

TOWNSHIP OF EAST LAMPETER  
LANCASTER COUNTY, PENNSYLVANIA

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ORDINANCE NO. 368

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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 REGIONAL COMMERCIAL  
(C-3) ZONING DISTRICT SUBJECT TO CERTAIN 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 10, Regional Commercial (C-3) Zoning District, Section 10020.A, Principal uses permitted by right, shall be amended to include the following new Sections 10020.A.19 to read as follows:

**Section 10020: Permitted Uses**

A. Principal uses permitted by right.

19. Self-storage facility, subject to the provisions specified under Section 23750 of this Zoning Ordinance.

The remaining provisions of Section 10020.A shall be renumbered to reflect the addition of Section 10020.A.19, 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 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 underline 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, C-3, I-1, I-2, 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		<u>P</u> <u>1</u>	P	P	P	P				
Special Exception															
Conditional Use															
P = Principal Use				A = Accessory Use					1 = Special Requirements						

G. Conversion self-storage facilities in the C-3 District: Self-storage facilities shall only be permitted in the C-3 District as a conversion of a building or part of a building located in a Shopping Center with a minimum gross leasable area (GLA) of at least 300,000 sf. with direct access from Route 462 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 one hundred thousand (100,000) square feet with a footprint no greater than sixty thousand (60,000) square feet.
2. The self-storage facility will not be located in more than two (2) noncontiguous locations within the shopping center.
3. 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.
4. The main access to the self-storage facility will be located in the rear of the shopping center and not be a prominent store front facing any roadway.
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. All points of ingress and egress to the self-storage facility shall be adequately lighted to provide safe and clear access. A lighting engineer shall provide a photometric plan to assure light does not trespass property lines and all areas of the self-storage parking/loading area and facility are adequately lighted.

9. A secured, external "foyer" area shall be provided that allows users exiting the safety of the facility external view of the facility and parking/loading area. The external foyer shall have secured access and constructed of glass or fencing to provide enhanced visibility.

10. The self-storage facility and parking/loading areas shall be video monitored 24 hours a day, seven days a week.

11. There shall be no businesses or business operations conducted from rental storage units.

12. Parking spaces shall be provided in accordance with Article 22, Section 22160.

13. Loading spaces shall be provided for in compliance with Article 22, Section 22150.

14. Conversion self-storage facilities in accordance with this Section 23750.G shall not be subject to the provisions of Section 23750.D, Section 23750.E, or Section 23590 of this Zoning Ordinance.

**SECTION 3.** All other provisions of the East Lampeter Township Zoning Ordinance not amended or changed shall remain in full force and effect.

**SECTION 4.** 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 5.** This Ordinance shall take effect and be in force from and after its enactment as provided by law.

**DULY ORDAINED AND ENACTED** this 2<sup>nd</sup> day of October, 2023, by the Board of Supervisors of East Lampeter Township, Lancaster County, Pennsylvania, in lawful session duly assembled.

ATTEST: 

TOWNSHIP OF EAST LAMPETER  
Lancaster County, Pennsylvania

BY: 

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 October 2, 2023, at which meeting a quorum was present and voted in favor thereof.

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

Ralph M. Hutchison, Secretary