

ORDINANCE NO. 2013 - 297

AN ORDINANCE AMENDING THE REVISED ZONING ORDINANCE OF EAST LAMPETER TOWNSHIP 1990, AS AMENDED, AND THE ZONING MAP OF EAST LAMPETER TOWNSHIP TO DESIGNATE +/- 593.32 ACRES AS BUSINESS PARK (BP), AND TO CREATE A NEW ZONING DISTRICT ENTITLED BUSINESS PARK (BP), TO ESTABLISH REGULATIONS, CRITERIA AND PROCEDURES FOR DEVELOPMENT IN THE BUSINESS PARK DISTRICT AND TO ADD DEFINITIONS.

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

Section 1. The Zoning Map is amended by changing the Zoning District classification of the tracts of land depicted on the attached Appendix 1 to Business Park District (BP).

Section 2. The Revised Zoning Ordinance of East Lampeter Township 1990, as amended, Article IV is amended to add the following definitions:

Contractor Storage Yard. Land or buildings utilized by a contractor for the storage of vehicles, equipment, tools, machinery, building materials, stone, soil, fuel and/or similar items that relate to the normal operations of a contractor for off-site construction or improvement projects.

Convenience Store. A retail use that primarily sells routine household goods, groceries, and ready-to-eat foods to the general public, but that is not primarily a restaurant, and that includes a building with a floor area of not more than seven thousand five hundred (7,500) square feet. The supplemental regulations for convenience stores are specified under Section 1306-B:B (Convenience Store) of this Zoning Ordinance.

Day Care Use, Center or Facility as a Commercial Use. A facility which, on a daily basis, exclusively provides supplemental care and supervision and/or instruction to three (3) or more children or adults simultaneously, who are not related to the caregiver or operator, where tuition, fees or other forms of compensation are charged, whether governmentally subsidized or not, and which is licensed or approved to dispense child or adult care by the Commonwealth of Pennsylvania, and whether operated by a for-profit entity or a not-for profit entity.

Emergency Service Facility. A facility for the purpose of housing services for police, fire stations, ambulance stations, and other similar uses. The supplemental regulations for an emergency service facility are specified under Section 1306-B:D (Emergency Service Facility) of this Zoning Ordinance.

Farm Support Limited Impact Business Operation. An accessory use to an agricultural operation on a farm which is intended to provide supplemental income to the resident farm family and which is conducted by the resident farmer. No one outside of the resident farmer and one additional member of the resident farm family may be involved in the conduct of the Farm Support Limited Impact Business Operation.

Financial Institution. Bank, savings and loan association, savings bank, investment company, philanthropic foundation, or the office of an investment manager, investment banker, or securities broker or dealer, or other similar financial services office. For the purpose of this Zoning Ordinance, this term shall exclude pawn shops and non-bank operations that provide check-cashing services and advances on pay checks.

Grocery Store. A retail use established primarily for the retailing of food and beverages but may also include routine household goods, pharmacy with drive-through, motor vehicle fueling stations, and ready-to-eat foods to the general public, but that is not primarily a restaurant, and that includes a building with a floor area greater than seven thousand five hundred (7,500) square feet but less than one hundred forty thousand (140,000) square feet.

Hospital. An institution, licensed by the Commonwealth of Pennsylvania, which renders inpatient and outpatient medical care on a twenty-four (24) hours per day basis, and provides primary health, medical and surgical care services to persons suffering from illness, disease, injury, deformity, and other abnormal physical or mental conditions.

Laboratory. A building or group of buildings in which are located the facilities for scientific research, investigation, testing and experimentation, but not including the manufacture of products for sale. All such laboratories shall be licensed by the appropriate local, county, state or federal agencies to conduct lawful activities. The supplemental regulations for convenience stores are specified under Section 1306-B:F (Convenience Store) of this Zoning Ordinance.

Loading Space. A defined space located within a lot or parcel of land, which has accessibility to a public street, for temporary use of commercial vehicles while loading or unloading merchandise and materials to the principal use and building contained on the lot or parcel of land.

Manufactured Home. A structure, transportable in one or more sections, which is built on a permanent chassis, and is designed for use with or without a permanent foundation when attached to the required utilities. The term excludes park trailers, travel trailers, recreational and other similar vehicles. The general terms and specifications for Manufactured Homes within the Uniform Commercial Code shall apply.

Manufactured Home Park. A parcel of land under single ownership, which as been planned and improved for the placement of two or more manufactured homes for non-transient use. The term “manufactured home park” shall be synonymous with the term “mobile home park”. The supplemental regulations for a manufactured home park are contained under Section 1306-B:H (Manufactured Home Park) of this Zoning Ordinance.

Medical, Dental, Vision Care and Counseling Clinic. A building or group of buildings occupied by medical or licensed practitioners and related services for the purpose of providing health and related services to people on an outpatient basis.

Multi-Family Dwelling. A building arranged, designed and intended to be occupied exclusively as a residence consisting of three (3) to thirty-two (32) units. Individual dwelling units may share up to three (3) party walls with other units and either have a common outside access area or have individual outside access areas, which shall be designed and constructed in accordance with the Uniform Construction Code. Types of such buildings shall include apartments, townhouses and/or condominiums.

Municipal Use. A use owned or maintained by East Lampeter Township for public recreation area, park, swimming pool, golf course, spectator sports, municipal offices, police station, sanitary sewage disposal and treatment facilities; water supply and treatment facilities, utilities, community centers, solid waste disposal areas, recycling centers, composting facilities, road materials and equipment storage and similar community, governmental or municipal uses. The supplemental regulations for a Municipal Use are contained under Sections 1922-1923 (Municipal Buildings, Firehouses and Similar Facilities, Parks, Playgrounds and Game Courts) of this Zoning Ordinance.

Museum. A public or private institutional use in the service of society and of its development, open to the public, which acquires, conserves, researches, communicates and exhibits, for purpose of study, education, and enjoyment, the tangible and intangible evidence of people, their history and environment.

Office. A principal use that is conducted within a defined space of a principal building, which is generally occupied by employees, equipment, and supplies in order to facilitate the function of office categories including, business offices, financial offices, professional offices, executive offices, management offices, municipal offices, governmental offices, and/or other similar types of office uses or similar uses, as determined by the Zoning Officer. The term “administrative office,” shall be considered as an accessory or subordinate use to a permitted non-residential use.

Open Space. The unoccupied space, land area, or water body, that is located on the same lot with the principal use or development, which is not occupied by buildings, structures, streets, driveways, stormwater facilities, sidewalks, off-street parking areas, access drives, rights of way, easements and/or other areas dedicated for a specific use.

Personal Service Facility. A building or portion of a building in which the services of a person permitted to practice a specified profession are offered to the general public. Examples of such professions may include, accountants, agents, architects, barbers, beauticians, electronic repair technicians, engineers, lawyers, photographers, planners, printers, publishers, tailors, tanning salons, therapeutic massage, travel center, or other similar personal service establishments as determined by the Zoning Officer.

Place of Worship. A building, structure, or group of buildings or structures, including accessory uses, designed or intended for public worship or religious uses. Typical permitted accessory uses include rectories, convents, counseling facilities, banquet facilities, day care facilities, educational and recreational uses, and other similar subordinate uses to the place of worship.

Principal Uses Permitted in Combination. Two (2) or more principal uses contained on a single lot or parcel of land with a maximum area of twenty (20) cumulative acres. The permitted uses shall be those uses permitted in the BP Zoning District.

Recreation Area, Active. Land area containing recreational facilities, which may require visitors or participants to become involved in physical or energetic functions, primarily group functions. Active recreation areas may include, but are not limited to: athletic fields, basketball courts, baseball fields, softball fields, football fields, soccer fields, tennis courts, playgrounds, tot lots, community centers, golf courses, hockey rinks, skateboard parks, swimming pools, and volleyball courts, and other similar active recreation areas as determined by the Zoning Officer.

Recreation Area, Passive. Land area containing recreation facilities, which may require visitors or participants to become involved in quiet functions that do not require physical or energetic functions. Passive recreation areas may include, but are not limited to: open space, trails for walking or bicycling, surface water for canoeing or fishing, land preserve areas for hunting, pavilions, picnic areas, cultural centers, scenic vistas, and amphitheaters.

Recreation Health Clubs and/or Fitness Centers. A type of commercial use that provides recreation facilities for health and/or fitness activities within a principal building and/or defined accessory outdoor area. The term "recreation health clubs and/or fitness centers" may also be referenced as "health clubs" and/or "fitness centers". Accessory uses shall include, but are not limited to: fitness training facilities, sports training facilities, therapeutic spas, aerobic training facilities, cardiovascular training facilities, swimming pools, racquet-sports courts, locker rooms and shower facilities. Recreation Health Clubs and/or Fitness Centers may include outside facilities including but not limited to: basketball courts, baseball and softball fields, tennis courts, volleyball courts,

swimming pools, trails, exercise stations, hockey rinks, and/or other similar recreation facilities.

Restaurant. A commercial establishment devoted to the purchase of food and beverages for consumption by its patrons or customers. All restaurants that require the handling, preparation, storage, cooking, assemblage, distribution, serving and/or discarding of food and beverages shall comply with all pertinent local, state and federal laws and codes for such activities.

School. A building or group of buildings intended to provide or facilitate an educational use including pre-schools, nursery schools, kindergartens, elementary schools, secondary schools, trade schools, vocational schools, colleges and/or universities. The following terms shall be a principal use in which supervised education or instruction is offered according to the following categories.

1. Commercial School: A school not operated by a public agency that can offer any of a wide range of curriculums including, but not limited to, all levels of academic, business and technical instruction, including computer operation and repair, and training in artistic, cosmetology, dance, baton-twirling, athletic, including gymnastics, martial arts, musical and other similar activities. Commercial schools are principal uses that are neither home occupations nor day-care operations. Nursery schools shall be considered commercial schools if operated as a business.
2. Private School: A school that offers pre-school, elementary, secondary, post-secondary, and/or post-graduate education, or any combination thereof, that is not operated by the public school district or any other governmental agency. This type of school may, but need not, be operated as a for-profit enterprise.
3. Public School: A school licensed by the Department of Education for the purpose of providing elementary, secondary, vocational, post-secondary, post-graduate and adult education, and operated by the public school district or any other governmental agency.

Self-Storage Facility. A building or group of buildings that are divided into individual accessible units, each of which unit is available for rent or lease to the public for the self-storage of tangible personal property. All such storage facilities shall not be used for processing, manufacturing, sales, research and development testing, service and repair, or other non-storage activities.

Shopping Center. A development consisting of any four (4) or more uses, which are permitted in the zoning district where it is located, each with its own separate customer

entrance from the parking lot or street, and which are planned, designed, constructed and managed to function as a unit with shared stormwater management, vehicular access, off-street parking and signage. The supplementation regulations for shopping centers are contained under Section 1306-B:L (Shopping Centers with Less than 15 Acres of Land Area), Section 1306-B:M (Shopping Centers with More than 15 Acres of Land Area), Section 1306-B:N (Shopping Center Design Requirements) of this Zoning Ordinance.

Theater. A building containing a stage and/or screen and seating available to accommodate customers or patrons to view movies, plays, concerts, meetings, social events, and/or similar performances. Such use shall not include drive-in facilities for outdoor viewing or adult uses.

Wholesale and Distribution Facility. A building or group of buildings primarily utilized for the sale and distribution of merchandise in large quantities or transactions of commodities to retailers, contractors, businesses, and their agents. A portion of the operations may include retail sales that are available to the general public.

Section 3. The Revised Zoning Ordinance of East Lampeter Township 1990, as amended, (Zoning Ordinance), Article VI, Zoning Districts, Section 601, Types of Zoning Districts is amended by adding Business Park District to the list of Types of Zoning Districts.

Section 4. The Zoning Ordinance is amended by adding a new article, Article XIII-B, BP; Business Park, which shall provide as follows:

SECTION 1301-B: PURPOSE

- A. To accommodate and to promote the development of employment centers and related uses in a well-planned and aesthetically pleasing manner that will enhance the well-being of those who work and live there, as well as the nearby residents and business owners within the community.
- B. To provide design standards that will promote environmentally sensitive, attractive, and functional development.
- C. To accommodate uses that are related to, compatible with or supportive of the development and operation of business park uses.
- D. To accommodate economically productive uses of land that will not preclude future development as a business park and related uses.
- E. To maintain and implement policies that have been established as part of the Regional Comprehensive Plans.

SECTION 1302-B: RELATIONSHIP TO OTHER ARTICLES

- A. The provisions of this Article establish a new and separate zoning district. To the extent any provisions of this Article are more restrictive than or conflict with other provisions of this Zoning Ordinance, the provisions of this Article shall control.

SECTION 1303-B: PERMITTED USES

- A. Principal uses permitted by right.
1. Agricultural Operations, excluding concentrated animal feeding operations, concentrated animal operations, commercial produce operations and/or cervidae livestock operations and kennels.
 2. Community Center for Residential Development.
 3. Contractor Storage Yard.
 4. Convenience Store.
 5. Day Care Use, Center or Facility as a Commercial Use, for children or adults, containing a minimum lot area of twenty thousand (20,000) square feet and a maximum lot area of three (3) acres.
 6. Drycleaner and/or Laundromat containing a minimum of twenty thousand (20,000) square feet and a maximum lot area of three (3) acres.
 7. Emergency Service Facility.
 8. Financial Institutions. Financial institutions containing a minimum lot area of twenty thousand (20,000) square feet and a maximum lot area of ten (10) acres, with or without drive-through service lanes, but no more than four (4) service lanes.
 9. Forestry.
 10. Grocery Store.
 11. Hospital.
 12. Hotel and/or Motel containing a maximum of two hundred (200) rooms or rental units located within a building that does not exceed ninety (90) feet in height.

13. Laboratory.
14. Library.
15. Manufacturing Facility located on a lot containing a maximum of forty (40) acres.
16. Medical, Dental, Vision Care and Counseling Clinic.
17. Multi-Family Dwelling.
18. Municipal Use as provided by Sections 1922-1923, but notwithstanding these sections this use shall be by right in this district.
19. Museum.
20. Office.
21. Personal Service Facility containing a minimum lot area of twenty thousand (20,000) square feet and a maximum lot area of three (3) acres with no drive-through service lanes.
22. Place of Worship.
23. Principal Uses permitted in combination containing a maximum lot area of twenty (20) acres.
24. Public Utility Building and/or Structures.
25. Recreation Area, Active.
26. Recreation Area, Passive.
27. Recreation use, health club and/or fitness center.
28. Restaurant containing a maximum lot area of five (5) acres with or without drive-through service lanes.
29. Retail Bakery or Confectioner.
30. Retail Sales containing a minimum lot area of twenty thousand (20,000) square feet and a maximum lot area of fifteen (15) acres with or without drive-through service lanes.
31. School that is defined as either a commercial school, public school or a private school. Correctional institutions and facilities for adjudicated delinquents shall not be permitted.

32. Self-Storage Facility.
33. Shopping Center.
34. Telecommunications or Wireless Communication facilities located on an existing building or structure.
35. Theatre.
36. U.S. Post Office and other U.S. Government Services Offices, such as the IRS and the Social Security Administration.
37. Warehouse and/or Distribution Facility located on a lot containing a maximum of forty (40) acres.
38. Wholesale and Distribution Facility located on a lot containing a maximum of forty (40) acres.

B. Accessory uses permitted by right.

1. All uses that are customarily accessory to a permitted use are permitted by right subject to the area, yard and height requirements.
2. Administrative offices as an accessory or subordinate use.
3. Car Wash as to a convenience store or grocery store.
4. Daycare Facility.
5. Farm Support as a limited impact business operation.
6. No Impact Home Based Business.
7. Recreation Facility or Recreation Area, active or passive, as an accessory or subordinate use.
8. Repair Facility for products produced on-site.
9. Residential Accessory Buildings or Structures for a permitted use.
10. Restaurant and/or Cafeteria.
11. Retail Sales containing the greater of five thousand (5,000) square feet or fifteen (15) percent of the gross floor area for products produced, warehoused or distributed on-site.

12. Accessory Uses within developments continuing multi-family dwelling units shall be limited to administrative offices, a community center, open space private or restricted recreation uses and/or other similar uses that directly benefit the residents of the multi-family development.

C. Uses permitted by special exception.

1. Residential Accessory Uses and Structures (for non-conforming use).
2. Roadside Stand for the sale of agricultural or horticultural products.
3. Telecommunication or Wireless Facility with a new support tower or structure.

D. Uses permitted as a conditional use.

1. Regional Impact Development.
2. Manufactured Home Park.

SECTION 1304-B: AREA AND BULK REGULATIONS

A. Lot size requirements.

1. Unless specified otherwise, the minimum lot size for all permitted uses shall be forty thousand (40,000) square feet.

B. Lot width, building setback and dimensional requirements.

1. The minimum lot width shall be sixty-five (65) feet measured at the street right-of-way line and one hundred (100) feet as measured at the front yard setback.
2. The minimum lot depth for a permitted use shall be one hundred (100) feet.
3. Unless specified otherwise, the minimum front yard setback required for all principal structures shall be determined in accordance with the following provisions:
 - a. Arterial Streets: The minimum setback shall be the greater of: one hundred feet from the centerline of the existing or proposed street or fifty (50) feet from edge of existing or proposed street right of way line;
 - b. Major Collector Streets: The minimum setback shall be the greater of: eighty (80) feet from the centerline of the existing or proposed street or forty (40) feet from edge of existing or proposed street right of way line;

- c. Minor Collector Streets: Sixty (60) feet from the centerline of the existing or proposed street or thirty (30) feet from edge of existing or proposed street right of way line;
 - d. Local Access Street: Forty-five (45) feet from the centerline of the existing or proposed street or twenty-five (25) feet from edge of existing or proposed street right of way line.
- 4. The minimum side yard setback requirements shall be ten (10) feet, provided, that the requirement may be waived to allow adjoining uses to share off-street parking, loading and internal access drives.
 - 5. The minimum rear yard setback requirement shall be thirty (30) feet, provided, that the requirement may be waived to allow adjoining uses to share off-street parking, loading and internal access drives.

All accessory buildings and structures shall comply with the minimum setback requirements specified under this section of the Zoning Ordinance.

C. Maximum building and lot coverage requirements.

- 1. No more than sixty (60) percent of the lot shall be covered with buildings.
- 2. No more than seventy-five (75) percent of a lot shall be covered by any combination of buildings, structures and impervious surfaces, including permeable pavement.
- 3. If more than fifty (50) percent of the required off-street parking spaces are located behind the front building line, the maximum lot or impervious coverage requirement may be increased to a total of eighty (80) percent of the lot. In order to utilize this increased amount of impervious coverage, landowner shall provide landscaping between the right of way line and the front yard setback or parking lot as the case may be.
- 4. All portions of any lot not used for buildings, structures, storm water facilities, parking areas, access drives, loading areas, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings.

D. Height Requirements.

1. Unless otherwise specified by this Zoning Ordinance, the permitted uses contained within the Business Park District shall comply with the following height requirements:
 - a. A use with up to seventy-five thousand (75,000) square feet of gross floor area shall have a maximum permitted height of fifty (50) feet.
 - b. A use with more than seventy-five thousand (75,000) square feet, but less than one hundred fifty thousand (150,000) square feet of gross floor area shall have a maximum permitted height of sixty (60) feet.
 - c. A use with more than one hundred fifty thousand (150,000) square feet or more, of gross floor area shall have a maximum permitted height of seventy-five (75) feet.
 - d. Principal and accessory buildings and structures for the exclusive use of agricultural operations and not for human occupancy shall not exceed seventy-five (75) feet in height.
 - e. A hotel or motel shall not exceed ninety (90) feet in height.
 - f. Multi-family dwellings shall not exceed sixty-five (65) feet.

E. General and Supplemental Provisions.

1. All permitted uses within the BP Zoning District shall comply with the driveway and access drive requirements set forth in the Zoning Ordinance.
2. All permitted uses within the BP Zoning District shall comply with the loading and parking requirements specified in Section 1305-B of the Zoning Ordinance as well as other applicable provisions of the Zoning Ordinance.
3. The design of all exterior storage areas for trash and rubbish shall comply with the Township approved design for the BP Zoning District. All containers and dumpsters shall have sufficient storage capacity to accommodate the projected volumes of solid waste.
4. All screening, landscaping, and barriers shall be generally consistent with other uses within the BP Zoning District.
 - a. Any portion of the site not used for buildings, structures, parking lots, access drives, outdoor storage areas or sidewalks shall be maintained with a vegetative groundcover or other ornamental plantings.

- b. A visual screen must be provided between any proposed commercial, industrial or other non-residential use that adjoins a residential zoning district, regardless of whether the residentially zoned tract is developed.
 - c. A plan must be submitted depicting all proposed landscaping and screening for any proposed use within the BP Zoning District. The plan and materials must be generally consistent with landscaping on surrounding properties and contribute to the character of the BP Zoning District, provide appropriate screening and incorporate a combination of trees, shrubbery and ground cover. The plan shall be subject to Township's approval.
 - d. Off-street parking lots containing twenty (20) or more parking spaces shall be provided with interior landscaping areas equal to ten (10) square feet per parking space. As an alternative to requiring interior landscaping, Applicant shall present an alternative landscaping plan that incorporates the required planting around the perimeter of the parking lots, adjacent to buildings, and/or otherwise within the BP Zoning District.
 - e. All new parking lots adjacent and along any road shall be screened from said road by a landscaping screen to be installed within a ten (10) foot wide planting strip measured from the street right of way line and located entirely within the lot containing the parking lot. The landscape screen shall be constructed consistent with Section 1811(1)(A-B) of this Zoning Ordinance.
 - f. Any exterior storage areas for trash and rubbish adjacent to any street, residential structure, or property neighboring the BP Zoning District, shall be enclosed on three sides by a barrier, which is a minimum of six (6) feet in height and oriented facing away from the street, residential structure, or property neighboring the BP Zoning District as the case may be.
5. For all nonresidential lots, there shall be a minimum ten (10) foot wide greenbelt provided between all lot lines and all parking areas, driveways and vehicular access ways within the lot, except where the lot is adjacent to a Residential or Rural District, in which case the width of the greenbelt along a side lot line next to said adjacent district shall be equal to the width of the required side yard of the lot, and the width of the greenbelt along a rear lot line next to said adjacent district shall be equal to the width of the required rear yard of the lot. Greenbelt areas shall be planted with grass, shrubbery, trees or other types of plant material. Where non-adjoining use, share, or have a shared joint parking facility, driveway,

and/or vehicular accessway, the greenbelt requirement is waived to accommodate such shared facilities.

6. Exterior lighting shall be designed in a manner to provide for the safety of pedestrians and vehicles and to contribute to the character of the BP Zoning District.
7. All permitted uses within the BP Zoning District shall be serviced by public sanitary sewer facilities, 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.
8. All permitted uses within the BP Zoning District shall be served by public water supply facilities, which shall be consistent with any plans and ordinances adopted by East Lampeter Township.
9. All other utility provisions serving a permitted use within the BP Zoning District shall be planned and installed in accordance with the specifications of the public utility provider supplying service.

SECTION 1305-B: MINIMUM PARKING AND LOADING SPACE REQUIREMENTS

- A. Required Off-Street Parking Spaces: The number of off-street parking spaces to be provided for each use shall be sufficient to accommodate all occupants, employees, visitors and customer parking. The required spaces specified by the following matrix chart shall be located exclusive of any street right-of-way or other specified use.

Categorical Off-Street Parking Requirements		
Use	Land Use Category	Off-Street Parking Requirement
Agricultural Uses	Agricultural Operation	1 parking space per employee plus 1 parking spaces for visitors
	Roadside Stand	1 parking space per 50 square feet of display area plus 1 parking space for the resident or employee tending the roadside stand
	Other Agricultural Uses	As determine appropriate by the Zoning Officer

Categorical Off-Street Parking Requirements		
Commercial Uses – see applicable footnotes	Convenience Store	1 parking space per 200 square feet of gross floor area plus 1 parking space per employee, plus 1 parking space per 4 seats
	Day Care Facility as a Commercial Use	1 parking space per 6 occupants plus 4 stacking spaces for loading/unloading plus 1 parking space per employee
	Dry Cleaner	1 parking space per 200 square feet of gross floor area plus 1 parking space per employee
	Financial Institutions	1 parking space per 200 square feet of gross floor area plus 1 parking space per employee
	Grocery Store	4.5 parking spaces per 1,000 square feet of gross floor area
	Hotel or Motel	1 parking space per rental unit, plus 1 parking space per employee plus accessory uses
	Laboratory	1 parking space per 200 square feet of gross floor area plus 1 parking space per employee
	Laundromat	1 parking space per 2 washers plus 1 parking space per employee
	Medical, Dental, Vision Care and Counseling Clinic	1 parking space per 200 square feet of gross floor area
	Office	1 parking space per 200 square feet of gross floor area
	Personal Service Facility	1 parking space per 200 square feet of gross floor area plus 1 parking space per employee
	Principal Uses Permitted in Combination	Parking requirements shall be determined by the principal uses that are permitted in combination
	Restaurant	1 parking space per 4 seats plus 1 parking space per employee on the maximum shift plus 1 space per 100 square feet of common or social area
	Retail Bakery or Confectioner	1 parking space per 300 square feet of gross floor area plus 1 space per employee plus loading spaces
	Retail Sales	1 parking space per 200 square feet of gross floor area plus 1 space per employee
	Shopping Centers containing less than 75,000 square feet of gross floor area	4.5 parking spaces per 1,000 square feet of gross floor area
	Shopping Centers containing between 75,000 and 150,000 square feet of gross	4.5 parking spaces per 1,000 square feet of gross floor area
	Shopping Centers containing more than 150,000 square feet of gross floor area	4.5 parking spaces per 1,000 square feet of gross floor area
	Theater	1 parking space per 3 seats, which may be available on chairs, seats, pews, benches or bleachers
	Other Commercial Uses	As determined appropriate by the Zoning Officer
Industrial Uses	Contractor Storage Yard	1 parking space per employee on the 2 largest successive shifts combined
	Manufacturing Facility	1 parking space per employee on the 2 largest successive shifts combined
	Repair Facility as an accessory use for products produced on-site	Parking requirements shall be determined by the principal use plus 1 space for each repair vehicle stored on-site
	Self-Storage Facilities	1 parking space per employee on the maximum shift plus 1 parking space per 10,000 square feet of gross floor area
	Telecommunication and Wireless Communications	1 parking space shall be provided for each telecommunication and wireless communication network system at the site
	Warehouse and Distribution Center	1 parking space per employee on the 2 largest shifts combined plus 1 space for each vehicle stored on-site

Categorical Off-Street Parking Requirements		
Use	Land Use Category	Off-Street Parking Requirement
Institutional and Other Non-Residential Uses	Wholesale and Distribution Facility	1 parking space per employee on the 2 largest shifts combined plus 1 space for each vehicle stored on-site
	Emergency Service Facility	1 parking space per 4 emergency service personnel plus parking spaces for accessory social clubs or facilities
	Hospital	1 visitor parking space per 1.5 accommodations (beds) plus one (1) space for each employee on a maximum shift
	Library and Museum	1 parking space per 400 square feet of gross floor area plus 1 parking space per employee
	Municipal Use	Parking requirements for a municipal use shall be determined by East Lampeter Township
	Place of Worship	1 parking space per 3 seats, which may be available on chairs, seats, pews, benches or bleachers
	Public Utility Building and/or Structure	1 parking space per employees on the 2 largest shifts combined
	School: Auditorium, Gymnasium, Social Hall, and other place for public assembly	1 parking space per 3 seats, which may be available on chairs, seats, pews, benches or bleachers
	School: Nursery School through the 9 th Grade.	1 parking space per 10 students plus 1 space per employee plus auditorium, gymnasium, social hall or assembly requirements
	School: 10 th through 12 th Grade; Vocational; or Higher Learning Facility	1 parking space per 4 students plus 1 space per employee plus auditorium, gymnasium, social hall or assembly requirements
	United States Post Office or other U.S. government service office.	1 parking space per employee on the 2 largest shifts combined plus 1 space per 100 square feet of floor area
	Other Institutional Uses	As determined appropriate by the Zoning Officer
Recreational Uses	Recreation Use, Health Club and/or Fitness Center	1 parking space per 200 square feet of gross floor area plus 1 parking space per employee on the maximum shift
	Recreational Area, Active or Passive	As determined by the Zoning Officer
Residential Uses	Community Center located within a Residential Development	1 parking space per 400 square feet plus 1 parking space per employee
	Manufactured Home Park	2 parking spaces per residential unit plus 1 space per employee plus 1 parking space per 25 residential units for visitor parking
	Multi-Family Dwelling Units	2 parking spaces per residential unit plus 1 space per employee plus 1 parking space per 25 residential units for visitor parking
<ol style="list-style-type: none"> For all commercial uses, gross floor area shall exclude warehouse and storage areas. For all commercial uses, per employee spaces shall be computed on the maximum number of employees for any one time on the premises. Except as set forth above, parking facilities shall otherwise comply with the applicable zoning standards set forth in Section 1702 of the Zoning Ordinance as amended. Fuel island pumping stalls shall not be included in the computation of parking spaces for convenience stores or grocery stores. 		

- B. Reductions and Modifications: The following provisions shall apply to the reductions and modifications that may be applied to the number of off-street parking requirements:

1. Where the matrix chart contained within this section of the Zoning Ordinance does not specify a requirement for the land use activity, or the on site conditions do not warrant the specified requirement list within the table, the Zoning Officer may approve an alternative provision.
2. Where the computations for off-street loading spaces or off-street parking spaces results in a fractional number greater than $\frac{1}{4}$ or 0.25, the fractional number shall be rounded up to the next whole number. The Zoning Officer shall determine or verify the number of off-street loading and parking spaces that are required for a specific use.
3. Where an existing building or use is enlarged by floor area, number of employees, number of residential units, seating capacity, bed spaces, service bays, or other provisions specified by this Zoning Ordinance, the required number of off-street loading spaces and/or off-street parking spaces shall be proportionately or incrementally increased based upon the enlargement of the building or use only.
4. Where parking requirements are determined by the number of seats and no permanent seats are provided, the number of parking spaces shall be based upon the capacity for temporary seats in normal usage.
5. Joint parking facilities for two (2) or more uses may be established, provided that the number of spaces provided is not less than the sum of the spaces required for each individual use.
6. East Lampeter Township may permit a reduction of the total number of required off-street parking spaces that are specified under this Section of this Zoning Ordinance, as part of a special exception application. Where a reduction in the total number of off-street parking spaces is considered, the property owner and/or tenants, as the case may be, shall provide documentation from the Institute of Traffic Engineers or other published transportation reference manuals to support that the use does not warrant the total number of spaces required. The maximum permitted reduction shall not exceed twenty (20) percent of the required total.
7. For all non-residential uses, the off-street parking space requirements of a principal use shall not exceed more than one hundred twenty-five (125) percent of the minimum requirements that are specified under this section of the Zoning Ordinance. East Lampeter Township may permit an increase in the total number of off-street parking spaces, as part of a special exception application, provided that such increase does not exceed one hundred fifty (150) percent of the minimum requirements.

C. Handicapped Space Requirements: All required handicapped parking spaces shall be located, designed and constructed in order to comply with the provisions specified by the

American Disabilities Act, the Uniform Construction Code, and all other pertinent codes and standards adopted by East Lampeter Township.

D. Driveways and Access Drives: The width of aisles within the off-street parking facilities shall comply with the following minimum requirements:

1. Where the angles of the parking spaces are at ninety (90) degrees angles, the width of the aisle shall be twenty-four (24) feet in width and may accommodate two (2) way travel.
2. Where the angles of the parking spaces are at sixty (60) degrees angles, the width of the aisle shall be eighteen (18) feet in width and shall be restricted to one (1) way travel.
3. Where the angles of the parking spaces are at forty-five (45) degrees angles, the width of the aisle shall be twelve (12) feet in width and shall be restricted to one (1) way travel.
4. Unless otherwise permitted by East Lampeter Township, the parking spaces shall not be designed with angles of less than forty-five (45) degrees.
5. The curb radius within the off-street parking facilities shall be a minimum of five (5) feet.
6. All dead-end parking lots shall be designed to provide sufficient back-up area for all end spaces.
7. Where drive-through service lanes are permitted, the stacking or queuing lane shall have a minimum width of twelve (12) feet per service lane and a minimum depth of seventy (70) feet long.

E. Required Off-Street Loading Spaces: The total number of off-street loadings paces shall be determined by the requirements specified on the following matrix chart:

Categorical Off-Street Loading Space Requirements (1, 2, 3)		
Land Use Category	Gross Floor Area or Units	Required Spaces
Commercial office uses including: financial institution; office buildings	Less than 25,000 square feet	1
	25,000 to 50,000 square feet	2
	Over 50,000 square feet	3
Commercial retail uses including: convenience store; grocery store; retail sales, professional service facility, and other similar commercial retail uses	Less than 25,000 square feet	1
	25,000 to 50,000 square feet	2
	50,000 to 100,000 square feet	3
	Over 100,000 square feet	4

Shopping Center	Less than 75,000 square feet 1 space per 25,000 square feet	See Section 1306-B: K.
	75,000 and 150,000 square feet 1 space per 25,000 square feet	See Section 1306-B: K.
	Over 150,000 square feet	See Section 1306-B: K.
Specialty retail uses, medical, dental, vision care and counseling clinic; restaurants;	Less than 25,000 square feet	1
	25,000 to 50,000 square feet	2
	Over 50,000 square feet	3
Regional uses and facilities including: hotels and motels	Less than 50,000 square feet	1
	50,000 to 100,000 square feet	2
	Over 100,000 square feet	3
Institutional uses including: places of worship; schools.	Less than 50,000 square feet	1
	50,000 to 100,000 square feet	2
	Over 100,000 square feet	3
General industrial uses including: warehousing and distribution, and wholesaling and distribution	Less than 25,000 square feet	1
	25,000 to 50,000 square feet	2
	50,000 to 100,000 square feet	3
	Over 100,000 square feet	4
Specialty industrial uses including: laboratory; repair facility; self-storage facility	Less than 25,000 square feet	1
	25,000 to 50,000 square feet	2
	50,000 to 100,000 square feet	3
	Over 100,000 square feet	4
<p>1. Denotes that the off-street loading requirement may be reduced or eliminated if the property owner and/or tenants, as the case may be, or developer provides documentation to East Lampeter Township that the use will not need or utilize the off-street loading space. Refer to Section 1305-B: E.1.a. of this Zoning Ordinance for additional details.</p> <p>2. Denotes that the off-street loading requirement may be reduced by East Lampeter Township depending upon the needs and intensity of the use. Refer to Section 1305-B: E.1.b. of this Zoning Ordinance for additional details.</p> <p>3. Uses not specified in this matrix chart should refer to Section 1305-B: E.1.c. of this Zoning Ordinance.</p> <p>4. Except as set forth above, loading and unloading facilities shall otherwise comply with the applicable zoning standards set forth in Section 1705 of the Zoning Ordinance as amended.</p>		

1. Reductions and Modifications: The number of required off-street loading spaces shall conform to the provisions contained within the matrix chart specified under Section 1305-B:E above. East Lampeter Township may consider a reduction or modification to these requirements under the following conditions:
 - a. The required loading spaces may be reduced or eliminated if the property owner and/or tenants, as the case may be, or developer can provide documentation that the use will not require any truck deliveries at the site.
 - b. The required loading spaces may be reduced depending upon the specific

needs and intensity of the use. As part of this reduction, the property owner and/or tenants, as the case may be, shall provide documentation concerning the number of anticipated truck deliveries to the site. East Lampeter Township shall consult with its Engineer and Zoning Officer to determine the required number of loading spaces.

- c. Where the off-street loading requirements contained under Section 1305-B:E above does not specify a loading space requirement for a use, East Lampeter Township shall consult with its Engineer and Zoning Officer to determine the required number of loading spaces.
2. Fractions: Where the computations for off-street loading spaces results in a fractional number greater than $\frac{1}{4}$ or 0.25, the fractional number shall be rounded up to the next whole number. The Zoning Officer shall determine or verify the number of off-street loading and parking spaces that are required for a specific use.
3. Continuation: All designated off-street loading spaces shall be continued and maintained so long as the use in which the spaces were originally designed for are still in operation or existence. Unless otherwise approved by East Lampeter Township, the designated off-street loading spaces shall not be reduced in size or modified in any manner.
4. Plan Requirements: If applicable, a land development plan shall be submitted for review and consideration.

1306-B: SUPPLEMENTAL REGULATIONS

A. PURPOSE

1. The intent of this section of the Zoning Ordinance is to provide supplemental controls and regulations for particular uses that are permitted by right, special exception or conditional use.
2. For uses permitted by right, the standards specified in this section shall be satisfied as part of a subdivision plan, land development plan and/or zoning permit.
3. For uses permitted by special exception or conditional use, the standards set forth under this section of the Zoning Ordinance shall be satisfied as part of the special exception application or conditional use application. East Lampeter Township may defer certain requirements to be satisfied as part of a subdivision plan, land development plan and/or zoning permit.

B. CONVENIENCE STORE

A. Area Provisions: The following maximum lot size limitations shall apply for a convenience store:

1. The maximum lot size for a convenience store located in the Business Park (BP) Zoning District shall be three (3) acres.

B. Setback, Coverage and Height Requirements: The following provisions shall apply to convenience stores:

1. The convenience store shall comply with the setback, coverage and height requirements of Section 1304-B.
2. Except as set forth herein, all external structures, including the fuel dispensing islands, canopy covering the fuel islands, outdoor storage areas and/or display items (other than the permitted signs) and electric charging stations shall comply with the setback, coverage and height requirements of Section 1304-B.
3. The convenience store shall contain a gross floor area of not more than seven thousand five hundred (7,500) square feet, exclusive of any area of such lot being used for car wash facilities, gasoline pump dispensers and the canopy over such dispensers.
4. The canopy covering the fuel pumps shall not exceed a total coverage area of seven thousand (7,000) square feet. The canopy shall not exceed twenty-five (25) feet in height from ground level at its highest point. East Lampeter Township may permit a greater canopy height up to thirty (30) feet if the design of the canopy is considered as architectural enhancement. The canopy covering the fuel pumps shall not be located any closer to a street right of way than the applicable building setback line for the principal structure of the convenience store.

C. Use Limitations and Restrictions: The following use limitations and restrictions shall apply to convenience stores:

1. Retail sales of food, groceries, beverages, household products, automobile fuels and accessories, newspapers, magazines, periodicals, lottery tickets and other similar items may be sold within a convenience store.
2. The sale of gasoline, diesel fuel, kerosene and/or other petroleum products and/or electric charging shall be permitted as an accessory use for a convenience store. The maximum number of fueling pumps (one pump shall serve a maximum of two fueling positions only) shall be permitted based upon the size of the building housing the convenience store, which shall be specified as follows:

Convenience Store Gross Floor Area	Maximum Number of Fuel Pumps	Maximum Number of Fueling Positions
2,000 square feet to 3,000 square feet	4	8
3,000 square feet to 4,000 square feet	5	10
4,000 square feet to 5,000 square feet	6	12
5,000 square feet to 7,500 square feet	14	28

The number of charging stations shall be identified on the land development plan and shall not be included in the above limitations.

3. Automobile repair stations shall not be permitted as a principal use or commercial option for a convenience store.
4. Car wash facilities shall be permitted as part of a convenience store.
5. Drive-up or drive-through service lanes shall be permitted as part of a convenience store.
6. The on-site demolishing or dismantling of vehicles for salvage or parts shall be prohibited.
7. Indoor and outdoor seating for consumption of food and beverages shall be permitted as part of a convenience store.

D. Traffic Control: The following provisions shall apply to vehicular accessibility, parking, loading and other traffic control requirements for the convenience store:

1. The primary points of ingress and egress to the convenience store shall be along a collector or arterial street.
2. All means of ingress and/or egress shall be located and designed to accommodate traffic in a safe and efficient manner. The property owner and/or tenants, as the case may be, shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by applicable state or local regulations or as may be agreed to by Landowner and East Lampeter Township.
3. All driveways and access lanes shall comply with the applicable provisions of this Zoning Ordinance.
4. Interior access lanes shall be designed so as to prevent traffic congestion at points of ingress and egress. All proposed areas designated for parking and loading of trucks and/or other commercial vehicles shall be planned and arranged so they may be utilized without interfering with the interior traffic circulation and parking facilities.

5. All off-street loading and parking facilities shall comply with the requirements set forth in Section 1305-B of this Zoning Ordinance.

E. General Requirements: The following general standards shall be required for a convenience store:

1. All merchandise or retail items sold on the premises shall be stored within the convenience store or along sidewalk areas adjacent to building. If items are stored along any sidewalk area adjacent to the building, a minimum of five (5) feet of the walkway shall remain free from obstruction.
2. All transactions shall be conducted within the convenience store or at automated fuel pumps or at charging stations or at car wash.
3. All permitted materials that are stored outdoors shall be located at least twenty (20) feet from the street right-of-way and no closer than twenty (20) feet to any property line.
4. Except as set forth herein, the proposed lighting for the convenience store shall comply with the applicable requirements of this Zoning Ordinance. The following provisions shall specifically apply to the external lighting facilities:
 - a. All canopies covering the gasoline pumps may be illuminated by overhead lighting. Canopy lighting shall be located on the undersurface (ceiling) of the canopy and shall be limited to flush lens fixtures mounted on the canopy ceiling.
 - b. A lighting plan shall be submitted to depict the location and intensity of the lighting facilities within the convenience store to a point fifty (50) feet beyond the perimeter of the property line.
5. The convenience store and all accessory uses shall comply with the noise and sound level requirements that are specified under this Zoning Ordinance.
6. All exterior speaker, microphone or intercom systems shall be designed in a manner so the messages, music or other sounds are not audible at any street line or property line.
7. All proposed signs for the convenience store shall comply with the provisions of this Zoning Ordinance.
8. The use and related activities shall not emit noise, glare, vibration, electrical disturbance, electromagnetic interference, dust, smoke, fumes, toxic gas, radiation, heat and/or other perceptible or objectionable nuisances that would impact neighboring properties, or be noticeable at or beyond the property line.

9. Mechanical ventilation outlets associated with the convenience store shall comply with all state and federal air quality and emission standards.
10. Exterior storage areas for trash and rubbish shall be properly screened with fencing and/or screened with landscaping materials. All containers or dumpsters shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste.
11. The property owner and/or tenants, as the case may be, shall develop, implement and maintain a working plan for the trash disposal, recycling and the clean-up of litter that is a result of the convenience store.

F. If applicable, a land development plan shall be submitted to East Lampeter Township for review and consideration.

C. DAY CARE USE, CENTER OR FACILITY AS A COMMERCIAL USE.

A. Traffic control. The following provisions shall apply to vehicular accessibility, parking, loading and traffic control requirements for a day care use, center or facility as a commercial use:

1. Interior access lanes shall be designed so as to prevent traffic congestion at points of ingress and egress. All proposed areas designated for parking and loading of trucks and/or other commercial vehicles shall be planned and arranged so they may be utilized without interfering with the interior traffic circulation and parking facilities. An alternative design may be permitted provided that sufficient vehicular and pedestrian access can be achieved at the pick-up area and drop-off area.
2. A designated off-street pick-up area and drop-off area shall be provided at the day care facility, which shall be designed so that passengers do not have to cross traffic lanes within or adjacent to the site. The off-street pick-up area and drop-off area shall be at least ten (10) feet in width and eighty (80) feet in length, which shall be conspicuously identified by signs and pavement markings. An alternative design may be permitted provided that sufficient vehicular and pedestrian access can be achieved at the pick-up area and drop-off area.
3. The pick-up area and drop-off area shall be designed with sufficient on-site stacking or queuing lands in order to prevent the traffic congestion and/or back-ups onto adjoining roads or adjacent properties.

D. EMERGENCY SERVICE FACILITY

A. Permitted uses. The following land use provisions shall apply to an emergency service facility:

1. The principal uses shall include emergency service facilities.
2. Accessory uses within a building occupied by the emergency service facility shall be limited to: administrative offices, training facilities, recreational uses, meetings rooms, banquet facilities, and/or other similar uses.
3. The cumulative gross floor area or occupied space for all such accessory uses shall not occupy more than thirty (30) percent of the cumulative gross floor area or occupied space of all uses within the emergency service facility.

B. Traffic control. The following provisions shall apply to vehicular accessibility, parking, loading and traffic control requirements for an emergency service facility:

1. All means of ingress and/or egress for the emergency service facility shall be located and designed to accommodate traffic in a safe and efficient manner. The property owner and/or tenants, as the case may be, shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes by applicable state or local regulations or as may be agreed to as by Landowner and East Lampeter Township.
2. All driveways and access drives shall comply with the applicable provisions of the Zoning Ordinance.
3. Interior access lanes shall be designed so as to prevent traffic congestion at points of ingress and egress. All proposed areas designed for parking and loading shall be planned and arranged so they may be utilized without interfering with the interior traffic circulation and parking facilities.
4. All off street parking shall comply with the requirement set forth in Section 1305-B:A of the Zoning Ordinance.

E. **GROCERY STORE**

A. Area Provisions: The following lot area provisions shall apply to a grocery store:

1. The maximum lot area under this section shall be 15 acres.
2. The grocery store shall contain a minimum gross floor area of not less than seven thousand five hundred (7,500) square feet and a maximum gross floor area of not more than one hundred forty thousand (140,000) square feet, exclusive of any area of such lot being used for gasoline pump dispensers and the canopy over such dispensers.

B. Setback, Coverage and Height Requirements: The following provisions shall apply to grocery stores:

1. The grocery store shall be located at least fifty (50) feet from all street right-of-way lines and external property lines.
2. All external structures, including the fuel dispensing islands, canopy covering the fuel islands, outdoor storage areas and/or display items (other than the permitted signs) shall not be located within thirty (30) feet of any street right-of-way line or external property line.
3. Unless otherwise permitted by East Lampeter Township, the height of a grocery store shall not exceed a height of forty-five (45) feet. Architectural features such as towers and roof peaks shall not exceed sixty (60) feet.
4. The canopy covering the fuel pumps shall not exceed a total coverage area of seven thousand (7,000) square feet. The canopy shall not exceed a height of twenty-five (25) feet from ground level at its highest point. East Lampeter Township may permit a greater canopy height up to thirty (30) feet if the design of the canopy is considered as architectural enhancement.
5. All other external structures shall comply with the setback, coverage and height requirements of the zoning district on which the building is located.

C. Use Limitations and Restrictions: Unless otherwise permitted by East Lampeter Township, the following use limitations and restrictions shall apply to grocery stores:

1. A grocery store may include the retail sale of items, including by way of example and not limitation, food, groceries, beverages, household products, flowers, automobile fuels and accessories, pet supplies, personal hygiene products, health care products, pharmaceuticals, newspapers, magazines, periodicals and /or other similar items.
2. The sale of gasoline, diesel fuel, kerosene and/or other petroleum products and/or electricity shall be permitted as an accessory use or as a commercial option for a grocery store. The maximum number of fueling pumps shall be limited to fourteen (14) pumps with twenty-eight (28) fueling positions. The number of charging stations shall be identified on the land development plan and shall not be included in the above limitations.
3. Automobile repair or automobile repair stations shall not be permitted as a principal use or commercial option for a grocery store.
4. Car wash facilities shall be permitted as an accessory use for a grocery store.

D. Traffic Control: The following provisions shall apply to vehicular accessibility, parking, loading and other traffic control requirements for the grocery store:

1. The primary points of ingress and egress to the grocery store shall be along a collector or arterial street.
2. All means of ingress and/or egress shall be located and designed to accommodate traffic in a safe and efficient manner. The property owner and/or tenants, as the case may be, shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by applicable state or local regulations or as may be agreed to by Landowner and East Lampeter Township.
3. Interior access lanes shall be designed so as to prevent traffic congestion at points of ingress and egress. All proposed areas designated for parking and loading of vehicles shall be planned and arranged so they may be utilized without interfering with the interior traffic circulation and parking facilities.
4. The service lanes for the fuel pumping stations shall be designed with sufficient on-site stacking or queuing lanes in order to prevent the traffic congestion and/or the back-ups onto adjoining roads or adjacent properties.

E. General Requirements: The following general standards shall be required for a grocery store:

1. All merchandise or retail items sold on the premises shall be stored within the grocery store or the area immediately adjacent to the grocery store. If items are stored along any sidewalk area adjacent to the building, a minimum of five (5) feet of the walkway shall remain free from obstruction.
2. All transactions shall be conducted within the grocery store or at automated fuel pumps or charging stations.
3. All permitted materials that are stored outdoors shall be located at least thirty (30) feet from the street right-of-way and any property line.
4. External storage areas, loading areas and/or parking areas shall be screened from any residential uses. The landscaping materials and fencing utilized to screen the adjoining properties shall be subject to the approval of East Lampeter Township.
5. The proposed lighting for the grocery store shall comply with the requirements specified under the Zoning Ordinance. The following provisions shall specifically apply to the external lighting facilities:

- a. The proposed lighting for buildings, facilities, signs, access lanes and parking areas shall be arranged so they do not reflect towards any public street or residential zoning districts.
 - b. All canopies covering the gasoline pumps may be illuminated by overhead lighting. Canopy lighting shall be located on the undersurface (ceiling) of the canopy and shall be limited to flush mounted lens fixtures under the canopy ceiling. Drop lens fixtures are prohibited.
 - c. A lighting plan shall be submitted to depict the location and intensity of the proposed lighting facilities within the grocery store to a point fifty (50) feet beyond the perimeter of the property line.
- 6. The grocery store and all accessory uses shall comply with the noise and sound level requirements that are specified under the Zoning Ordinance.
 - 7. All exterior speaker, microphone or intercom systems shall be designed in a manner so the messages, music or other sounds are not audible at any street line or property line. All such systems shall not be utilized between the hours of 10:00 pm and 7:00 am.
 - 8. The use and related activities shall not emit noise, glare, vibration, electrical disturbance, electromagnetic interference, dust, smoke, fumes, toxic gas, radiation, heat and/or other perceptible or objectionable nuisances that would impact neighboring properties, or be noticeable at or beyond the property line.
 - 9. Mechanical ventilation outlets associated with the grocery store shall comply with all state and federal air quality and emission standards.
 - 10. Exterior storage areas for trash and rubbish shall be properly screened with fencing and/or landscaping materials. All containers or dumpsters shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste.
 - 11. The property owner and/or tenants, as the case may be, shall develop, implement and maintain a working plan for the trash disposal, recycling and the clean-up of litter that is a result of the grocery store.

F. If applicable, a land development plan shall be submitted to East Lampeter Township for review and consideration.

F. LABORATORY

A. General Requirements: The following general standards shall be required for a laboratory.

1. The property owner and/or tenants, as the case may be, shall provided the Township and the local emergency management service responders (police, fire, ambulance) with a complete list of all materials, chemicals, and/or substances that are typically stored or maintained on the property that could be considered hazardous or dangerous to the employees, visitors, and/or emergency responders.
2. The quantity and quality of the wastewater generated, stored, transported and/or discharged shall be subject to review and approval of the Township and the Pennsylvania Department of Environmental Protection.
3. Mechanical ventilation outlets associated with the laboratory shall comply with all state and federal air quality and emission standards. Mechanical ventilation outlets shall be setback at lease fifty (50) feet from all street right of ways lines and other property lines, and shall not be directed towards a residential use.
4. All hazardous waste, toxic waste, medical waste, infectious waste, red bag waste, and other similar items shall be discarded in a manner specified by local, state and federal laws. For such types of waste, property owner and/or tenants, as the case may be, shall provide documentation to the Township that licensed waste haulers have been contracted to dispose of the discarded materials and wastes from the site.

G. MANUFACTURING FACILITY

A. Permitted Uses: The following land use provisions shall apply to a manufacturing facility with no more than four hundred thousand (400,000) square feet of gross floor area:

1. The principal use shall be the manufacturing facility, which shall include a building or group of buildings primarily utilized for the manufacturing, processing or assembling of goods and products.
2. Retail sales of the goods and products manufactured, processed, assembled or maintained at the manufacturing facility may be permitted as an accessory use. The designated sales area for retail sales shall not exceed the greater of five thousand (5,000) square feet or fifteen (15) percent of the gross floor area.

B. Area Requirements: The following general provisions shall apply to a manufacturing facility:

1. The manufacturing facility shall be located on a lot that shall have a maximum lot size of forty (40) acres.

C. Setback, Coverage and Height Requirements: The manufacturing facility shall comply with the setback, coverage and height requirements of the BP Zoning District.

D. Traffic Control: The following provisions shall apply to vehicular accessibility, parking, loading and traffic control requirements for a manufacturing facility:

1. The primary points of ingress and egress for the manufacturing facility shall be located along a collector or arterial street.
2. All means of ingress and/or egress shall be located and designed to accommodate traffic in a safe and efficient manner. The property owner and/or tenants, as the case may be, shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by applicable state or local regulations or as may be agreed to by Landowner and East Lampeter Township.
3. Interior access lanes shall be designed so as to prevent traffic congestion at points of ingress and egress. All proposed areas designated for parking and loading of trucks and/or other commercial vehicles shall be planned and arranged so they may be utilized without interfering with the interior traffic circulation, parking facilities and accessibility for emergency management and response vehicles.
4. All loading and parking areas shall be screened with landscaping materials from any adjoining residential uses or properties. The landscaping materials and/or fencing utilized to screen the adjoining properties shall be subject to the approval of East Lampeter Township.

E. General Requirements: The following general requirements shall apply to a manufacturing facility:

1. All principal use and activities associated with the manufacturing facility shall be conducted within an enclosed building or loading dock zone that complies with the appropriate building code requirements adopted by East Lampeter Township.
2. All manufacturing facility uses and activities shall not pose a threat to the health, safety and/or general welfare of any property or use within East Lampeter Township. Where, appropriate, the landowner shall design, construct and implement appropriate safeguards.
3. The landowner and/or tenants, as the case may be, shall provide East Lampeter Township and the emergency service responders (police, fire and ambulance) with a complete list of materials, chemical and/or substances that are typically stored or maintained on the property that could be considered hazardous or dangerous to the employees, visitors and/or emergency service responders.
4. Where overnight parking is permitted, the trucks or commercial vehicles utilizing the facilities shall not be kept running or idling for a period of time that exceed the

provisions specified by the Pennsylvania Diesel Powered Motor Vehicle Act and other state or federal laws.

5. A lighting plan shall be submitted to depict the location and intensity of the proposed lighting facilities within the manufacturing facility to a point fifty (50) feet beyond the perimeter of the property line.
6. The manufacturing facility shall comply with the noise and sound level requirements that are specified under the Zoning Ordinance.
7. All exterior speaker, microphone or intercom systems shall be designed in a manner so the messages, music or other audible sounds are reduced by eighty (80) percent from the source to any property line.
8. The use and related activities shall not emit noise, glare, vibration, electrical disturbance, electromagnetic interference, dust, smoke, fumes, toxic gas, radiation, heat and/or other perceptible or objectionable nuisances that would impact neighboring properties, or be noticeable at or beyond the property line.
9. All hazardous waste, toxic waste, infectious waste, and other similar items, which because of its potential health risks, shall be discarded in a manner specified by local, state and federal laws.
10. The disposal of all materials and wastes shall be accomplished in a manner that complies with local, state and federal laws.
11. The property owner and/or tenants, as the case may be, shall develop, implement and maintain a working plan for the trash disposal, recycling and the clean-up of litter that is a result of the manufacturing facility.

F. If applicable, a land development plan shall be submitted to East Lampeter Township for review and consideration.

H. MANUFACTURED HOME PARK

A. Permitted Uses: The following principal and accessory uses shall be permitted within a manufactured home park.

1. Principal uses within a manufactured home park shall be the manufactured homes, mobile homes, common open space, management offices and/or similar uses as approved by the Township as part of the conditional use application. For the purpose of this section, manufactured homes and mobile homes shall be synonymous.

2. Accessory uses within a manufactured home park shall be limited to: administrative offices, a community center, common open space, recreation uses, and/or other similar uses. The accessory uses shall directly benefit the residents within the manufactured home park.

B. Park Area and Density: The following provisions shall apply to manufactured home parks:

1. The manufactured home park shall contain a minimum of ten acres of contiguous land area.
2. The maximum number of manufactured homes contained within the manufactured home park shall not exceed eight (8) manufactured homes per acre of gross lot area.
3. No more than one manufactured home shall be placed on a lot or lease area and such manufactured home shall be occupied by not more than one family.
4. No more than three hundred seventy-five (375) manufactured homes will be permitted in the BP District, inclusive of existing manufactured homes as of the date of adoption of this Ordinance. When the total number of manufactured homes meets this threshold, there shall be no additional manufactured homes permitted within the BP District.
5. The minimum distance between the manufactured homes shall be twenty (20) feet.

C. Lot Width, Setback and Coverage Requirements: Manufactured homes shall comply with the following individual lot or lease area, setback, coverage and height requirements:

1. The minimum lot or lease area shall be four thousand (4,000) square feet.
2. The minimum lot width shall be sixty (60) feet.
3. The minimum front yard setback shall be twenty (20) feet measured from the right of way line of any internal street.
4. The minimum side yard setback shall be ten (10) feet, as measured on each side.
5. The minimum rear yard setback shall be twenty (20) feet.
6. The maximum building coverage shall be seventy (70) percent.
7. The maximum lot coverage shall be eighty (80) percent.
8. The maximum building height shall be twenty-five (25) feet.

D. Open Space Standards and Criteria. The following provisions shall apply to manufactured home parks:

1. A minimum of ten (10) percent of the land area within a manufactured home park shall be set aside as common open space, which shall be perpetually preserved and deeded to restrict future residential development or other uses that may conflict with the integrity of the common open space.
 - a. No more than fifty (50) percent of the required common open space shall be located on lands within areas that are located within the one hundred (100) year floodplain, areas delineated as wetlands and/or areas exceeding twenty-five (25) percent in slope.
 - b. No more than fifty (50) percent of the required common open space area shall include land areas that are burdened by or are proposed to contain utilities easements and/or stormwater management facilities.
 - c. At least twenty-five (25) percent of the required common open space area shall be designated and improved to accommodate recreation uses for the residents of the development.
 - d. The total land area designated to comply with the minimum common open space requirements shall be comprised of areas not less than fifty (50) feet in width and shall not contain less than one (1) contiguous acre of land.
 - e. There shall be at least one (1) designated common area that is contiguous within the development containing no less than twenty-five (25) percent of the required common open space.
2. The common open space shall be planned and located as a contiguous accessible area within the manufactured home park. Existing and/or proposed roads may bisect the areas designated as common open space, provided a cross walk at grade is safely designed to link the common open space areas. Planned linkages to other common open space areas, preserved, lands, recreation areas and/or natural features shall be encouraged and considered.
3. A system for pedestrian circulation shall be provided by utilizing sidewalks and trails.

- E. Traffic control. The following provisions shall apply to vehicular accessibility, parking, loading and other traffic control requirements for the manufactured home parks:
1. Each manufactured home, non-residential uses and open space areas that are contained within the park shall have access to an improved public or private street.
 2. The primary points of ingress and egress to the manufactured home park development shall be along a collector or arterial street.
 3. All means of ingress and/or egress for the park shall be located and designed to accommodate traffic in a safe and efficient manner. The property owner and/or tenants, as the case may be, shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes by applicable state or local regulations or as may be agreed to as by Landowner and East Lampeter Township.
 4. All driveways and access drives shall comply with the applicable provisions of the Zoning Ordinance.
 5. Interior access lanes shall be designed so as to prevent traffic congestion at points of ingress and egress. All proposed areas designed for parking and loading shall be planned and arranged so they may be utilized without interfering with the interior traffic circulation and parking facilities.
 6. All off street parking shall comply with the requirement set forth in Section 1305-B:A of the Zoning Ordinance.
- F. General Requirements. The following general provisions shall apply to manufactured home parks:
1. The external property or perimeter of the manufactured home park shall be adequately screened with a fifteen (15) foot wide landscape strip or buffer yard.
 2. The proposed lighting shall be arranged so it does not reflect toward any public street or residential zoning district.
- I. MULTI-FAMILY DWELLINGS**
- A. Permitted Uses: The following principal and accessory uses shall be permitted within developments containing multi-family dwelling units:
1. The principal uses shall be multi-family dwelling units.

2. Accessory uses within developments containing multi-family dwelling units shall be limited to: administrative offices; a community center; common open space; private or restricted recreation uses; first floor retail not exceeding five thousand (5,000) square feet; and/or other similar uses. The accessory uses shall directly benefit the residents of the multi-family dwelling units.
3. All uses shall be harmoniously planned and integrated as part of the multi-family dwelling units.

B. Development Area and Density. The following provisions shall apply to multi-family dwellings:

1. The multi-family dwelling units shall be located on a conforming lot that is capable of accommodating the residential density and building setback requirements.
2. For density purposes, the minimum lot size for multi-family dwellings shall be two thousand five hundred (2,500) square feet per unit.
3. The multi-family building shall be arranged, designed and intended to be occupied exclusively as a residence consisting of three (3) to thirty-two (32) units.
4. A minimum of ten (10) percent of the land area within a development containing twenty or more multi-family dwelling units shall be designated as common open space, which shall be perpetually preserved and deeded to restrict future residential development or other uses that may conflict with the integrity of the common open space.
 - a. No more than fifty (50) percent of the required common open space shall be located on lands within areas that are located within the one hundred (100) year floodplain, areas delineated as wetlands and/or areas exceeding twenty-five (25) percent in slope.
 - b. No more than fifty (50) percent of the required common open space area shall include land areas that are burdened by or are proposed to contain utilities easements and/or stormwater management facilities.
 - c. At least twenty-five (25) percent of the required common open space area shall be designated and improved to accommodate recreational uses for the residents of the development.

- d. The total land area designated to comply with the minimum common open space requirements shall be comprised of areas not less than fifty (50) feet in width and shall not contain less than one (1) contiguous acre of land.
 - e. There shall be at least one (1) designated common area that is contiguous within the development containing no less than twenty-five (25) percent of the required common open space.
5. The common open space shall be planned and located as a contiguous accessible area within the multi-family development. Existing and/or proposed roads may bisect the areas designated as common open space, provided a cross walk at grade is safely designed to link the common open space areas. Planned linkages to other common open space areas, preserved, lands, recreation areas and/or natural features shall be encouraged and considered.
 6. A system of sidewalks and trails provided for pedestrian circulation.
 7. No more than six hundred seventy-five (675) multi-family dwelling units will be permitted in the BP District, inclusive of existing multi-family dwellings as of the date of the adoption of this Ordinance. When the total number of units meets this threshold, there shall be no additional residential units permitted under this section.
 8. The maximum area for new construction of multi-family dwelling units shall be limited to twenty-five (25) acres of undeveloped grounds at the time of the adoption of this Ordinance. This area limitation shall not apply to the area developed as multi-family dwellings prior to the adoption of this Ordinance.

C. Lot Width, Setback and Coverage Requirements. The following provisions shall apply to multi-family dwellings:

1. The multi-family dwelling shall be located on a lot that complies with the width, setback coverage and height requirements of the BP Zoning District.
2. When a single tract is developed with multi-family dwellings, the arrangement of the structures shall comply with the following separation distances between or among the buildings:
 - a. A yard space of fifty (50) feet is required between end walls of buildings. If buildings are placed at right angles to each other (or are within five degrees of being at right angles), then the distance separating the nearest corners of the end walls of the buildings may be reduced to not less than twenty-five (25) feet.

- b. Where the end wall of one building faces the front or rear wall of another building, there shall be a minimum distance of fifty (50) feet between such facing walls.

D. General Requirements. The following general provisions shall apply to multi-family dwellings:

1. The external perimeter of the multi-family dwelling units shall be adequately screened with a fifteen foot wide landscaped strip or buffer yard.
2. The proposed lighting for buildings, signs access lanes and parking areas shall be arranged so that they do not reflect toward any public street, residential structure or residential zoning districts.
3. Exterior storage areas for trash shall be properly screened with secured fencing and/or screened with landscaped materials. All containers or dumpsters shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volume of solid waste.

E. Traffic Control: the following provisions shall apply to vehicular accessibility, parking, loading and other traffic control requirements for multi-family dwelling units:

1. Each multi-family dwelling unit, non-residential uses and open space areas that are contained within the development shall have access to an improved public or private street.
2. The primary point(s) of ingress and egress to the multi-family development shall be along a collector or arterial street.
3. All means of ingress and/or egress for the development shall be located and designed to accommodate traffic in a safe and efficient manner. The property owner and/or tenants, as the case may be, shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by applicable state or local regulations or as may be agreed to by Landowner and East Lampeter Township.
4. Interior access lanes shall be designed so as to prevent traffic congestion at points of ingress and egress. All proposed areas designed for parking and loading shall be planned and arranged so they may be utilized without interfering with the interior traffic circulation and parking facilities.

5. Parking and loading facilities shall be located at least twenty (20) feet from all street right of way lines and external property lines.

J. PRINCIPAL USES PERMITTED IN COMBINATION

- A. Permitted Uses: Principal uses contained within the development may include the principal uses that are permitted by right, principal uses that are permitted by special exception, principal uses that are permitted by conditional use and accessory uses permitted by right.
- B. Area Requirements: The following general provisions shall apply to a principal uses permitted in combination with other uses:
 1. The principal uses permitted in combination with other uses shall comply with the following lot area requirements:
 - a. Each principal use that is planned and developed as part of the principal uses permitted in combination with other uses shall be located on an individual conforming lot or leased parcel of ground that complies with the lot area requirements of the BP Zoning District.
 - b. The principal uses that are planned and developed as part of the principal uses permitted in combination with other uses shall be located on a contiguous parcel of land that does not exceed a maximum total of twenty (20) cumulative acres.
- C. Setback, Coverage and Height Requirements: Each principal use contained within the principal uses permitted in combination with other uses shall comply with the setback, coverage and height requirements of the BP Zoning District.
- D. Traffic Control: The following provisions shall apply to vehicular accessibility, parking, loading and other traffic control requirements for a principal uses permitted in combination with other uses:
 1. All means of ingress and/or egress shall be located and designed to accommodate traffic in a safe and efficient manner. The property owner and/or tenants, as the case may be, shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by applicable state or local regulations or as may be agreed to by Landowner and East Lampeter Township.
 2. Interior access lanes shall be designed so as to prevent traffic congestion at points of ingress and egress. All proposed areas designated for parking and loading of trucks and/or other commercial vehicles shall be planned and arranged so they

may be utilized without interfering with the interior traffic circulation and parking facilities.

3. All permitted uses within the development shall be linked with sidewalks to facilitate safe and convenient pedestrian movement.

E. General Requirements: The following general requirements shall apply to a principal uses permitted in combination with other uses:

1. All permitted principal and accessory uses associated with the principal uses permitted in combination with other uses shall be conducted within enclosed buildings that comply with the building code requirements for a commercial establishment within East Lampeter Township.
2. The use and related activities shall not emit noise, glare, vibration, electrical disturbance, electromagnetic interference, dust, smoke, fumes, toxic gas, radiation, heat and/or other perceptible or objectionable nuisances that would impact neighboring properties, or be noticeable at or beyond the property line.

F. If applicable, a land development plan shall be submitted to East Lampeter Township for review and consideration.

K. REGIONAL IMPACT DEVELOPMENT

A. Regional impact developments within the Business Park District are subject to the following conditions:

1. The regional impact development and the individual uses within the development shall comply with the following height and area regulations:
 - a. The minimum lot area of the regional impact development, excluding existing street rights of way, shall be five (5) contiguous acres.
 - b. The minimum lot width of the regional impact development shall be two hundred (200) feet measured at both the street right of way line and at the building setback line.
 - c. The minimum lot depth of the regional impact development shall be five hundred (500) feet measured at the narrowest part of the development between any existing street right of way and the opposite rear property line.
 - d. Individual dwellings and dwelling units within a residential regional impact development shall comply with all regulations of the Residential District in which the development is located.

- e. Yards within commercial, industrial and institutional regional impact developments: Part of the required yard area may be used for the purpose of meeting off-street parking requirements. Yards of the following minimum sizes shall be provided:
 - i. Front Yard Minimum Depth
 - (a) The minimum building setback line from all streets shall be in compliance with the requirements of Article XVIII, Section 1810, provided however, that the minimum distance shall be fifty (50) feet from the centerline of the street.
 - (b) In developed areas where existing buildings are located closer to the street than is permitted by these regulations, a new building may be placed at the same setback distance as the adjacent buildings. If the adjacent buildings have varying setbacks, the proposed building shall not be located closer to the street than the average setback distance of the two (2) existing adjacent buildings.
 - ii. Side Yard: The minimum side yard shall be fifty (50) feet; except that the side yard requirement shall be waived when a rail siding is to be provided to an industrial lot. In the case of a shopping center, there will be no side yard requirement between buildings which form a continuous building when located within the shopping center; provided however, that no building shall be located closer than fifty (50) feet to the side property line.
 - iii. Rear Yard: The minimum rear yard shall be fifty (50) feet; except that the rear yard requirement shall be waived when a rail siding is to be provided to an industrial lot. In the case of a shopping center, there will be no rear yard requirement between buildings which form a continuous building when located within the shopping center; provided however, that no building shall be located closer than fifty (50) feet to the rear property line.
- 2. Maximum Lot Coverage: Not more than seventy (70) percent of the area of the lot shall be covered with impervious or semi-pervious structures. However, this maximum lot coverage shall be increased to seventy-five (75) percent of the area of the lot where more than one-half (1/2) of all parking spaces within the lot are located behind the front building line.
- 3. Maximum Building Coverage: Not more than sixty (60) percent of the area of the lot shall be covered by buildings.

4. Minimum Landscape Area: Not less than thirty (30) percent of the area of the lot shall be covered by vegetative materials. However, this minimum landscape area shall be reduced to twenty-five (25) percent of the area of the lot where more than one-half (1/2) of all parking spaces within the lot are located behind the front building line.
- B. The regional impact development shall front and have its primary points of access onto an arterial or major collector street as established by this Ordinance. Ingress and egress to the development shall be provided through two (2) or more controlled access points that are designed to handle the traffic generated by the site in a safe and efficient manner.
- C. The property owner and/or tenants, as the case may be, shall provide a traffic impact study.
- D. Sufficient off-street parking shall be provided for each use; however, where it can be shown to the satisfaction of the Township Board of Supervisors that various uses within a regional impact development will be generating parking needs at different times of the day or week, or that various uses when combined in a regional impact development will generate reduced parking needs than if the uses were not combined, the amount of parking may be reduced accordingly. Parking compounds and internal vehicular circulation patterns shall be designed to prevent traffic that is utilizing any facility within the development from backing onto public streets.
- E. Where a regional mass transit system provides service along a street adjacent to the development, or where such a system is proposed as part of an adopted municipal or regional transportation plan to serve the area of the development, appropriate drop-off and shelter facilities shall be located along such street, or within such development, or at some alternate location, as may be agreed to by Landowner and the mass transit company.
- F. Strong clearly defined internal pedestrian and vehicular circulation patterns shall be provided within the regional impact development. Sidewalks shall be required along all public streets unless the property owner and/or tenants, as the case may be, shows to the satisfaction of the Township that the internal pedestrian circulation eliminates the need for such sidewalks. Sidewalks shall also be provided from the development to nearby regional mass transit facilities, to any adjacent developments from which pedestrians would reasonably be expected to walk, to any adjacent undeveloped lands zoned for development from which pedestrians would reasonably be expected to walk in the future, and to adjacent community facilities. Pedestrian crosswalks shall be provided as agreed upon by the landowner and the governing body.
- G. Sufficient exterior lighting shall be required to provide convenience and safety for people utilizing the facilities within the development; however, all such lighting shall be

arranged and shielded so that no glare or direct illumination shall be cast upon adjacent properties or public streets.

- H. No use shall emit any obnoxious noise, glare, dust, odor, vibration, electrical disturbance, smoke, toxic gas, radiation, heat or any other objectionable impact beyond the lot line of the facility.
- I. All outdoor storage, parking and loading/unloading areas shall be screened from adjoining properties that are within a residential zoning district. Said screen shall be designed by a registered landscape architect, shall be comprised of trees, shrubs and other plantings, and shall provide a visual barrier within five (5) years of the initial planting.
- J. In addition to the screening requirements of Section 1811 of this Ordinance, the developer shall be responsible for providing landscaping throughout the entire regional impact development in accordance with a landscape plan designed by a registered landscape architect. Said plan shall provide a uniform, cohesive and visually attractive landscape for the development that also de-emphasizes the size and bulk of the development so that it is visually compatible with the surrounding neighborhood.
- K. As part of any application for a conditional use, the property owner and/or tenants, as the case may be, shall also be required to show that any individual use within a regional impact development that would otherwise be subject to special exception regulations is in compliance with all special exception design standards specifically set forth in Article XIX of this Ordinance for such individual use.
- L. Where a regional impact development is an extension, expansion or revision of a development existing prior to the adoption of this amendment, only that part of the regional impact development being extended, expanded or revised shall be considered as a part of the application for a conditional use.
- M. Where a multi-phase regional impact development is proposed, the application for a conditional use shall include the entire development; however, the property owner and/or tenants, as the case may be, may provide a phasing schedule, subject to the approval of the Board of Township Supervisors, for all site improvements and for all transportation and traffic improvements which shall coincide with the phasing of the development.
- N. Miscellaneous Design Criteria: The following miscellaneous requirements may apply and shall be considered:
 - 1. Traffic Calming: If required by East Lampeter Township, the following traffic calming alternatives shall be evaluated as part of the subdivision and/or land development process: boulevard entrances; center islands; textured pavements; raised crosswalks; raised intersections; landscaped islands; and/or other traffic

calming measures. All such measures should be evaluated as part of a Traffic Impact Study for the subdivision and/or land development plan application.

2. Bus Parking, Stops and Shelters: The following provisions shall apply to bus parking, bus stops and bus shelters:
 - a. Bus parking areas shall be designed to permit the safe discharge and collection of occupants of the bus within the lot area of a permitted use. In order to consider safety protection of the pedestrians, bus parking shall be separated from other off-street parking and loading areas.
 - b. Bus stops shall be designed to permit the safe discharge and collection of occupants of the bus within the lot of a permitted use or along the street frontage of a permitted use.
 - c. Bus shelters shall cover a maximum of seventy-two (72) square feet of surface area and shall have a minimum separation distance of five hundred (500) feet from other bus shelters.
 - d. The location of the bus shelter shall be located outside of the limits of the street right-of-way and the clear sight triangle.
 - e. Bus shelters shall be located on a route of a licensed public transit authority or mass transit authority, or as agreed to by Landowner and such transit or mass transit authority. Such an authority shall provide documentation to East Lampeter Township to verify that an agreement of service and approval of the bus shelter location has been reviewed and approved by the authority.
 - f. If the bus route is discontinued by the public transit authority or mass transit authority for a period of time exceeding one hundred eighty (180) consecutive days, the bus shelter may be removed. If seasonal service is to be temporarily discontinued or modified, the authority shall provide a letter to East Lampeter Township.
 - g. Any signage utilized at a public transportation facility shall comply with the provisions specified under Article XVI (Signs) of this Zoning Ordinance.
 - h. Unlicensed shuttles shall not operate on public streets.
3. Signs: All proposed traffic control signs within the off-street parking area shall be located, designed and installed in accordance with the provisions specified by East Lampeter Township and the Pennsylvania Department of Transportation and shall not be counted as part of the sign allocation.

- O. Plan Requirements: A land development plan or site plan shall be required for all proposed site improvements involving a proposed off-street parking area. The plan should demonstrate compliance with this Zoning Ordinance as well as the Subdivision and Land Development Ordinance.
- P. Parking Adjustments: The following provisions shall apply to design requirements that may be considered as part of the conditional use application to the Township Board of Supervisors:
1. Location: If the off-street parking spaces required under Section 1305-B. of this Zoning Ordinance cannot reasonably be provided on the same lot on which the principal use is located, the Board of Supervisors may consider a conditional use application in order to permit off-site or satellite parking areas within five hundred (500) feet from the lot occupying the principal use. If considered, the following conditions shall apply: the off-site or satellite parking area shall be located in the same zoning district as the principal use; adequate pedestrian access from the off-site or satellite parking area to the principal use can be safely planned and managed without disrupting vehicular traffic patterns; and the landowner of the principal use has executed an agreement with the landowner of the off-site or satellite parking areas that secures a defined number parking spaces over a ten (10) year period of time when the principal use is operating. The Board of Supervisors may apply other conditions and safeguards to ensure that the use of both properties will not be compromised.
 2. Reduction of Spaces: East Lampeter Township may permit a reduction of the total number of required off-street parking spaces that are specified under Section 1305-B:B(6) of this Zoning Ordinance as part of the conditional use application. Where a reduction in the total number of off-street parking spaces is considered, the property owner and/or tenants, as the case may be, shall provide documentation and testimony to support that the use does not warrant the total number of spaces required. The maximum permitted reduction shall not exceed twenty-five (25) percent of the required total.
 3. The provisions for a conditional use are specified under Section 1901 of this Zoning Ordinance.
- Q. Prohibited Uses: Off-street parking facilities are designed for the sole purposes of providing a temporary space for vehicles to be parked on a parcel of land with a permitted use that requires off-street parking facilities. The following uses and activities shall be prohibited:
1. The sale, display, or storage of motor vehicles or other merchandise that occupies designated parking spaces for the principal use.

2. Automobile service and maintenance activities.
3. The storage of motor vehicles that are not related to the principal use.

L. SHOPPING CENTERS WITH LESS THAN 15 ACRES OF LAND AREA

A. Permitted Uses: A shopping center containing less than fifteen (15) acres of land area shall comply with the following provisions relating to permitted uses:

1. The shopping center may contain the following principal uses: financial institutions; grocery stores; medical, dental, vision care and counseling clinics; offices; personal service facilities; retail uses; restaurants; theaters; and/or other similar uses.
2. A land development plan application shall be prepared and submitted to East Lampeter Township for review and consideration.
3. The shopping center may contain building envelopes and pad sites for the proposed uses. To the extent known, the property owner and/or tenants, as the case may be, shall identify the proposed or potential uses within the shopping center on the land development plan.
4. Any subsequent substitution of uses within the shopping center shall be permitted by right as long as the proposed use is permitted by right this zoning district.
5. Future uses to be substituted that require separate special exception or conditional use approval, shall follow such review and approval processes, as specified by this Zoning Ordinance.

B. Area Requirements: The following area provisions shall apply to a shopping center containing less than fifteen (15) acres of land area:

1. The shopping center use shall be located on a conforming lot that complies with the following minimum and maximum lot area requirements:
 - a. The minimum land area for the shopping center shall be in accordance with the minimum lot size requirement of the BP Zoning District.
 - b. The total land area for the shopping center shall not exceed fifteen (15) acres.
2. The land development plan shall be reviewed by all local emergency management and response providers to determine if they have the capabilities of providing sufficient service. Where appropriate, the land development plan shall be revised to consider all reasonable requests.

- C. Setback, Coverage and Height Requirements: A shopping center containing less than fifteen (15) acres of land area shall comply with the setback, coverage and height requirements specified under the Shopping Center Design Requirements of this Zoning Ordinance.
- D. Traffic Control: The following provisions shall apply to vehicular accessibility, parking, loading and other traffic control requirements for a shopping center containing less than fifteen (15) acres of land area:
1. The primary point(s) of ingress and egress for the shopping center shall be located along a collector or arterial street.
 2. All means of ingress and/or egress shall be located and designed to accommodate traffic in a safe and efficient manner. The property owner and/or tenants, as the case may be, shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by applicable state or local regulations or as may be agreed to by Landowner and East Lampeter Township.
 3. All driveways and access lanes shall comply with the provisions specified under this Zoning Ordinance.
 4. Interior access lanes shall be designed so as to prevent traffic congestion at points of ingress and egress. All proposed areas designated for parking and loading of vehicles shall be planned and arranged so they may be utilized without interfering with the interior traffic circulation and parking facilities.
 5. Drive-through service lanes for any use contained within the shopping center shall connect only to internal access drives and parking lots.
 6. Loading and parking facilities shall be located at least twenty (20) feet from all street right-of-way lines and property lines. All off-street loading and parking facilities shall comply with the requirements specified under the Shopping Center Design Requirements of this Zoning Ordinance.
 7. In addition to vehicular access to the property, the property owner and/or tenants, as the case may be, shall plan for and accommodate pedestrian and horse-and-buggy use. In addition, the property owner and/or tenants, as the case may be, shall provide one (1) shaded, tie-up space for a horse-and-buggy for each fifty thousand (50,000) square feet of gross floor area.
 8. All loading and parking areas shall be screened with landscaping materials from any adjoining residential uses or properties. The landscaping materials and fencing utilized to screen the adjoining properties shall be subject to the approval of East Lampeter Township.

9. The shopping center shall include a clearly defined internal pedestrian circulation system, which shall be designed considering the following criteria:
 - a. Sidewalks shall be provided along public and private streets.
 - b. All permitted uses within the shopping center shall be linked with sidewalks and/or crosswalks to facilitate safe and convenient pedestrian movement.
 - c. Sidewalks shall be provided from the shopping center to: nearby regional mass transit facilities; any adjacent developments from which customers, patrons or employees would reasonably be expected to walk; adjacent community facilities; and to other areas determined by East Lampeter Township.
 - d. Crosswalks shall be provided to facilitate pedestrian circulation for the shopping center.
 - e. The pedestrian circulation system shall comply with the requirements specified by East Lampeter Township. Alternative designs may be considered by East Lampeter Township if the property owner and/or tenants, as the case may be, can demonstrate that the alternative design will not be detrimental to external or internal pedestrian circulation.
10. Where a mass transit system provides service along a street adjacent to the shopping center, or where such mass transit system is proposed as part of an adopted municipal or regional transportation plan to serve the area of the shopping center, a designated pick-up or drop-off shelter shall be located along such street, or within the shopping center, or at some alternate location, as may be identified by the mass transit company or East Lampeter Township.

E. General Requirements: The following general requirements shall apply to shopping center containing less than fifteen (15) acres of land area:

1. The architectural features or building facade of the shopping center shall be planned as a unified development.
2. A Landscaping Plan shall be prepared to consider the following requirements:
 - a. The property shall be adequately screened with a fifteen (15) foot wide landscaped strip or buffer yard, the design of which shall include a combination of shrubs, trees and groundcovers.

- b. The selected landscape materials shall be planted and maintained in order to mitigate any visual and/or audible impacts associated with the shopping center.
 - c. The off-street parking area shall be designed with interior landscape island treatments.
 - d. The selected landscape materials shall be subject to the approval of East Lampeter Township
- 3. Shopping cart storage areas shall be located immediately in front of the storefront (upon sidewalk or under canopy) and/or within parking lot.
 - 4. The proposed lighting for the shopping center shall comply with the requirements specified under this Zoning Ordinance. A lighting plan shall be submitted to depict the location and intensity of the proposed lighting facilities within the shopping centers to a point fifty (50) feet beyond the perimeter of the property line. The proposed lighting for buildings, signs, access lanes and parking areas shall be arranged so they do not reflect toward any public street or residential use or residential zoning district.
 - 5. The shopping centers use shall comply with the noise and sound level requirements that are specified under this Zoning Ordinance.
 - 6. All exterior speaker, microphone or intercom systems shall be designed in a manner so the messages, music or other audible sounds are reduced by eighty (80) percent from the source to any property line.
 - 7. All proposed signs for the shopping centers shall comply with the provisions specified under this Zoning Ordinance. The property owner and/or tenants, as the case may be, shall submit a sign plan with elevation drawings to demonstrate compliance with all applicable sign regulations of this Zoning Ordinance.
 - 8. Mechanical ventilation outlets associated with the restaurant shall comply with all state and federal air quality and emission standards.
 - 9. The landowner and/or tenants, as the case may be, shall provide East Lampeter Township with a complete list of materials, chemical and/or substances that are typically stored or maintained on the property that could be considered hazardous or dangerous to the emergency service responders (police, fire and ambulance).
 - 10. Exterior storage areas for trash and rubbish shall be screened with fencing and/or landscaping materials. All containers or dumpsters shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste.

11. The property owner and/or tenants, as the case may be, shall develop, implement and maintain a working plan for the trash disposal, recycling and the clean-up of litter that is a result of the shopping center use.
12. The land development plan shall be reviewed by all local emergency management and response providers to determine if they have the capabilities of providing sufficient service. Where appropriate, the land development plan shall be revised to consider all reasonable requests.
13. An emergency management plan must be developed in the event of a catastrophic event resulting from flooding, fire, snow, ice, earthquake, utility outage, or other catastrophic event. The emergency management plan should be submitted to East Lampeter Township for review and consideration prior to the issuance of the use and occupancy permit. The emergency management plan shall be posted within the shopping center.

F. If applicable, a land development plan shall be submitted to East Lampeter Township for review and consideration.

M. SHOPPING CENTER WITH MORE THAN 15 ACRES OF LAND AREA

A. Permitted Uses: A shopping center containing more than fifteen (15) acres of land area shall comply with the following provisions relating to permitted uses:

1. The shopping center may contain the following principal uses: home improvement or building supply stores; financial institutions; grocery stores; medical, dental, vision care and counseling clinics; offices; personal service facilities; retail uses; restaurants; theaters; and/or other similar uses.
2. A land development plan shall be prepared and submitted to East Lampeter Township for review and consideration. The land development plan shall depict all phases and future site improvements associated with the shopping center. If the shopping center qualifies as a regional impact development, as provided for by East Lampeter Township, the land development plan may be submitted with the conditional use application.
3. The shopping center may contain building envelopes and pad sites for the proposed uses. To the extent known, the property owner and/or tenants, as the case may be, shall identify the proposed or potential uses within the shopping center on the land development plan.
4. Any subsequent substitution of uses within the shopping center shall be permitted by right as long as the proposed use is permitted by right with the respective zoning district on which the shopping center is located.

5. Future uses to be substituted that require separate special exception or conditional use approval, shall follow such review and approval processes as set forth in the Zoning Ordinance.
 6. A shopping center containing more than one hundred fifty thousand (150,000) square feet of gross floor area shall comply with the provisions specified for a Regional Impact Development as set forth in the BP Zoning District.
- B. Area Requirements: The following area provisions shall apply to a shopping center containing more than fifteen (15) acres of land area:
1. The shopping center use shall be located on a conforming lot with a minimum land area of fifteen (15) acres.
 2. The shopping center shall comply with the following minimum and maximum gross floor area requirements:
 - a. The minimum gross floor area shall be twenty thousand (20,000) square feet.
 - b. The maximum gross floor area shall not exceed three hundred thousand (300,000) square feet.
- C. Setback, Coverage and Height Requirements: A shopping center with more than fifteen (15) acres of land area shall comply with the setback, coverage and height requirements specified under the Shopping Center Design Requirements of this Zoning Ordinance.
- D. Traffic Control: The following provisions shall apply to vehicular accessibility, parking, loading and other traffic control requirements for a shopping center with more than fifteen (15) acres of land area:
1. The primary point(s) of ingress and egress for the shopping center shall be located along a collector or arterial street.
 2. All means of ingress and/or egress shall be located and designed to accommodate traffic in a safe and efficient manner. The property owner and/or tenants, as the case may be, shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by applicable state or local regulations or as may be agreed to by Landowner and East Lampeter Township.
 3. All driveways and access lanes shall comply with the provisions specified under this Zoning Ordinance.

4. Interior access lanes shall be designed so as to prevent traffic congestion at points of ingress and egress. All proposed areas designated for parking and loading of vehicles shall be planned and arranged so they may be utilized without interfering with the interior traffic circulation and parking facilities.
5. Drive-through service lanes for any use contained within the shopping center shall connect only to internal access drives and parking lots.
6. Loading and parking facilities shall be located at least twenty (20) feet from all street right-of-way lines and property lines. All off-street loading and parking facilities shall comply with the requirements specified under the Shopping Center Design Requirements of this Zoning Ordinance.
7. In addition to vehicular access to the property, the property owner and/or tenants, as the case may be, shall plan for and accommodate pedestrian and horse-and-buggy use. In addition, the property owner and/or tenants, as the case may be, shall provide one (1) shaded, tie-up space for a horse-and-buggy for each fifty thousand (50,000) square feet of gross floor area.
8. All loading and parking areas shall be screened with landscaping materials from any adjoining residential uses or properties. The landscaping materials and fencing utilized to screen the adjoining properties shall be subject to the approval of East Lampeter Township.
9. The shopping center shall include a clearly defined internal pedestrian circulation system, which shall be designed considering the following criteria:
 - a. Sidewalks shall be provided along public and private streets.
 - b. All permitted uses within the shopping center shall be linked with sidewalks and/or crosswalks to facilitate safe and convenient pedestrian movement.
 - c. Sidewalks shall be provided from the shopping center to: nearby regional mass transit facilities; any adjacent developments from which customers, patrons or employees would reasonably be expected to walk; adjacent community facilities; and to other areas determined by East Lampeter Township.
 - d. Crosswalks shall be provided to facilitate pedestrian circulation for the shopping center.
 - e. The pedestrian circulation system shall comply with the requirements specified by East Lampeter Township. Alternative designs may be considered by East Lampeter Township if the property owner and/or

tenants, as the case may be, can demonstrate that the alternative design will not be detrimental to external or internal pedestrian circulation.

10. Where a mass transit system provides service along a street adjacent to the shopping center, or where such mass transit system is proposed as part of an adopted municipal or regional transportation plan to serve the area of the shopping center, a designated pick-up or drop-off shelter shall be located along such street, or within the shopping center, or at some alternate location, as may be identified by the mass transit company or East Lampeter Township.

E. General Requirements: The following general requirements shall apply to shopping center with more than fifteen (15) acres of land area:

1. The architectural features or building facade of the shopping center shall be planned as a unified development.
2. A Landscaping Plan shall be prepared to consider the following requirements:
 - a. The property shall be adequately screened with a fifteen (15) foot wide landscaped strip or buffer yard the design of which shall include a combination of shrubs, trees and groundcovers.
 - b. The selected landscape materials shall be planted and maintained in order to mitigate any visual and/or audible impacts associated with the shopping center.
 - c. The off-street parking area shall be designed with interior landscape island treatments.
 - d. The selected landscape materials shall be subject to the approval of East Lampeter Township
3. Shopping cart storage areas shall be located immediately in front of the storefront (upon sidewalk or under canopy) and/or within parking lot.
4. The proposed lighting for the shopping center shall comply with the requirements specified under this Zoning Ordinance. A lighting plan shall be submitted to depict the location and intensity of the proposed lighting facilities within the shopping centers to a point fifty (50) feet beyond the perimeter of the property line. The proposed lighting for buildings, signs, access lanes and parking areas shall be arranged so they do not reflect toward any public street or residential use or residential zoning district.
5. The shopping centers use shall comply with the noise and sound level requirements that are specified under this Zoning Ordinance.

6. All exterior speaker, microphone or intercom systems shall be designed in a manner so the messages, music or other audible sounds are reduced by eighty (80) percent from the source to any property line.
7. All proposed signs for the shopping centers shall comply with the provisions specified under this Zoning Ordinance. The property owner and/or tenants, as the case may be, shall submit a sign plan with elevation drawings to demonstrate compliance with all applicable sign regulations of this Zoning Ordinance.
8. Mechanical ventilation outlets associated with the restaurant shall comply with all state and federal air quality and emission standards.
9. The landowner and/or tenants, as the case may be, shall provide East Lampeter Township with a complete list of materials, chemical and/or substances that are typically stored or maintained on the property that could be considered hazardous or dangerous to the emergency service responders (police, fire and ambulance).
10. Exterior storage areas for trash and rubbish shall be screened with fencing and/or landscaping materials. All containers or dumpsters shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste.
11. The property owner and/or tenants, as the case may be, shall develop, implement and maintain a working plan for the trash disposal, recycling and the clean-up of litter that is a result of the shopping center use.
12. The land development plan shall be reviewed by all local emergency management and response providers to determine if they have the capabilities of providing sufficient service. Where appropriate, the land development plan shall be revised to consider all reasonable requests.
13. An emergency management plan must be developed in the event of a catastrophic event resulting from flooding, fire, snow, ice, earthquake, utility outage, or other catastrophic event. The emergency management plan should be submitted to East Lampeter Township for review and consideration prior to the issuance of the use and occupancy permit. The emergency management plan shall be posted within the shopping center.

F. If applicable, a land development plan shall be submitted to East Lampeter Township for review and consideration.

N. SHOPPING CENTER DESIGN REQUIREMENTS

A. The following chart provides the minimum requirements for off-street parking, loading and landscaping requirements for shopping centers:

Shopping Center Design Requirements: Minimum Off-Street Parking and Loading Requirements			
Shopping Center Use	Required Off-Street Parking Spaces Per 1,000 Square Feet of Gross Floor Area	Minimum Required Interior Landscaping	Minimum Required Off-Street Loading Spaces
Shopping center with up to 75,000 square feet of gross floor area	4.5 ⁽¹⁾	5% of any off-street parking lot that is constructed at grade and is open to the sky above	1 per 25,000 square feet, or fraction thereof, of gross floor area
Shopping center between 75,000 and 150,000 square feet of gross floor area	4.5 ⁽¹⁾	10% of any off-street parking lot that is constructed at grade and is open to the sky above	1 per 25,000 square feet, or fraction thereof, of gross floor area
Shopping center with over 150,000 square feet of gross floor area	4.5 ⁽¹⁾	15% of any off-street parking lot that is constructed at grade and is open to the sky above	8 plus 1 per 50,000 square feet, or fraction thereof, of gross floor area over 150,000 square feet
<p>1. If ten (10) percent of the gross floor area of the shopping center is dedicated to restaurant uses, that the off-street parking calculations for that portion of the shopping center shall utilize off-street parking requirements for the restaurant use.</p> <p>2. If required by East Lampeter Township, the provisions contained under the Off-Street Parking Requirements of this Zoning Ordinance may be utilized to supplement the requirements of the Shopping Center Design Requirements.</p>			

B. The following chart provides the minimum area, width, yard and coverage for uses contained within a shopping center.

Shopping Center Use	Minimum Required Lot Area	Minimum Required Lot Width	Minimum Required Yard Setbacks			Minimum Required Setback from Residential District
			Front Yard	Side Yard	Rear Yard	
Shopping center with up to 75,000 square feet of gross floor area	Required Lot Area of the Zoning District	250 feet at the building setback line	35 feet for buildings and structures (except permitted signs); 20 feet for off-street parking; no off-street loading or dumpsters are permitted within the front yard	25 feet for buildings and structures (except permitted signs); 15 feet for off-street parking spaces, and loading spaces and dumpsters	25 feet for all buildings, structures, off-street parking spaces, loading spaces and dumpsters	50 feet for buildings, structures, off-street parking spaces, loading spaces and dumpsters. Refer to Note A
Shopping center between 75,000 and 150,000 square feet of gross floor area	8 acres	400 feet at the building setback line	50 feet for buildings, off-street parking and structures (except permitted signs); no off-street loading or dumpsters are permitted within the front yard	35 feet for buildings and structures (except permitted signs), off-street parking spaces, loading spaces and dumpsters	50 feet for buildings and structures (except permitted signs), off-street parking spaces, loading spaces and dumpsters	75 feet for buildings and structures (except permitted signs), off-street parking spaces, loading spaces and dumpsters. Refer to Note A
Shopping center with over 150,000 square feet of gross floor area	8 acres	500 feet at the building setback line	100 feet for buildings, off-street parking and structures (except permitted signs); no off-street loading or dumpsters are permitted within the front yard	50 feet for buildings and structures (except permitted signs), off-street parking spaces, loading spaces and dumpsters	50 feet for buildings and structures (except permitted signs), off-street parking & loading spaces & dumpsters	100 feet for buildings and structures (except permitted signs), off-street parking spaces, loading spaces and dumpsters. Refer to Note A

O. WAREHOUSE AND/OR DISTRIBUTION FACILITY

- A. Permitted Uses: The following land use provisions shall apply to a warehouse and distribution center with no more than four hundred thousand (400,000) square feet of gross floor area:
1. The principal use shall be the warehouse and distribution center, which shall include a building or group of buildings primarily utilized for storage, transfer, loading and unloading of products or commodities.
 2. Retail sales of the goods and products stored or maintained at the warehouse and distribution center may be permitted as an accessory use. The designated sales area for retail sales shall not exceed the greater of five thousand (5,000) square feet or fifteen (15) percent of the gross floor area.
- B. Area Requirements: The following general provisions shall apply to a warehouse and distribution center:
1. The warehouse and distribution center shall be located on a lot that shall have a maximum lot size of forty (40) acres.
- C. Setback, Coverage and Height Requirements: The warehouse and distribution center shall comply with the setback, coverage and height requirements of the BP Zoning District.
- D. Traffic Control: The following provisions shall apply to vehicular accessibility, parking, loading and traffic control requirements for a warehouse and distribution center:
1. The primary points of ingress and egress for the warehouse and distribution center shall be located along a collector or arterial street.
 2. All means of ingress and/or egress shall be located and designed to accommodate traffic in a safe and efficient manner. The property owner and/or tenants, as the case may be, shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by applicable state or local regulations or as may be agreed to by Landowner and East Lampeter Township.
 3. Interior access lanes shall be designed so as to prevent traffic congestion at points of ingress and egress. All proposed areas designated for parking and loading of trucks and/or other commercial vehicles shall be planned and arranged so they may be utilized without interfering with the interior traffic circulation, parking facilities and accessibility for emergency management and response vehicles.

4. All loading and parking areas shall be screened with landscaping materials from any adjoining residential uses or properties. The landscaping materials and/or fencing utilized to screen the adjoining properties shall be subject to the approval of East Lampeter Township.

E. General Requirements: The following general requirements shall apply to a warehouse and distribution center:

1. All principal use and activities associated with the warehouse and distribution center shall be conducted within an enclosed building or loading dock zone that complies with the appropriate building code requirements adopted by East Lampeter Township.
2. All warehouse and distribution center uses and activities shall not pose a threat to the health, safety and/or general welfare of any property or use within East Lampeter Township. Where, appropriate, the landowner shall design, construct and implement appropriate safeguards.
3. The landowner and/or tenants, as the case may be, shall provide East Lampeter Township and the emergency service responders (police, fire and ambulance) with a complete list of materials, chemical and/or substances that are typically stored or maintained on the property that could be considered hazardous or dangerous to the employees, visitors and/or emergency service responders.
4. Where overnight parking is permitted, the trucks or commercial vehicles utilizing the facilities shall not be kept running or idling for a period of time that exceed the provisions specified by the Pennsylvania Diesel Powered Motor Vehicle Act and other state or federal laws.
5. A lighting plan shall be submitted to depict the location and intensity of the proposed lighting facilities within the warehouse and distribution site to a point fifty (50) feet beyond the perimeter of the property line.
6. The warehouse and distribution shall comply with the noise and sound level requirements that are specified under the Zoning Ordinance.
7. All exterior speaker, microphone or intercom systems shall be designed in a manner so the messages, music or other audible sounds are reduced by eighty (80) percent from the source to any property line.
8. The use and related activities shall not emit noise, glare, vibration, electrical disturbance, electromagnetic interference, dust, smoke, fumes, toxic gas, radiation, heat and/or other perceptible or objectionable nuisances that would impact neighboring properties, or be noticeable at or beyond the property line.

9. Hazardous waste, toxic waste, infectious waste, and other similar items, which because of its potential health risks, shall be discarded in a manner specified by local, state and federal laws.
 10. The disposal of all materials and wastes shall be accomplished in a manner that complies with local, state and federal laws.
 11. The property owner and/or tenants, as the case may be, shall develop, implement and maintain a working plan for the trash disposal, recycling and the clean-up of litter that is a result of the warehouse and distribution.
- F. If applicable, a land development plan shall be submitted to East Lampeter Township for review and consideration.

P. WHOLESALE AND DISTRIBUTION FACILITY

- A. A wholesale and distribution facility with no more than four hundred thousand (400,000) square feet of gross floor area shall be permitted subject to the following land use provisions:
1. The wholesale and distribution facility shall include a building or group of buildings primarily utilized for sale of merchandise in large quantities or transactions of commodities to retailers, contractors, businesses, and their agents.
 2. Retail sales of the goods and products produced, stored or maintained at the wholesale and distribution facility may be permitted as an accessory use. The designated area for the retail sales area shall not exceed the greater of five thousand (5,000) square feet or fifteen (15) percent of the gross floor area.
- B. Area Requirements: A wholesale and distribution facility located within the BP Zoning District shall contain a maximum lot of forty (40) acres.
- C. Setback, Coverage and Height Requirements: The wholesale and distribution facility shall comply with the setback, coverage and height requirements of the zoning district on which the wholesale and distribution facility is located.
- D. Traffic Control: The following provisions shall apply to vehicular accessibility, parking, loading and other traffic control requirements for a wholesale and distribution facility:
1. The primary point(s) of ingress and egress for the wholesale and distribution facility shall be located along a collector or arterial street.
 2. All means of ingress and/or egress shall be located and designed to accommodate traffic in a safe and efficient manner. The property owner and/or tenants, as the case may be, shall be responsible for the purchase and installation of any traffic

control devices and the construction of additional acceleration and/or deceleration lanes as may be required by applicable state or local regulations or as may be agreed to by Landowner and East Lampeter Township.

3. Interior access lanes shall be designed so as to prevent traffic congestion at points of ingress and egress. All proposed areas designated for parking and loading of trucks and/or other commercial vehicles shall be planned and arranged so they may be utilized without interfering with the interior traffic circulation, parking facilities and accessibility for emergency management and response vehicles.
4. All loading and parking areas shall be screened with landscaping materials from any adjoining residential uses. The landscaping materials and fencing utilized to screen the adjoining properties shall be subject to the approval of East Lampeter Township.
5. Wholesale and distribution facilities containing more than one hundred fifty thousand (150,000) square feet of gross floor areas may be requested to provide an improved bus stop which would be accessible for patrons who would travel to and from the site by bus. The bus stop shall include a shelter, seating, a trash receptacle, and at least one shade tree.
6. The property owner and/or tenants, as the case may be, shall depict the proposed locations and dimensions of all on-site circulation improvements which must demonstrate safe vehicular and pedestrian movements both on the property. The use of sidewalks, crosswalks and pedestrian paths shall be integrated as part of the design.

E. General Requirements: The following general requirements shall apply to a wholesale and distribution facility:

1. All principal uses and activities associated with the wholesale and distribution facility shall be conducted within an enclosed building or loading dock zone that complies with the appropriate building code requirements adopted by East Lampeter Township.
2. All wholesale and distribution facility uses and activities shall not pose a threat to the health, safety and/or general welfare of any property or use within East Lampeter Township. Where, appropriate, the landowner shall design, construct and implement appropriate safeguards.
3. The landowner and/or tenants, as the case may be, shall provide East Lampeter Township and the emergency service responders (police, fire and ambulance) with a complete list of materials, chemical and/or substances that are typically stored or

maintained on the property that could be considered hazardous or dangerous to the employees, visitors and/or emergency service responders.

4. Where overnight parking is permitted, the trucks or commercial vehicles utilizing the facilities shall not be kept running or idling for a period of time that exceed the provisions specified by the Pennsylvania Diesel Powered Motor Vehicle Act and other state or federal laws.
5. The proposed lighting for the wholesale and distribution facility shall comply with the requirements specified under the Zoning Ordinance. A lighting plan shall be submitted to depict the location and intensity of the proposed lighting facilities within the wholesale and distribution facility to a point fifty (50) feet beyond the perimeter of the property line.
6. The proposed lighting for buildings, signs, access lanes and parking areas shall be arranged so they do not reflect towards any public street or residential zoning districts.
7. The wholesale and distribution facility shall comply with the noise and sound level requirements that are specified under the Zoning Ordinance.
8. All exterior speaker, microphone or intercom systems shall be designed in a manner so the messages, music or other audible sounds are reduced by eighty (80) percent from the source to any property line.
9. The use and related activities shall not emit noise, glare, vibration, electrical disturbance, electromagnetic interference, dust, smoke, fumes, toxic gas, radiation, heat and/or other perceptible or objectionable nuisances that would impact neighboring properties, or be noticeable at or beyond the property line.
10. All hazardous waste, toxic waste, infectious waste, and other similar items, which because of its potential health risks, shall be discarded in a manner specified by local, state and federal laws.
11. All trucks, trailers and commercial vehicles stored on the property shall be arranged so as to permit access to emergency management equipment.
12. Exterior storage areas for trash and rubbish shall be screened with secured fencing and/or landscaping materials. All containers or dumpsters shall be enclosed, vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste.
13. The disposal of all materials and wastes shall be accomplished in a manner that complies with local, state and federal laws.

14. The property owner and/or tenants, as the case may be, shall develop, implement and maintain a working plan for the trash disposal, recycling and the clean-up of litter that is a result of the wholesale and distribution facility.

F. If applicable, a land development plan shall be submitted to East Lampeter Township for review and consideration.

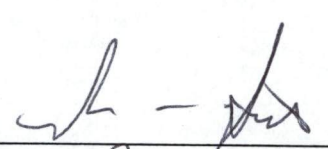
Section 5. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance. It is hereby declared as the intent of the Township that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included herein.

Section 6. All other sections, parts and provisions of the Revised Zoning Ordinance of East Lampeter Township 1990, as amended, shall remain in full force and effect as previously enacted and amended.

Section 7. This Ordinance shall become effective five (5) days after its enactment by the Board of Supervisors of East Lampeter Township, County of Lancaster, Commonwealth of Pennsylvania.

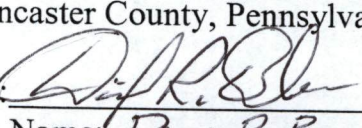
ORDAINED AND ENACTED as an Ordinance this 18th day of June, 2013.

Attest:


Name: Reym H. Hutchinson
Title: Township Manager

TOWNSHIP OF EAST LAMPETER
Lancaster County, Pennsylvania

By:


Name: DAVID R. BUCKWALTER
Title: BOARD OF SUPERVISORS - CHAIR

(TOWNSHIP SEAL)

I, Ralph M. Hutchison, 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 June 18, 2013, at which meeting a quorum was present and voted in favor thereof.

A handwritten signature in dark ink, appearing to read 'R. M. Hutchison', is written over a horizontal line.

Ralph M. Hutchison, Secretary