

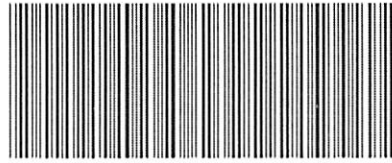
**Lancaster County**

Ann M. Hess  
 Recorder of Deeds  
 150 N. Queen Street  
 Suite 315  
 Lancaster, PA 17603  
 Phone: 717-299-8238  
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INSTRUMENT # : 6700182

RECORDED DATE: 08/29/2022 11:14:01 AM



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**LANCASTER COUNTY ROD****OFFICIAL RECORDING COVER PAGE**

Page 1 of 10

**Document Type:** ORDINANCE  
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**RETURN TO:** (Email)  
 Becky Thompson  
 28 Penn Square  
 Lancaster, PA 17603

**SUBMITTED BY:**  
 Becky Thompson  
 28 Penn Square  
 Lancaster, PA 17603

**\* PROPERTY DATA:**

Parcel ID #:

Municipality:

School District:

**\* ASSOCIATED DOCUMENT(S):****FEES / TAXES:**

RECORDING FEE: ORDINANCE RECORDED	\$13.00
CRC #6544	\$2.00
RIF #6543	\$3.00
WRIT TAX	\$0.50
EXTRA PAGE FEE	\$10.00
<b>Total:</b>	<b>\$28.50</b>

INSTRUMENT # : 6700182

RECORDED DATE: 08/29/2022 11:14:01 AM

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Lancaster County, Pennsylvania.



Ann M. Hess  
 Recorder of Deeds

# PLEASE DO NOT DETACH

## THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.

\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.

TOWNSHIP OF EAST LAMPETER  
LANCASTER COUNTY, PENNSYLVANIA

---

ORDINANCE NO. 360

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AN ORDINANCE OF THE TOWNSHIP OF EAST LAMPETER, LANCASTER COUNTY, PENNSYLVANIA, TO AMEND THE EAST LAMPETER TOWNSHIP ZONING ORDINANCE TO PERMIT SELF-STORAGE FACILITIES BY RIGHT IN THE MIXED USE (MU) ZONING DISTRICT SUBJECT TO CERTAIN CRITERIA; TO PERMIT COMMERCIAL RECREATION USES BY RIGHT IN THE MIXED USE (MU) ZONING DISTRICT; TO PERMIT FINANCIAL INSTITUTIONS WITH OR WITHOUT DRIVE-THROUGH SERVICE LANES BY RIGHT IN THE MIXED USE (MU) ZONING DISTRICT, SUBJECT TO CRITERIA; TO PERMIT RESTAURANTS WITH OR WITHOUT DRIVE-THROUGH SERVICE LANES BY RIGHT IN THE MIXED USE (MU) ZONING DISTRICT, SUBJECT TO CRITERIA; AND TO PERMIT RETAIL BAKERIES AND CONFECTIONARIES WITH OR WITHOUT DRIVE-THROUGH SERVICE LANES BY RIGHT IN THE MIXED USE (MU) ZONING DISTRICT, SUBJECT TO CRITERIA.

**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 15, Mixed Use (MU) Zoning District, Section 15020.A, Principal uses permitted by right, shall be amended to include the following new Sections 15020.A.7, 15020.A.19, and 15020.A.27 to read as follows:

**Section 15020: Permitted Uses**

- A. Principal uses permitted by right.
7. Financial institution with or without drive-through service lanes, but no more than three (3) service lanes, subject to the provisions specified under Section 23280 of this Zoning Ordinance.

- 19. Recreation use that is classified as a commercial recreation use, subject to the provisions specified under Section 23620 of this Zoning Ordinance.
- 27. Self-storage facility, subject to the provisions specified under Section 23750 of this Zoning Ordinance.

The remaining provisions of Section 15020.A shall be renumbered to reflect the addition of Sections 15020.A.7, 15020.A.19 and 15020.A.27, it being the intent of the Board of Supervisors that the provisions be listed in alphabetical order.

**SECTION 2.** The East Lampeter Township Zoning Ordinance, Article 15, Mixed Use (MU) Zoning District, Section 15020.A, Principal uses permitted by right, shall be amended as indicated by the blackline and strikeout interlineations below, with strikeout interlineations indicating deletions of language and underlined interlineations indicating insertions of language to read as follows:

**Section 15020: Permitted Uses**

A. Principal uses permitted by right.

- 20 ~~22~~. Restaurant with ~~no~~ or without drive-through service lanes (maximum 2 drive-through service lanes), subject to the provisions specified under Section 23680 of this Zoning Ordinance.
- 24 ~~23~~. Retail bakery or confectioner ~~containing no~~ with or without drive-through service lanes (maximum 2 drive-through service lanes), subject to the provisions specified under Section 23690 of this Zoning Ordinance.

**SECTION 3.** The East Lampeter Township Zoning Ordinance, Article 23, Supplemental Regulations, Section 23280, Financial Institution, shall be amended to include the blackline interlineations below to read as follows:

**Section 23280: Financial Institution**

A. Financial institution, as defined under Section 2020 of this Zoning Ordinance, shall be permitted as a principal use by right within the C-1, C-2, BP, MU, BH, VG and VC Zoning Districts.

Section 23280: Financial Institution															
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, 3	P 1, 3				P 1, 3	<u>P</u> <u>1, 3</u>	P 1, 3	P 1, 3	P 1, 3	
Special Exception															
Conditional Use															

P = Principal Use	A = Accessory Use	1 = Special Lot Size Requirements
2 = Special Building Size Requirements		3 = Special Vehicular Access Requirements

...

- C. General Requirements: The following general requirements shall apply to a financial institution:

...

- 4. The following provisions shall apply to financial institutions and drive-through service lanes:

...

b. A financial institution located within the MU Zoning District shall be permitted to have no more than three (3) drive-through service lanes, provided, however, that any drive-through services lanes permitted under this Section 23280.C.4.b must be in existence as of the effective date of this Ordinance, it being the intent of the Board of Supervisors that no new drive-through service lanes be constructed in the MU Zoning District. Existing drive-through service lanes may be repurposed for any use permitting drive-through service lanes in the MU Zoning District under and subject to Article 23.

The remaining provisions of Section 23280.C.4 shall be reordered to reflect the addition of Section 23280.C.4.b.

**SECTION 4.** The East Lampeter Township Zoning Ordinance, Article 23, Supplemental Regulations, Section 23620, Recreation Use, shall be amended as indicated by the blackline and strikeout interlineations below, with strikeout interlineations indicating deletions of language and underlined interlineations indicating insertions of language to read as follows:

- A. Recreation use, as defined under Section 2020 of this Zoning Ordinance, shall be permitted as follows:

...

- 2. Recreation as a commercial use shall be permitted as a principal use by right within the C-2, C-3, ~~and BP~~ and MU Zoning Districts. For purposes of this Zoning Ordinance, the term "recreation as a commercial use" may also be referenced as "commercial recreation use."

...

Section 23620: Recreation Use															
Zoning District 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, A 3	P, A 3, 4	P, A 3, 4	P, A 3, 4	P, A 3, 4	P, A 2,3,4	P, A 2, 3	P, A 1, 3	P, A 1, 3	P, A 1,2,3,4	P, A 2,3,4	P, A 3, 4	P, A 3, 4	P, A 3, 4	P, A 3, 4
Special Exception	A 1														
Conditional Use															
P = Principal Use							A = Accessory Use								
I = Recreation as an Accessory Use							2 = Recreation as a Commercial Use								
3 = Recreation as a Municipal Use							4 = Recreation as a Private or Restrictive Use								

**SECTION 5.** The East Lampeter Township Zoning Ordinance, Article 23, Supplemental Regulations, Section 23680, Restaurant, shall be amended as indicated by the blackline and strikeout interlineations below, with strikeout interlineations indicating deletions of language and underlined interlineations indicating insertions of language to read as follows:

**Section 23680: Restaurant**

A. Restaurant, as defined under Section 2020 of this Zoning Ordinance, shall be permitted as follows:

...

2. A restaurant with no drive-through service lanes shall be permitted as a principal use within the C-1, C-2, ~~MU~~, BH, VG and VC Zoning Districts.

3. A restaurant with or without drive-through service lane(s) shall be permitted as a principal use by right within the C-3, ~~and BP~~ and MU Zoning Districts.

Section 23680: Restaurant															
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 2	P 2	P 1,2,3	A 1	A 2	P, A 1,2,3	P 2,3	P 2	P 2	P 2	
Special Exception					P 2, 4	P 3				P 4	P 4	P 4	P 4	P 4	
Conditional Use															

P = Principal Use	A = Accessory Use
1 = Restaurant and/or cafeteria as an accessory use	2 = Restaurant with no drive-through service lanes
3 = Restaurant with drive-through service lane(s)	4 = Restaurant that operates as a BYOB

...  
 C. Permitted Uses: The following principal and accessory uses shall be permitted:

- ...
3. Restaurant with Drive-Through Service
- e. A restaurant located within the MU Zoning District shall only be permitted to have drive-through service lanes if such drive-through service lanes are in existence as of the effective date of this Ordinance, it being the intent of the Board of Supervisors that no new drive-through service lanes be constructed in the MU Zoning District. Existing drive-through service lanes may be repurposed for any use permitting drive-through service lanes in the MU Zoning District under and subject to Article 23.

**SECTION 6.** The East Lampeter Township Zoning Ordinance, Article 23, Supplemental Regulations, Section 23690, Retail Bakery or Confectioner, shall be amended as indicated by the blackline and strikeout interlineations below, with strikeout interlineations indicating deletions of language and underlined interlineations indicating insertions of language to read as follows:

**Section 23690: Retail Bakery or Confectioner**

- A. Retail bakery or confectioner, as defined under Section 2020 of this Zoning Ordinance, shall be permitted as follows:
1. A retail bakery or confectioner without a drive-through service lane shall be permitted as a principal use by right within the C-1, C-2, ~~MU~~, BH, VG and VC Zoning Districts
- ...
3. A retail bakery or confectioner with or without a drive-through service lane shall be permitted by right within the C-3, ~~and BP~~ and MU Zoning Districts.

Section 23690: Retail Bakery or Confectioner															
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	P	P 1			P 1	P 1	P	P	P
Special Exception						P 1								
Conditional Use														
P = Principal Use					A = Accessory Use			1 = Drive-Through Service Requirements						

...

C. General Requirements: The following general requirements shall apply to a retail bakery or confectioner use:

...

6. A retail bakery or confectioner with a drive-through service lane may be permitted within the C-2, and C-3 and MU Zoning Districts. If permitted, the following criteria shall apply:

...

b. Except as provided hereunder, Nno more than one (1) drive-through service lane shall be permitted.

c. A retail bakery or confectioner located within the MU Zoning District shall be permitted to have no more than two (2) drive-through service lanes, provided, however, that any drive-through services lanes permitted under this Section 23690.C.6.c must be in existence as of the effective date of this Ordinance, it being the intent of the Board of Supervisors that no new drive-through service lanes be constructed in the MU Zoning District. Existing drive-through service lanes may be repurposed for any use permitting drive-through service lanes in the MU Zoning District under and subject to Article 23.

The remaining provision of Section 23690.C.6 shall be reordered to reflect the addition of Section 23690.C.6.c

**SECTION 7.** The East Lampeter Township Zoning Ordinance, Article 23, Supplemental Regulations, Section 23750, Self-Storage Facility, shall be amended as indicated by the blackline and strikeout interlineations below, with strikeout interlineations indicating deletions of language and underlined interlineations indicating insertions of language to read as follows:

**Section 23750: Self-Storage Facility**

A. Self-storage facility, as defined under Section 2020 of this Zoning Ordinance, shall be permitted as a principal use by right within the C-1, I-1, I-2, and BP and MU Zoning Districts.

Section 23750: Self-Storage Facility															
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			P	P	P	<u>P</u> <u>1</u>				
Special Exception															
Conditional Use															
P = Principal Use					A = Accessory Use					<u>1 = Special Requirements</u>					

...

F. Conversion self-storage facilities in the MU District: Self-storage facilities shall only be permitted in the MU District as a conversion of a building in existence at the time of enactment of this Ordinance and shall comply with the following requirements.

1. The self-storage facility shall occupy a maximum gross floor area of not more than ten thousand (10,000) square feet.
2. The self-storage facility shall be located only on the first floor of a fully enclosed building built of durable materials on a permanent foundation.
3. The self-storage facility will occupy no more than seventy-five (75) percent of the gross floor area of the first floor of the applicable building.
4. No self-storage facility shall provide outdoor access to individual units. All units located within the self-storage facility shall be accessible only by way of a common entrance or entrances to the building.
5. The outdoor storage of any items including, without limitation, recreational vehicles, boats, campers, trailers or similar vehicles, is prohibited.
6. The storage of living organisms, perishable items, illegal substances, or hazardous, toxic, flammable or explosive materials within the self-storage facility is strictly prohibited.
7. All utility provisions serving the self-storage facility shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
8. Conversion self-storage facilities in accordance with this Section 23750.F shall not be subject to the provisions of Section 23750.D, Section 23750.E or Section 23590 of this Zoning Ordinance.



**SECTION 8.** All other provisions of the East Lampeter Township Zoning Ordinance not amended or changed shall remain in full force and effect.

**SECTION 9.** 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.

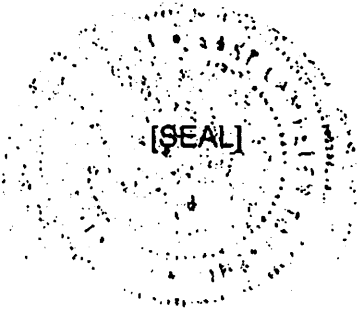
**SECTION 10.** This Ordinance shall take effect and be in force from and after its enactment as provided by law.

**DULY ORDAINED AND ENACTED** this 15<sup>th</sup> day of August, 2022, by the Board of Supervisors of East Lampeter Township, Lancaster County, Pennsylvania, in lawful session duly assembled.

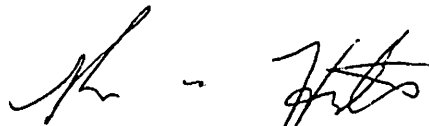
**TOWNSHIP OF EAST LAMPETER**  
Lancaster County, Pennsylvania

ATTEST: [Signature]  
(Asst.) Secretary

BY: [Signature]  
(Vice) Chairman  
Board of Supervisors



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 8/15, 2022, at which meeting a quorum was present and voted in favor thereof.

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

Ralph M. Hutchison, Secretary