

TOWNSHIP OF EAST LAMPETER
Lancaster County, Pennsylvania

ORDINANCE NO. ____

AN ORDINANCE OF THE TOWNSHIP OF EAST LAMPETER, LANCASTER COUNTY, PENNSYLVANIA, AMENDING THE EAST LAMPETER TOWNSHIP CODE OF ORDINANCES, CHAPTER 375, ZONING, TO CORRECT INCONSISTENCIES, FIX TYPOGRAPHICAL AND GRAMMATICAL ERRORS, ALIGN STANDARDS ACROSS DISTRICTS, AND UPDATE AND CLARIFY PROVISIONS.

WHEREAS, the Board of Supervisors of East Lampeter Township enacted the East Lampeter Township Zoning Ordinance of 2016, which has since been amended on August 21, 2017, June 3, 2019, September 21, 2020, and August 20, 2024, and which was codified into the Code of the Township of East Lampeter adopted in 2024; and

WHEREAS, the Board of Supervisors desires to make certain amendments to the Zoning Ordinance provisions as set forth herein.

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

Section 1: Article 2 (Terminology), Section 2020 (Definitions) is amended to replace the definition of Warehouse and Distribution Facility with the following:

A building or group of buildings primarily utilized for storage, transfer, loading and unloading of products or commodities, but shall not include trucking establishment, unless such use is specifically permitted in that district. The supplemental regulations for a warehouse and/or distribution center are contained under §375-23870 of this Zoning Ordinance.

Section 2: Article 2, Section 2020 (Definitions) is amended to replace the definition of County Planning Commission with the following:

The Lancaster County Planning Department

Section 3: Article 2, Section 2020 (Definitions) is amended to add the following term and definition:

FEMA: Federal Emergency Management Agency

Section 4: Article 3 (Agricultural (AG) Zoning District), Section 3030.C.2.(a) (Area, dimensional and height requirements) is amended to be replaced with the following:

The minimum front yard setback shall be 40 feet.

Section 5: Article 3 (Agricultural (AG) Zoning District), Section 3030.C.1.(a), Article 5 (Low-Density Residential (R-1) Zoning District), Section 5030.C.1.(a) and Section 5030.C.2.(a); Article 6 (Medium-Density Residential (R-2) Zoning District), Section 6030.C.1.(a) and Section 6030.C.2.(a), Article 7 (High-Density Residential (R-3) Zoning District), Section 7030.C.1.(a) and 7030.C.2.(a), Article 15 (Mixed-Use (MU) Zoning District), Section 15030.E.1.(a) and Section 15030.E.2.(a), Article 17 (Bird-in-Hand (BH) Zoning District), Section 17030.C.1.(a) and Section 17030.C.2.(a), Article 18 (Village General (VG) Zoning District), Section 18030.C.2.(a) and Section 18030.C.3.(a), Article 19 (Village Commercial (VC) Zoning District), Section 19030.C.2.(a) and Section 19030.C.3.(a), and Article 20 (Village Residential (VR) Zoning District), Section 20030.C.1.(a) and Section 20030.C.2.(a), (all pertaining to minimum front yard setbacks for accessory uses) are amended to add the following language to the end of each section:

This excludes the corner lots where the principal structure front yard setback will apply.

Section 6: Article 6 (Medium-Density (R-2) Zoning District), Section 6020.A.5 (Principal uses permitted by right) “recreation use that is classified as a private and/or restricted use, subject to the provisions specified under §375-23620 of this zoning” is amended to add the word *ordinance* at the end of the section.

Section 7: Article 6, Section 6030.C.2.(c) (Area, dimensional and height requirements) is amended to be replaced with the following:

The minimum rear yard setback shall be 6 feet.

Section 8: Article 9 (General Commercial (C-2) Zoning District), Section 9030.B.4 (Area, dimensional and height requirements) is amended to add subsection (c) as follows:

(c) The side yard requirement may be modified to allow adjoining uses to share off-street parking, loading and internal access drives.

Section 9: Article 17 (Bird-in-Hand (BH) Zoning District), Section 17020.D.3 (Permitted Uses) is amended to be replaced with the following:

All permitted uses within the BH Zoning District, which have not been planned and designed in accordance with provisions specified under §375-17040 of this chapter.

Section 10: Article 21 (Overlay Districts), Section 21040.G.2 (Floodplain Overlay District) “parking lots, loading areas, driveways, and aircraft landing strips and taxiways permitted in Floodplain Overlay District by special exception” is deleted in its entirety.

Section 11: Article 22, Section 22030.D.3 (Accessory uses, buildings and structures) is amended to be replaced with the following:

Decks, patios and/or terraces located on a lot occupied by a single-family detached dwelling unit or by a single-family semidetached dwelling may be covered, provided that it is in accordance with all zoning requirements as set forth in this ordinance.

Section 12: Article 22, Section 22150.C.2.(d) (Off-street loading) is amended to replace the word “lading” with “loading.”

Section 13: Article 22, Table 22160.1 (Categorical Off-Street Parking Requirements) is amended to add the following:

<i>Contractor Storage Yard</i>	<i>1 space per employee at the site</i>
--------------------------------	-----------------------------------------

The following uses are amended to replace the number of spaces with the following:

<i>Medical, dental, vision care and counseling clinic</i>	<i>2 parking spaces per room, area or table designated for treatment, examination, observation, diagnostic testing, evaluation and/or consultation services</i>
-----------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------

<i>Office</i>	<i>3 parking spaces per 1,000 square feet of gross floor area</i>
---------------	-------------------------------------------------------------------

Section 14: Article 22, Section 22230.D.40 (Signs) is amended to be replaced with the following:

Transit bus shelter advertising shall be permitted on one side panel that does not impede a bus driver from identifying riders within the shelter. No advertising associated with a transit bus shelter shall be considered billboards and shall not be counted toward the allowable signage on the property.

Section 15: Article 22, Section 22130.C.3.(b) (Lot size and lot width reductions) is amended to add the word *be* to the second sentence as follows:

The required width shall be increased by 10 feet for each additional residential lot that the pole or stem serves, which may result as follows:

Section 16: Article 22, Section 22230.D.39 (Signs) is amended to be replaced with the following:

All electronically illuminated signs shall be constructed to the standards/listing of the Underwriter Laboratories, Inc.

Section 17: Article 22, Table 22230.2 (Regulations for Temporary Signs, Special Event/Use Signs and Issue Signs) is amended to expand the Banner or Flag regulations as follows:

Type of Sign		Zoning District or Permitted Use	Maximum Number	Maximum Area	Maximum Height	Minimum Setback	Permit
<i>Banner or Flag</i>	<i>Residential</i>	<i>All zoning districts</i>	<i>No limit</i>	<i>20 square feet</i>	<i>20 feet</i>	<i>None</i>	<i>Yes</i>
	<i>Non-residential</i>	<i>All zoning districts</i>	<i>No limit</i>	<i>25 square feet</i>	<i>40 feet</i>	<i>None</i>	<i>Yes</i>

Section 18: Article 23 (Supplemental Regulations), Section 23200.E.7 (Convenience Store) “a drive-up or drive-through service lane shall only be permitted as a part of a convenience store” is deleted in its entirety.

Section 19: Article 23, Section 23440.F (Manufactured home park) is amended to replace the phrase “Open space.” with the following:

Front, side, and rear yards or space between dwellings shall not be considered open spaces.

Section 20: Article 23, Section 23590.D.2 (Principal uses permitted in combination) is amended to add the phrase *if shown to be available* as follows:

Principal uses permitted in combination with other uses shall be serviced by public sanitary sewer facilities if shown to be available, which shall be planned in accordance with the most recent update to the East Lampeter Township Sewage Facilities Plan as well as any ordinances adopted by East Lampeter Township.

Section 21: Article 23, Section 23590.D.3 (Principal uses permitted in combination) is amended to add the phrase *if shown to be available* as follows:

Principal uses permitted in combination with other uses shall be serviced by public water supply facilities if shown to be available, which shall be consistent with any plans and ordinances adopted by East Lampeter Township.

Section 22: Article 23, Section 23680.D.5 (Restaurant) is amended to remove the phrase “preservice or” in the second sentence as follows:

The drive-through service lane for the restaurant shall be at least 10 feet in width and 100 feet in length.

Section 23: Article 23, Section 23850.C.2 (Uses not specifically permitted) is amended to remove the reference to “Upper Leacock Township” and fix a grammatical error as follows:

Should a specific use not be permitted or recognized within these chapters of East Lampeter Township, an application should be made to the Zoning Officer in accordance with the provisions of this chapter and the Pennsylvania Municipalities Planning Code.

Section 24: Article 23, Section 23040.F (Airports, heliports and drones) is amended to add numerical designations to two items currently unnumbered and fix typographical errors as follows:

Drones. The following general provisions shall apply to drones or unmanned aerial vehicles:

(1) A drone shall be considered as a personal unmanned aerial vehicle utilized on a private property and/or within certain zoning districts within East Lampeter Township.

(2) A private drone or personal unmanned aerial vehicle may be permitted as an accessory use in all zoning districts, provided that it is operated within the air space above the principal use and on the same property.

(3) Unless permitted by the Board of Supervisors, no drones or personal unmanned aerial vehicles shall be operated on or within the airspace of lands owned by East Lampeter Township.

(4) All drones or personal unmanned aerial vehicles shall comply with all local, state, and federal regulations as well as the provisions specified under §375-21030 of this chapter.

Section 25: Article 23, Section 23080.A, Chart 375-23080 (Automobile Repair Facility and Service Station) is amended to replace the column titled “MU XV” with the following:

MU XV
P 1,2,3
P 1,2,3

Section 26: Article 23, Section 23180.A (Concentrated animal feeding operation and concentrated animal operation) is amended to be replaced with the following:

Concentrated Animal Feeding Operating (CAFO) and/or Concentrated Animal Operation (CAO), as defined under §375-2020 of this chapter, shall be permitted by special exception within the AG Zoning District.

Section 27: Article 23, Section 23240.E.3 (ECHO housing as an accessory use to permitted single-family detached dwelling) is amended to be replaced with the following:

Unless otherwise approved by East Lampeter Township, the ECHO housing unit shall not be occupied by more than one family.

Section 28: Article 23, Section 23360, Chart 375-23360 (Home Improvement and/or Building Supply Store) is amended to remove the number “1” in the “By right” row, columns C-1, C-2, VG and VC.

Section 29: Article 25 (Administration and Enforcement), Section 25020.B.2 (Zoning Officer) is amended to be replaced with the following:

Inspections. As part of the permit process, the Zoning Officer shall have the right, but not the duty, to inspect a property in order to determine if the applicant is in compliance with the provisions established by this chapter.

Section 30: Article 25, Section 25060.E (Zoning variances) is amended to increase the time afforded to applicants to obtain a permit to satisfy the conditions of approval for a zoning variance application from *six months* to *one year* from the approval date of the zoning variance application.

Section 31: Article 25, Section 25070.D.7 (Special exceptions) is amended to remove the comma after the word “including.”

Section 32: Article 6 (Medium-Density Residential (R-2) Zoning District), Section 6020.A (Permitted uses) is amended to add the following use:

(10) Multifamily dwellings, which are not initially or cumulatively developed as a regional impact development, subject to the provisions specified under §375-23490 of this chapter.

Section 33: Article 23 (Supplemental Regulations), Section 23490.A.1 (Multifamily dwellings) is amended to add a reference to the Medium-Density Residential (R-2) Zoning District as follows:

(1) Multifamily dwellings containing apartments as a principal use shall be permitted by right in the R-3, R-2, C-1 and MU Zoning Districts.

Section 34: Article 23, Section 23490.A.1, Chart 375-23490 (Multifamily Dwellings) is amended to add the letter “P” in the “By right” row, column “R-2” and to remove the number “1” and the accompanying key “1= Special Lot Size and Design Requirements.”

Section 35: Article 15 (Mixed-Use (MU) Zoning District), Sections 15030.A.(1)(2)(3)(4) (Area, dimensional and height requirements) are amended to be replaced with the following:

- (1) *The minimum lot size for a single-family detached dwelling shall be 5,000 square feet.*
- (2) *The minimum lot size for a single-family semidetached dwelling shall be 2,500 square feet per unit.*
- (3) *The minimum lot size for a townhouse shall be 1,750 square feet per unit.*
- (4) *The minimum lot size for multifamily dwellings shall be 1,500 square feet per unit.*

Section 36: Article 15, Sections 15030.B.1.(a)(b)(c)(d) (Area, dimensional and height requirements) are amended to be replaced with the following:

- (a) *A lot containing a single-family detached dwelling shall have a minimum lot width of 25 feet as measured at the street right-of-way line and front yard setback line.*
- (b) *A lot containing a single-family semidetached dwelling shall have a minimum lot width of 20 feet as measured at the street right-of-way line and front yard setback line.*
- (c) *A lot containing a townhouse shall have a minimum lot width of 12 feet as measured at the street right-of-way line and front yard setback line.*
- (d) *A lot containing a multi-family dwelling shall have a minimum lot width of 50 feet as measured at the street right-of-way line and front yard setback line.*

Section 37: Article 15, Sections 15030.B.7.(a)(b) (Area, dimensional and height requirements) are amended to be replaced with the following:

- (a) *No more than 60% of the lot shall be covered by buildings.*
- (b) *No more than 70% of the lot shall be covered by any combination of buildings, structures and impervious surfaces, including permeable paving.*

Section 38: Article 7 (High-Density Residential (R-3) Zoning District), Sections 7030.A.(1)(2)(3)(4) (Area, dimensional and height requirements) are amended to be replaced with the following:

- (1) *The minimum lot size for a single-family detached dwelling shall be 3,250 square feet.*
- (2) *The minimum lot size for a single-family semidetached dwelling shall be 2,500 square feet per unit.*
- (3) *The minimum lot size for a townhouse shall be 1,750 square feet per unit.*
- (4) *The minimum lot size for multifamily dwellings shall be 1,500 square feet per unit.*

Section 39: Article 7, Sections 7030.B.1.(a)(b)(c)(d) (Area, dimensional and height requirements) are amended to be replaced with the following:

(a) *A lot containing a single-family detached dwelling shall have a minimum lot width of 25 feet as measured at the street right-of-way line and 37 feet as measured at the front yard setback line.*

(b) *A lot containing a single-family semidetached dwelling shall have a minimum lot width of 20 feet as measured at the street right-of-way line and 27 feet as measured at the front yard setback line.*

(c) *A lot containing a townhouse shall have a minimum lot width of 12 feet as measured at the street right-of-way line and 12 feet as measured at the front yard setback line.*

(d) *A lot containing a multi-family dwelling shall have a minimum lot width of 50 feet as measured at the street right-of-way line and 50 feet as measured at the front yard setback line.*

Section 40: Article 7, Sections 7030.B.6.(a)(b) (Area, dimensional and height requirements) is amended and replaced with the following:

(a) *No more than 60% of the lot shall be covered by buildings.*

(b) *No more than 70% of the lot shall be covered by any combination of buildings, structures and impervious surfaces, including permeable paving.*

Section 41: Article 7, Section 7030.B.2.(a) (Area, dimensional and height requirements) is amended to be replaced with the following:

(a) *The minimum building setback line shall be 10 feet, as measured from the street right-of-way line.*

Section 42: Article 7, Sections 7030.B.3.(a)(b)(d)(e) (Area, dimensional and height requirements) are amended to be replaced with the following:

(a) *A lot containing a single-family detached dwelling shall have a side yard setback of 5 feet.*

(b) *A single-family semidetached dwelling shall have a side yard setback of 5 feet as measured from the exterior side.*

(d) *Multifamily dwellings with four or fewer units shall have a side yard setback of 10 feet as measured from the end or external units.*

(e) *Multifamily dwellings with more than four units shall have a side yard setback of 20 feet as measured from the end or external units.*

Section 43: Article 7, Section 7030.B.4.(b) (Area, dimensional and height requirements) is amended to be replaced with the following:

(b) *Multifamily dwellings with more than four units shall have a rear yard setback of 20 feet as measured from the end or external units.*

Section 44: Article 6 (Medium-Density (R-2) Zoning District), Sections 6030.B.6.(a)(b) (Area, dimensional and height requirements) is amended to be replaced with the following:

- (a) *No more than 40% of the lot shall be covered by buildings.*
- (b) *No more than 60% of the lot shall be covered by any combination of buildings, structures and impervious surfaces, including permeable paving.*

Section 45: Article 6, Section 6030.B.2.(a) (Area, dimensional and height requirements) is amended to be replaced with the following:

- (a) *The minimum front yard setback line shall be 20 feet, as measured from the street right-of-way line.*

Section 46: Article 6, Section 6030.B.3(d) (Area, dimensional and height requirements) is amended to be replaced with the following:

- (d) *Townhouses with more than four dwelling units shall have a side yard setback of 25 feet as measured from the end units.*

Section 47: Article 6, Section 6030.B.3 (Area, dimensional and height requirements) is amended to add the following:

- (e) *A lot containing a multi-family dwelling shall have a side yard setback of 15 feet.*

Section 48: Article 6, Section 6030.B.4 (Area, dimensional and height requirements) is amended to be replaced with the following:

The minimum rear yard setback for all residential uses shall be 20 feet.

Section 49: Article 22 (General Regulations), Table 22160.1 (Categorical Off-Street Parking Requirements) is amended to remove the off-street parking requirement for “ECHO housing as an accessory use” under “Residential Uses” in its entirety.

Section 50: Article 22, Section 22160 (Off-street parking) is amended to add the following provision as a new “G.” and re-order the remaining provisions accordingly:

- (G) *The off-street parking requirements in this section do not apply to residential uses within the Mixed-Use(MU) Zoning District.*

Section 51: All other provisions of the East Lampeter Township Zoning Ordinance of 2016, as amended and as codified in the Code of the Township of East Lampeter adopted in 2024, shall remain in full force and effect.

Section 52: 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 this ordinance shall remain in full force and effect.

Section 53: This ordinance shall be effective and be in force five (5) days after its enactment by the Board of Supervisors of East Lampeter Township as provided by law.

DULY ORDAINED AND ENACTED this ____ day of _____, 2026, 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) Chairperson

(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 _____, 2026, at which meeting a quorum was present and voted in favor thereof.

Tara A. Hitchens, Secretary