

**ORDINANCE NO. 308**

**AN ORDINANCE OF THE TOWNSHIP OF EAST  
LAMPETER, LANCASTER COUNTY, PENNSYLVANIA,  
AMENDING THE SUBDIVISION AND LAND  
DEVELOPMENT ORDINANCE PROVISIONS RELATIVE TO  
STREET IMPROVEMENTS AND CURBS IN CONNECTION  
WITH SUBDIVISIONS WITHIN THE RURAL ZONING  
DISTRICT FOR PROPERTIES INTENDED FOR  
AGRICULTURAL USES**

WHEREAS, East Lampeter Township has duly adopted and does maintain a Subdivision and Land Development Ordinance entitled East Lampeter Township Subdivision and Land Development Ordinance of 1980 ("SALDO"); and

WHEREAS, the Pennsylvania Municipalities Planning Code ("MPC") authorizes municipalities to amend their respective subdivision and land development ordinances; and

WHEREAS, the East Lampeter Township Planning Commission, upon request of individual landowners, has recommended that certain required roadway and curb improvements not be imposed upon requested subdivision approvals within the Rural zoning district when applied to properties intended for agricultural uses; and

WHEREAS, the Board of Supervisors agrees with the recommendation of the East Lampeter Township Planning Commission; and

WHEREAS, the Board of Supervisors has considered the comments of the Lancaster County Planning Commission, the East Lampeter Township Planning Commission and the general public after a public hearing duly conducted in accordance with the provisions of the MPC and the SALDO.

NOW THEREFORE, be it ordained that the East Lampeter Township Board of Supervisors does hereby approve and adopt the following amendments to the SALDO:

**SECTION 1:** Section 503(A)(11), dealing with existing streets at the perimeter of a proposed development or subdivision, is hereby amended to provide as follows:

503(A)(11). All existing streets at the perimeter of the project property must be improved to Township specifications. If an existing street is at the perimeter of the development, it shall be fully improved from the right of way line on the development side of the street to the centerline of the street. If an existing street is within the development, it shall be improved to the full width of the street right of way as required by the Township specifications. Adequate right of way in accordance with Township specifications shall be set aside for dedication to the Township for all existing streets to be improved. Nothing in this Section shall be construed to apply to subdivisions for agricultural use within the Rural Zoning District as defined by the Revised Zoning Ordinance of East Lampeter Township - 1990, as amended. For the purpose of this subsection, the phrase "subdivisions for agricultural use" shall mean those subdivisions from which each resultant lot or tract is intended for predominantly agricultural use.

**SECTION 2:** Section 504(A), dealing with curbs, is hereby amended to provide as follows:



504 (A). Curbs shall be required along both sides of all proposed streets and along each side of any existing streets required to be improved by the Township, whether public or private, and along all new parking compounds, except for those subdivisions for agricultural use within the Rural Zoning District as defined by the Revised Zoning Ordinance of East Lampeter Township - 1990, as amended. For the purpose of this subsection, the phrase "subdivisions for agricultural use" shall mean those subdivisions from which each resultant lot or tract is intended for predominantly agricultural use.

**SECTION 3: Repealer:** All ordinances, or parts of ordinances are hereby repealed to the extent that they are inconsistent with this ordinance. All other portions of the SALDO, however, are hereby ratified and confirmed.

**SECTION 4: Effective Date:** This Ordinance shall become effective five (5) days after its adoption by the Board of Supervisors of East Lampeter Township.

ORDAINED AND ENACTED this 5<sup>th</sup> day of January, 2015.

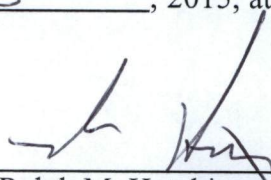
BOARD OF SUPERVISORS OF THE  
TOWNSHIP OF EAST LAMPETER

By: 

(Vice) Chairman

00759291 / (41005.591)

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 January 5, 2015, at which meeting a quorum was present and voted in favor thereof.

  
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Ralph M. Hutchison, Secretary