

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 of the Board to be held on Monday, March 16, 2026, at 5:00 P.M. at the Township Office located at 2250 Old Philadelphia Pike, Lancaster, Pennsylvania, to consider the Petition of Keystone Custom Homes, Inc. and Brookfield Development Corp. to amend the East Lampeter Township Zoning Ordinance by amending certain provisions for Optional Density Incentive Development. 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 ZONING ORDINANCE BY AMENDING
CERTAIN PROVISIONS OF ARTICLE XXIII SECTION 375-23550
(OPTIONAL DENSITY INCENTIVE DEVELOPMENT)

The following is a summary of the Ordinance: Section 1 sets forth the authority for the Ordinance. Section 2 amends the regulations of Section 375-23550 of the East Lampeter Township Zoning Ordinance for Optional Density Incentive Development, including the definition of multifamily dwellings, the mix of dwelling types for developments containing over 20 acres, provisions regarding multifamily dwellings in buildings containing locally oriented businesses, increasing the maximum number of dwelling units per building and increasing the permitted length and depth of a building, amending the lot width and setback requirements, amending the setback requirements from a street right-of-way, amending the maximum lot coverage, establishing requirements for horizontally contiguous dwelling units, amending front yard depths, amending building height requirements, amending architectural criteria for garage doors and vehicular access to dwellings, amending open space design, and amending criteria with regard to the design of roads, vehicular accessways and parking lanes. Sections 3, 4 and 5 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)