

TOWNSHIP OF EAST LAMPETER

Lancaster County, Pennsylvania

ORDINANCE NO. 352

AN ORDINANCE TO AMEND THE EAST LAMPETER TOWNSHIP ZONING ORDINANCE OF 2016, AS AMENDED, TO ADDRESS MINIMUM DENSITY FOR MULTI-FAMILY HOUSING UNITS IN THE BP DISTRICT, TO INCREASE THE TOTAL NUMBER OF MULTI-FAMILY HOUSING UNITS PERMITTED IN THE BP DISTRICT, AND TO ADDRESS BUILDING SEPARATION DISTANCES FOR MULTI-FAMILY HOUSING UNITS.

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

Section 1. The East Lampeter Township Zoning Ordinance of 2016, as amended, Article 23, Section 23490.D.1.a. is hereby deleted and replaced with the following:

There shall be no minimum lot size for a multi-family residential use within the BP Zoning District. Alternatively, a minimum residential density for a multi-family residential use within the BP Zoning District shall be 7.5 units per acre, except in situations where reduced density is necessary for redevelopment of existing buildings and structures, in which case a lower density may be approved by the Township Zoning Officer for good cause shown. Within the BP District, the Township encourages landowners, subject to the requirements of the Zoning Ordinance, to maximize residential density to reduce land consumption wherever possible. The maximum density shall be controlled and limited by Section 23490.D.2. below.

Section 2. The East Lampeter Township Zoning Ordinance of 2016, as amended, Article 23, Section 23490.D.2. is hereby deleted and replaced with the following:

No more than three thousand seven hundred (3,700) multi-family dwelling units will be permitted in the BP Zoning 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 multi-family residential units permitted under this Section of the Zoning Ordinance. All multi-family dwelling units located within the BP District must be located in proximity to planned, established or extended greenways, trail networks, or walking paths. For purposes of this Section, a property is not in proximity to planned, established or extended greenways, trail networks, or walking paths if the tract is separated from such features by a limited access highway.

Section 3. The East Lampeter Township Zoning Ordinance of 2016, as amended, Article 23, Section 23490.E.1 is hereby deleted and replaced with the following:

When a single tract is developed with multi-family dwellings, the separation distances between or among the buildings shall be governed by the Uniform Construction Code.

Section 4. All other sections, parts and provisions of the East Lampeter Township Zoning Ordinance of 2016, as amended, shall remain in full force and effect as previously enacted and amended.

Section 5. In the event any provision, section, sentence, clause or part of this Ordinance shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses or parts of this Ordinance, it being the intent of the Board of Supervisors that the remainder of the Ordinance shall remain in full force and effect.

Section 6. This amendment shall take effect and be enforced from and after its date of approval as provided by law.

DULY ORDAINED AND ENACTED this 2nd day of August, 2021, by the Board of Supervisors of East Lampeter Township, Lancaster County, Pennsylvania, in lawful session duly assembled.

EAST LAMPETER TOWNSHIP
Lancaster County, Pennsylvania

Attest: Jana A. Fitchens
(Assistant) Secretary

By: [Signature]
(Vice) Chairman