

TOWNSHIP OF EAST LAMPETER
LANCASTER COUNTY, PENNSYLVANIA

ORDINANCE NO. 354

AN ORDINANCE OF THE TOWNSHIP OF EAST LAMPETER, LANCASTER COUNTY, PENNSYLVANIA, TO AMEND THE EAST LAMPETER TOWNSHIP ZONING ORDINANCE TO DEFINE WAREHOUSE; TO DEFINE INTEGRATED COMMERCIAL ENTERPRISE; AND TO PERMIT INTEGRATED COMMERCIAL ENTERPRISES WITHIN THE VILLAGE COMMERCIAL (VC) ZONING DISTRICT SUBJECT TO CERTAIN SUPPLEMENTAL REGULATIONS

WHEREAS, East Lampeter Township has conducted a public hearing to consider an amendment to the East Lampeter Township Zoning Ordinance (the "Zoning Ordinance"); and

WHEREAS, prior to the public hearing, the proposed amendment was provided to the East Lampeter Township Planning Commission and to the Lancaster County Planning Department for comments as provided by law; and

WHEREAS, after a public hearing and after consideration of all information, comments and questions, members of the East Lampeter Township Board of Supervisors have deemed it beneficial to the residents of East Lampeter Township and to the promotion of the health, safety, morals, convenience, order and welfare of present and future inhabitants of East Lampeter Township to amend the Zoning Ordinance as hereinafter set forth.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Board of Supervisors of East Lampeter Township as follows:

SECTION 1. The East Lampeter Township Zoning Ordinance, Article II, Definitions, shall be amended as follows to define "Integrated Commercial Enterprise" and "Warehouse" :

Section 2020: Definitions of Specific Terms

Integrated Commercial Enterprise. A use incorporating an Office use and a Warehouse use that are intertwined and function as one operation on the same lot. The supplemental regulations for an Integrated Commercial Enterprise are contained under Section 23402 of this Zoning Ordinance.

Warehouse. A building or group of buildings used for the temporary storage of goods and materials.

SECTION 2. The East Lampeter Township Zoning Ordinance, Article 19, Village Commercial (VC) Zoning District, Section 19020.A., Principal uses permitted by right, shall be amended as follows to permit Integrated Commercial Enterprises:

Section 19020: Permitted Uses

A. Principal uses permitted by right.

14. Integrated Commercial Enterprise, subject to the provisions specified under Section 23402 of this Zoning Ordinance.

The East Lampeter Township Zoning Ordinance, Article 19, Village Commercial (VC) Zoning District, Section 19020.A, Principal uses permitted by right, shall be amended to renumber the remaining Sections, beginning with Library, to reflect the addition of Section 19020.A.14.

SECTION 3. The East Lampeter Township Zoning Ordinance, Article 23, Supplemental Regulations, shall be amended as follows to establish supplemental regulations for Integrated Commercial Enterprises:

Section 23402: Integrated Commercial Enterprise

- A. Integrated Commercial Enterprise, as defined under Section 2020 of this Zoning Ordinance, shall be permitted as follows:
1. An Integrated Commercial Enterprise on a lot with a minimum of two (2) acres and a maximum of ten (10) acres shall be permitted as a principal use by right within the VC Zoning District, provided that the warehousing component of the use does not exceed twenty thousand (20,000) cumulative square feet of gross floor area (excluding any permitted outdoor storage).

Section 23402: Integrated Commercial Enterprise															
Zoning District and Article Number	AG	R-1	R-2	R-3	C-1	C-2	C-3	I-1	I-2	BP	MU	BH	VG	VC	VR
	3	5	6	7	8	9	10	11	12	14	15	17	18	19	20
By Right														P 1	
Special Exception															
Conditional Use															
P = Principal Use					A = Accessory Use					1 = Special Lot Size Requirements					

- B. The chart contained under Section 23402.A of this Zoning Ordinance has been provided as a general reference guide. Section 23402 and the underlying zoning district provide specific regulations for Integrated Commercial Enterprises.
- C. Permitted Uses: The following land use provisions shall apply to an Integrated Commercial Enterprise:
1. The principal use shall be the Integrated Commercial Enterprise, which shall include an Office use and a Warehouse use that are intertwined and function as one operation on the same lot.

D. Area and Utility Requirements: The following general provisions shall apply to an Integrated Commercial Enterprise:

1. The Integrated Commercial Enterprise shall be located on a lot that complies with the following lot area and building size requirements:
 - a. An Integrated Commercial Enterprise shall have a minimum lot size of two (2) acres and a maximum lot size of ten (10) acres. An Integrated Commercial Enterprise shall only be permitted on lots between two (2) acres and ten (10) acres existing at the time of enactment of this ordinance amendment.
 - b. The Warehouse component of the Integrated Commercial Enterprise shall not exceed twenty thousand (20,000) cumulative square feet of gross floor area (excluding any permitted outdoor storage).
 - c. The cumulative gross floor area of the Office component of the Integrated Commercial Enterprise must exceed the cumulative gross floor area of the Warehouse component of the Integrated Commercial Enterprise.
2. The Integrated Commercial Enterprise shall be serviced by public (where available) or on-lot 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.
3. The Integrated Commercial Enterprise shall be serviced by public water supply facilities (where available) or on-lot water supply facilities, which shall be consistent with the plans and ordinances adopted by East Lampeter Township.
4. All other utility provisions serving the Integrated Commercial Enterprise shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, the utility services shall be installed underground.

E. General Requirements: The following general requirements shall apply to an integrated commercial enterprise:

1. All Integrated Commercial Enterprises 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.
2. Outdoor storage of materials shall be permitted in connection with the Warehouse component of the Integrated Commercial Enterprise, provided such storage is located on an impervious surface and is screened from adjacent residential uses. Outdoor storage shall not

encroach into the minimum off-street parking spaces required for the Integrated Commercial Enterprise.

3. Outdoor storage associated with the Integrated Commercial Enterprise shall not impede emergency access to the lot or the building(s) on the lot.
4. The Office component of the Integrated Commercial Enterprise may include offices; meeting rooms; conference rooms; work stations; cafeterias; vending machines; snack bars; private or restricted recreational uses; and/or other similar uses, as determined appropriate by East Lampeter Township.
5. An Integrated Commercial Enterprise shall be located along and gain primary access from a public road owned and maintained by East Lampeter Township. Secondary and truck access may be provided via a State route.
6. 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 exceeds the provisions specified by the Pennsylvania Diesel Powered Motor Vehicle Act and other state or federal laws.
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.
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 adversely 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. All trucks, trailers and commercial vehicles stored on the property shall be arranged so as to permit access to emergency management equipment.
11. An Integrated Commercial Enterprise shall constitute a single principal use that is not subject to the provisions of Section 23590 of this Zoning Ordinance.

SECTION 4. All other provisions of the East Lampeter Township Zoning Ordinance not amended or changed shall remain in full force and effect.

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 be and shall remain in full force and effect.

SECTION 6. This Ordinance shall take effect and be in force from and after its enactment as provided by law.

DULY ORDAINED AND ENACTED this 20th day of September, 2021, by the Board of Supervisors of East Lampeter Township, Lancaster County, Pennsylvania, in lawful session duly assembled.

TOWNSHIP OF EAST LAMPETER
Lancaster County, Pennsylvania

ATTEST:

Ralph Kitchin
(Asst.) Secretary

BY:

[Signature]
(Vice) Chairman
Board of Supervisors