN CRITERIA AND REQUIREMENTS.**

**WHEREAS**, East Lampeter Township recognizes that in recent years there has been a decline in dairy operations in Lancaster County and changes in agricultural production wherein farmers are focusing on the production of a variety of produce and flowers; and

**WHEREAS**, the Township has identified certain Zoning Ordinance provisions related to direct commercial sales of agricultural commodities which it desires to update to be consistent with recent developments in the agricultural industry.

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

**Section 1.** The East Lampeter Township Zoning Ordinance, Article 2, Terminology, Section 375-2020, Definitions, is amended to add the following new term “FAMILY FARM MARKET” to read as follows:

FAMILY FARM MARKET — Structures and land areas used for the direct commercial sales of agricultural commodities that are produced and prepared by the landowner as part of a normal agricultural operation as defined in the Right to Farm Act (3 P.S. § 952). The supplemental regulations for a family farm market are contained under § 375-23\_\_\_\_ of this chapter. This definition does not include Roadside Stands as defined by this chapter, which are subject to separate supplement regulations contained under § 375-23710. This definition does not include Farmers Market as defined by this chapter, which is subject to separate supplement regulations contained under § 375-23270.

**Section 2.** The East Lampeter Township Zoning Ordinance, Article 3, Agricultural (AG) Zoning District, Section 375-3020.A.1, Permitted uses, is amended to delete the following exclusion from the description of an agricultural operation:

“commercial produce operations”

**Section 3.** The East Lampeter Township Zoning Ordinance, Article 5, Low-Density Residential (R-1) Zoning District, Section 375-5020.A.1, Permitted uses, is amended to delete the following exclusion from the description of an agricultural operation:

“commercial produce operations”

**Section 4.** The East Lampeter Township Zoning Ordinance, Article 6, Medium-Density Residential (R-2) Zoning District, Section 375-6020.A.1, Permitted uses, is amended to delete the following exclusion from the description of an agricultural operation:

“commercial produce operations”

**Section 5.** The East Lampeter Township Zoning Ordinance, Article 11, Light Industrial (I-I) Zoning District, Section 375-11020.A.1, Permitted uses, is amended to delete the following exclusion from the description of an agricultural operation:

“commercial produce operations”

**Section 6.** The East Lampeter Township Zoning Ordinance, Article 14, Business Park (BP) Zoning District, Section 375-14020.A.1, Permitted uses, is amended to delete the following exclusion from the description of an agricultural operation:

“commercial produce operations”

**Section 7.** The East Lampeter Township Zoning Ordinance, Article 3, Agricultural (AG) Zoning District, Section 375-3020.B, Accessory uses permitted by right, shall be amended to include the following new Section 375-3020.B.13 to read as follows:

13. Family Farm Market, subject to the provisions specified under Section 375-23\_\_\_\_ of this chapter.

**Section 8.** The East Lampeter Township Zoning Ordinance, Article 3, Agricultural (AG) Zoning District, Section 375-3020.D, Uses permitted by conditional use, shall be amended to include the following new Section 375-3020.D.5 to read as follows:

5. Family Farm Market as an accessory use, which cannot meet on or more of the provisions specified under Section 375-23\_\_\_\_ of this chapter.

**Section 9.** The East Lampeter Township Zoning Ordinance, Article 5, Low-Density Residential (R-1) Zoning District, Section 375-5020.C, Uses permitted by special exception, shall be amended to include the following new Section 375-5020.C.10 to read as follows:

10. Family Farm Market, subject to the provisions specified under Section 375-23\_\_\_\_ of this chapter.

**Section 10.** The East Lampeter Township Zoning Ordinance, Article 6, Medium-Density Residential (R-2) Zoning District, Section 375-6020.C, Uses permitted by special exception, shall be amended to include the following new Section 375-6020.C.14 to read as follows:

14. Family Farm Market, subject to the provisions specified under Section 375-23\_\_\_\_\_ of this chapter.

**Section 11.** The East Lampeter Township Zoning Ordinance, Article 11, Light Industrial (I-1) Zoning District, Section 375-11020.C, Uses permitted by special exception, shall be amended to include the following new Section 375-11020.C.6 to read as follows:

6. Family Farm Market, subject to the provisions specified under Section 375-23\_\_\_\_\_ of this chapter.

**Section 12.** The East Lampeter Township Zoning Ordinance, Article 14, Business Park (BP) Zoning District, Section 375-14020.C, Uses permitted by special exception, shall be amended to include the following new Section 375-14020.C.6 to read as follows:

6. Family Farm Market, subject to the provisions specified under Section 375-23\_\_\_\_\_ of this chapter.

**Section 13.** The East Lampeter Township Zoning Ordinance, Article 23, Supplemental Regulations, shall be amended to include the following new Section 375-23\_\_\_\_\_ to read as follows:

Section 375-23\_\_\_\_\_ : Family Farm Market

- A. Family Farm Market, as defined under Section 375-2020 of this chapter, shall be permitted as follows:
  - (1) Family Farm Market shall be permitted by right as an accessory use to a principal agricultural operation use comprised of 10 acres or more within the AG Zoning District.
  - (2) Family Farm Market shall be permitted by special exception as an accessory use to a principal agricultural operation use comprised of 25 acres or more within the R-1, R-2, I-1 and BP Zoning Districts.
  - (3) Family Farm Market within the AG Zoning District which cannot meet one or more of the provisions of this Section must be approved by conditional use.

- (4) Family Farm Market is not a permitted principal or accessory use in any other Zoning District.

Section 375-23 : Family Farm Market															
Zoning District and Article Number	AG	R-1	R-2	R-3	C-1	C-2	C-3	I-1	I-2	BP	MU	BH	VG	VC	VR
	3	5	6	7	8	9	10	11	12	14	15	17	18	19	20
By Right	A														
Special Exception		A	A					A		A					
Conditional Use	CU														
P – Principal Use					A = Accessory Use					C-Conditional Use					

- B. The chart contained under § 375-23\_\_\_\_.A of this chapter has been provided as a general reference guide. Section 375-23\_\_\_\_ and the underlying zoning district provides specific regulations for a Family Farm Market.
- C. Permitted uses. The Family Farm Market may be permitted as an accessory use to a principal agricultural operation use on property owned and operated by a landowner who produces not less than 50% of the commodities. A Family Farm Market may not be operated on a property that also has a Roadside Stand and/or a Farm-Support Business Use.
- D. The use of structures for indoor retail space is permitted subject to the following requirements:
- (1) For properties that are 10 – 20 acres in size: the total combined floor area of all structures shall not exceed 4,000 square feet.
  - (2) For properties that are 21 – 30 acres in size: the total combined floor area of all structures shall not exceed 6,000 square feet.
  - (3) For properties that are 31 or more acres in size: the total combined floor area of all structures shall not exceed 8,000 square feet.
  - (4) Structures include, but are not limited to, buildings and multi-purpose greenhouses used for indoor retail sales and include both permanent and temporary structures.
  - (5) All structures used for indoor retail sales must be located in close proximity to each other.

- (6) All structures used for indoor retail sales must be set back a minimum of 200 feet from any property line and the street right-of-way line.
  - (7) All structures must be constructed to applicable building code requirements.
  - (8) The proposed use must comply with the applicable provisions of the Township's Stormwater Management Ordinance.
- E. Outside display areas for the sale of agricultural commodities shall be permitted subject to the following requirements:
  - (1) The display of agricultural commodities may be on the ground, pallets, tables or other display methods and need not be on an improved surface, but shall be located in close proximity to each other and to the structure(s) used for indoor retail space.
  - (2) Outside display areas shall be kept in an orderly fashion to permit adequate access and circulation for customers and patrons.
  - (3) The total outdoor display area shall not exceed 4,000 square feet in size. This restriction applies to "pick your own operations and sales" which shall be included in the calculation of total outdoor display area.
  - (4) All outdoor display areas shall be set back a minimum of 200 feet from any property line and the street right-of-way.
- F. A Family Farm Market shall be conducted by no more than six (6) employees (inclusive of the farmer and his/her family members) working on site at one time, in addition to employees of the agricultural operation.
- G. No pop-up vendors or food trucks are permitted.
- H. Off-street parking and loading areas shall comply with the following requirements:
  - (1) One off-street parking space shall be provided for every 250 square feet of indoor retail and outdoor display area. Additionally, one off-street parking space shall be provided for each employee.

- (2) Off-street parking areas shall be designed, located and constructed in a manner considering the customer vehicles entering and exiting the property.
  - (3) No more than 50% of the required parking spaces may be on grass areas in close proximity to the indoor and/or outdoor retail space, but may not be located within any required setbacks.
  - (4) No commercial vehicles shall be permitted.
  - (5) No on-street parking shall be permitted.
  - (6) All off-street parking and loading areas shall be maintained in a mud-free condition and shall not create a traffic hazard.
  - (7) Off-street parking areas may be gravel and are not subject to the requirements for off-street parking under Section 375-22160.
  - (8) Entrances and driveways to the property must be paved at least 100 feet beyond the street right-of-way.
  - (9) Off-street parking areas shall be set back a minimum of 200 feet from property lines.
- I. No screening or buffering is required for a Family Farm Market use, including off-street parking areas.
  - J. A Family Farm Market may operate from 8:00 a.m. to dusk every day provided an employee is present during any sales. Downward facing motion sensor lights shall be permitted for security and safety purposes provided they do not shine beyond the property boundary line.
  - K. Signage for the Family Farm Market is limited to one double-sided, unlit sign with a maximum area of 16 square feet. Additionally, one “open” flag may be posted on the sign at the entrance to the property.

**Section 14.** All other provisions of the East Lampeter Township Zoning Ordinance not amended or changed shall remain in full force and effect.

**Section 15.** 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 be and shall remain in full force and effect.

**Section 16.** This Ordinance shall take effect and be in force five (5) days after its enactment as provided by law.

**DULY ORDAINED AND ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the Board of Supervisors of East Lampeter Township, Lancaster County, Pennsylvania, in lawful session duly assembled.

TOWNSHIP OF EAST LAMPETER  
Lancaster County, Pennsylvania

BY: \_\_\_\_\_  
(Vice) Chairman  
Board of Supervisors

ATTEST: \_\_\_\_\_  
(Assistant) Secretary

[TOWNSHIP SEAL]

I, Tara A. Hitchens, 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 \_\_\_\_\_, 2025, at which meeting a quorum was present and voted in favor thereof.

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Tara A. Hitchens, Secretary