

AN ORDINANCE AMENDING THE REVISED ZONING ORDINANCE OF EAST LAMPETER TOWNSHIP 1990, AS AMENDED, TO REVISE THE DEFINITIONS OF APARTMENT HOUSE AND MULTI-FAMILY DWELLING AND TO MODIFY THE STANDARDS APPLICABLE TO MULTI-FAMILY DWELLINGS IN THE BUSINESS PARK (BP) DISTRICT.

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

Section 1. The Revised Zoning Ordinance of East Lampeter Township 1990, as amended, Article IV, Definitions, Dwelling, is hereby amended to read as follows:

- (E) Apartment House – A dwelling which does not have a lot line between dwelling units and is designed to accommodate two (2) or more dwelling units; however, except as provided for in the Business Park District under Article XIII-B, the dwelling shall not exceed three (3) stories in height.

Section 2. The Revised Zoning Ordinance of East Lampeter Township 1990, as amended, Article IV, Definitions, Multi-Family Dwelling, is hereby amended to read as follows:

Multi-Family Dwelling. A building arranged, designed and intended to be occupied primarily as a residence consisting of more than (3) 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.

Section 3. The Revised Zoning Ordinance of East Lampeter Township 1990, as amended, Article XIII-B, Business Park, Section 1306-B.I, Multi-Family Dwellings, Subsection B, Development Area and Density, is hereby amended to read as follows:

3. The multi-family building shall be arranged, designed and intended to be occupied primarily as a residence consisting of more than three (3) units.

Section 4. 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 party thereof not been included herein.

Section 5. 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 6. 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 19th day of January, 2015.

TOWNSHIP OF EAST LAMPETER
Lancaster County, Pennsylvania

Attest: [Signature]
Name: Rita M. Hutchison
Title: Township Manager

By: [Signature]
Name: [Signature]
Title: Chairman

(TOWNSHIP SEAL)