

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 a special meeting to be held on Monday, August 4, 2025, at 5:00 P.M. at the Township Office located at 2250 Old Philadelphia Pike, Lancaster, Pennsylvania. 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, 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.

The following is a summary of the Ordinance: Section 1 amends Section 375-2020 of the Zoning Ordinance to add a definition for Family Farm Market. Sections 2, 3, 4, 5 and 6 remove the exclusion of “commercial produce operations” from the definition of an agricultural operation in the Agricultural (AG), Low-Density Residential (R-1), Medium-Density Residential (R-2), Light Industrial (I-1) and Business Park (BP) Zoning Districts. Section 7 amends Section 375-3020.B to add Family Farm Market as a use permitted by right in the Agricultural (AG) Zoning District. Section 8 amends Section 375-3020.D to permit Family Farm Market as an accessory use by conditional use in the Agricultural (AG) Zoning District. Sections 9, 10, 11 and 12 amend the uses permitted by special exception in the Low-Density Residential (R-1), Medium-Density Residential (R-2), Light Industrial (I-1) and Business Park (BP) Zoning Districts to include Family Farm Market. Section 13 amends Article 23 (Supplemental Regulations) of the Zoning Ordinance to include new regulations governing Family Farm Market which include size limitations on structures utilized for indoor retail space based upon total acreage, setback requirements of 200 feet from any property line, regulations regarding outdoor display areas, limits on number of employees, prohibition against pop-up vendors and food trucks, off-street parking and loading requirements, hours of operation, lighting and signage. Sections 14, 15 and 16 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.

BOARD OF SUPERVISORS OF THE  
TOWNSHIP OF EAST LAMPETER

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