

Notice is hereby given that the Board of Supervisors of East Lampeter Township, Lancaster County, Pennsylvania, shall hold a public hearing and consider adoption of the following ordinance at the regular meeting of the Board to be held on Monday, August 18, 2025, at 7:00 P.M. at the Township Office located at 2250 Old Philadelphia Pike, Lancaster, Pennsylvania, to consider the Petition of Kaufhold Real Estate, LP and Lancaster Archery Supply, Inc. to amend the Zoning Ordinance to add a new principal use for an Integrated Business Campus in the Light Industrial (I-1), General Industrial (I-2) and Business Park (BP) Districts and to rezone all or portions of six parcels from the R-2 Medium Density Residential Zoning District to the I-1 Light Industrial Zoning District to allow Lancaster Archery to expand its existing business. At the conclusion of the public hearing or at a subsequent public meeting held within 60 days of the date of the second publication of this advertisement, the Board shall consider enacting and, if appropriate, will take a vote on adopting and enacting an ordinance, the caption of which is as follows:

AN ORDINANCE OF THE TOWNSHIP OF EAST LAMPETER, LANCASTER COUNTY, PENNSYLVANIA, TO AMEND THE EAST LAMPETER TOWNSHIP CODE OF ORDINANCES, CHAPTER 375, ZONING, BY REVISING AND ADDING DEFINED TERMS; ADDING A PRINCIPAL USE FOR AN INTEGRATED BUSINESS CAMPUS TO THE LIGHT INDUSTRIAL (I-1), GENERAL INDUSTRIAL (I-2) AND BUSINESS PARK (BP) ZONING DISTRICTS; ESTABLISHING AREA, BULK, PARKING AND PERFORMANCE REQUIREMENTS FOR AN INTEGRATED BUSINESS CAMPUS AND AMENDING THE ZONING MAP TO REZONE CERTAIN TRACTS OF LAND FROM THE R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT TO THE I-1 LIGHT INDUSTRIAL DISTRICT.

The following is a summary of the Ordinance: Section 1 amends Section 375-2020 of the East Lampeter Township Code of Ordinances to revise the definition for Shooting Range and adds new definitions for Integrated Business Campus and Archery Park. Sections 2, 3 and 4 amend Sections 375-11020.A, 375-12020.A and 375.14020.A to allow Integrated Business Campus as a principal use by right in the Light Industrial (I-1), General Industrial (I-2) and Business Park (BP) Zoning Districts. Section 5 amends the off-street parking requirements by adding parking standards for an Integrated Business Campus to the Commercial Uses and establishes one parking space per 400 square feet of gross area, plus one parking space per employee on the largest shift. Section 6 amends the Supplemental Regulations of the Zoning Ordinance by adding a new Section 375-23405 (Integrated Business Campus) to set forth the permitted uses and restrictions associated with an Integrated Business Campus, including provisions related to indoor and outdoor areas; food service facilities; retail sales areas; area, dimensional and height requirements; parking areas; and loading areas. Additionally, Section 6 provides general requirements related to public sewer and water facilities; utilities; exterior speaker, microphone or intercom systems; on-site circulation improvements; and traffic impact study requirements. Section 7 amends the Zoning Map to change the zoning from R-2 Medium Density Residential District to I-1 Light Industrial District on the following tracts of land: the entire 2.07 acre tract of land identified by Tax Parcel ID #310-74143-0-0000, a portion of the tract of land identified by Tax Parcel ID #310-91625-0-0000, the rear portion of the tract of land identified by Tax Parcel ID #310-57454-0-0000, the rear

portion of the tract of land identified by Tax Parcel ID #310-50943-0-0000, the rear portion of the tract of land identified by Tax Parcel ID #310-36885-0-0000, and the rear portion of the tract of land identified by Tax Parcel ID #310-25135-0-0000. Sections 8, 9 and 10 set forth repealer, severability and effective date provisions.

The full text of the ordinance may be examined at the Township Office during regular business hours. Copies may be obtained for a charge not greater than the cost thereof. However, because no person may be in the office at the time of desired examination, it is recommended that any person desiring to examine the ordinance call the Township Office (Telephone No. 717-393-1567) for an appointment. Persons with disabilities who require any auxiliary aid, service, or other accommodation to observe or participate should contact the Township Office at least five days before the above date to discuss how your needs may be best accommodated.

The public is cordially invited to attend the hearing. Please see the Township's website at [www.eastlampetertownship.org](http://www.eastlampetertownship.org) for information on how to attend by live stream.

BOARD OF SUPERVISORS OF THE  
TOWNSHIP OF EAST LAMPETER

By: Susan P. Peipher, Solicitor\*01410462 / (041005.000710)