

TOWNSHIP OF EAST LAMPETER
Lancaster County, Pennsylvania

ORDINANCE NO. 382

AN ORDINANCE OF THE TOWNSHIP OF EAST LAMPETER, LANCASTER COUNTY, PENNSYLVANIA, TO AMEND THE EAST LAMPETER TOWNSHIP CODE OF ORDINANCES, CHAPTER 375, ZONING, BY REVISING AND ADDING DEFINED TERMS; ADDING A PRINCIPAL USE FOR AN INTEGRATED BUSINESS CAMPUS TO THE LIGHT INDUSTRIAL (I-1), GENERAL INDUSTRIAL (I-2) AND BUSINESS PARK (BP) ZONING DISTRICTS; ESTABLISHING AREA, BULK, PARKING AND PERFORMANCE REQUIREMENTS FOR AN INTEGRATED BUSINESS CAMPUS AND AMENDING THE ZONING MAP TO REZONE CERTAIN TRACTS OF LAND FROM THE R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT TO THE I-1 LIGHT INDUSTRIAL DISTRICT.

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

Section 1. The East Lampeter Township Code of Ordinances, Chapter 375, Zoning, Article II, Section 375-2020, Definitions, is amended as follows:

- a. Revising the definition for "Shooting Range" as follows:

SHOOTING RANGE

A facility designed and constructed to allow for the safe discharge of firearms and ~~projectile-type weapons~~ (e.g., guns, rifles, shotguns, pistols, air guns, ~~archery-cross-bows~~) by persons for the practice of marksmanship, recreation, competition, skill development, training, or any combination thereof. Shooting ranges may be indoor or outdoor facilities, which shall be subject to local, state and federal regulations. The term "shooting range" shall include "gun club" and "rod and gun club." Nothing within this definition shall be construed to include hunting when conducted in accordance with the rules and regulations of the Commonwealth of Pennsylvania and § 375-23760 of this chapter.

- b. Adding a new definition for "Integrated Business Campus" as follows:

INTEGRATED BUSINESS CAMPUS

A business that integrates a combination of different uses into a single property all of which are directly related to the overall nature and mission of a single business. Such uses can include, but are not limited to, offices, light manufacturing/assembly,

retail sales, recreational facilities, schools, training and educational programs, competitive tournaments and accessory uses.

c. Adding a new definition for "Archery Park" as follows:

ARCHERY PARK

A facility designed and constructed to allow persons to practice archery using targets at different distances for the purpose of marksmanship, recreation, competition, skill development, training, or any combination thereof and for hosting leagues, tournaments and special events related to archery. Archery parks can be indoor or outdoor and outdoor ranges can be partially or fully covered.

Section 2. The East Lampeter Township Code of Ordinances, Chapter 375, Zoning, Article 11, Light Industrial (I-1) Zoning District, Section 375-11020.A. Principal Uses permitted by right is amended by adding the following new use:

19. Integrated business campus, subject to the provision of Section 375-23405 of this Zoning Ordinance

Section 3. The East Lampeter Township Code of Ordinances, Chapter 375, Zoning, Article 12, General Industrial (I-2) Zoning District, Section 375-12020.A. Principal Uses permitted by right is amended by adding the following new use:

20. Integrated business campus, subject to the provision of Section 375-23405 of this Zoning Ordinance

Section 4. The East Lampeter Township Code of Ordinances, Chapter 375, Zoning, Article 14, Business Park (BP) Zoning District, Section 375-14020.A. Principal Uses permitted by right is amended by adding the following new use:

49. Integrated business campus, subject to the provision of Section 375-23405 of this Zoning Ordinance

Section 5. The East Lampeter Township Code of Ordinances, Chapter 375, Zoning, Article XXII, General Regulations, Table 375-22160.1 Categorical Off-Street Parking Requirements is amended by adding the following parking standards for an Integrated Business Campus to the Commercial Uses:

<u>Use</u>	<u>Land Use Category</u>	<u>Off-Street Parking Requirements</u>
Commercial Uses	Integrated business campus	1 parking spaces per 400 square feet of gross floor area, plus 1 parking space per employee on the largest shift

Section 6. The East Lampeter Township Code of Ordinances, Chapter 375, Zoning, Article XXIII, Supplemental Regulations, is amended by inserting a new Section 375-23405, Integrated Business Campus, which shall provide regulations as set forth in the exhibit attached hereto as Exhibit "A."

Section 7. The East Lampeter Township Zoning Map, which is established by the Code of Ordinances, Chapter 375, Zoning, Article I, Section 375-1080, Zoning Map, is hereby amended to change the zoning from R-2 Medium Density Residential District to I-1 Light Industrial District on the following tracts of land as follows: (a) the entire tract of land identified by Tax Parcel Id # 310-74143-0-0000 consisting of 2.07 acres; (b) a portion of the tract of land identified by Tax Parcel Id # 310-91625-0-0000; (c) the rear portion of the tract of land identified by Tax Parcel Id # 310-57454-0-0000; (d) the rear portion of the tract of land identified by Tax Parcel Id # 310-50943-0-0000; (e) the rear portion of the tract of land identified by Tax Parcel Id # 310-36885-0-0000; and (f) the rear portion of the tract of land identified by Tax Parcel Id # 310-25135-0-0000. The areas to be rezoned are described in Exhibit B and depicted on Exhibit C.

Section 8. All other sections, parts and provisions of the East Lampeter Township Code of Ordinances shall remain in full force and effect as previously enacted and amended.

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 remain in full force and effect.

Section 10. These amendments shall take effect and be enforced five (5) days after their approval as provided by law.

DULY ORDAINED AND ENACTED this 18th day of AUGUST, 2025, 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 R. Hitchens*
(Assistant) Secretary

By: *M. O. [Signature]*
(Vice) Chair

I, Tara A. Hitchens, 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 August 18, 2025, at which meeting a quorum was present and voted in favor thereof.

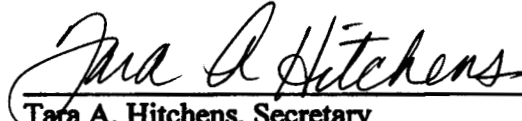

Tara A. Hitchens, Secretary

Exhibit A

§ 375-23405. Integrated Business Campus.

A. An integrated business campus, as defined under Section 2020 of this Zoning Ordinance shall be permitted as follows:

1. An integrated business campus shall be permitted by right in the I-1, I-2 and BP districts.

§ 375-23405 Integrated Business Campus														
Zoning District and Zoning Number														
	I-1	I-2	BP	W	WV	WV	WV	WV	WV	WV	WV	WV	WV	WV
By right													P	P
Special exception														
Conditional use														
P = Principal Use	A = Accessory Use													

B. The chart contained under § 375-23405A of this chapter has been provided as a general reference guide. Section 375-23405 and underlying zoning districts provide specific regulations for the integrated business campus.

C. Permitted uses and land use restrictions.

1. Integrated business campuses are permitted as a principal use and may include commercial recreational uses with indoor and outdoor areas used for training, competition and tournaments as long as such uses are directly related to the overall purpose of the business.
2. Accessory and subordinate uses for an integrated business campus, including food service facilities, are allowed as long as the cumulative gross floor area for all accessory uses does not occupy more than twenty-five (25) percent of the cumulative gross floor area of all buildings being used as part of the integrated business campus.
3. The designated area for the retail sales area that is available to display merchandise to the public shall not exceed sixty (60) percent of the gross square footage of all buildings within an integrated business campus or forty thousand (40,000) square feet, whichever is less.
4. Integrated business campuses shall be contained on a single lot with a minimum gross lot area of four (4) acres and shall comply with the area, dimensional and height requirements of the underlying zoning district in which they are located. To the extent a conflict exists between the area, dimensional and height requirements of the underlying zoning district in which an integrated business campus is located and the area, dimensional and height requirements for a specific use within an integrated business campus, the requirements of the underlying zoning district shall be followed.

5. Applicants shall locate, design and construct parking areas for an integrated business campus consistent with the requirements of Section 375-22160. Applicants shall provide one parking space per four hundred (400) square feet of gross floor area of all buildings used in an integrated business campus plus one space per employee on the largest shift. A proposed integrated business campus may submit evidence and documentation in support of establishing an alternative parking standard based on accepted standards or studies for similar uses as set forth in Section 22160.F. Any proposed alternative parking standard shall be reviewed and be acceptable to the East Lampeter Township Board of Supervisors.
 6. Applicants shall locate, design and construct loading areas for an integrated business campus consistent with the requirements of Section 375-22150. The number of off-street loading spaces required shall be based on the standards for "regional uses and facilities" as set forth in table 375-22150.1. Applicants for a proposed integrated business campus may submit evidence and documentation in support of establishing an alternative location, design, construction and / or number of loading spaces based on the specific needs and intensity of uses as set forth in Section 22150.F. Any proposed alternative loading design or standard shall be reviewed and be acceptable to East Lampeter Township Board of Supervisors.
- D. General requirements. The following general requirements shall apply to an integrated business campus:
1. The integrated business campus shall be serviced by public sanitary sewer facilities (where available), 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.
 2. The integrated business campus shall be serviced by public water supply facilities (where available) or on-lot water supply facilities which shall be consistent with any plans adopted by East Lampeter Township.
 3. All other utility provisions serving the integrated business campus 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.
 4. All exterior speaker, microphone or intercom systems shall be designed in a manner so the messages, music or other sounds are not disruptive to adjoining properties within any adjoining residentially zoned district and shall not be audible at any street line or property line between the hours of 9 pm and 8 am.
 5. Applicant shall depict the locations and dimensions of all on-site circulation improvements, which shall demonstrate safe vehicular and pedestrian movements on the property. The use of sidewalks, crosswalks and pedestrian paths shall be integrated as part of the design.

6. Applicant shall prepare and submit a traffic impact study pursuant to the requirements of the East Lampeter Township Subdivision and Land Development Ordinance.

Exhibit B

BEGINNING at a point on the northerly edge of Old Philadelphia Pike S.R. 340 cartway said point also being the southeasterly corner of land now and formerly of Kaufhold Real Estate, L.P. (Inst. No. 6133171), thence along said lands now and formerly of Kaufhold Real Estate, L.P., north zero (00) degrees, thirty-four (34) minutes, three (03) seconds east, a distance of one hundred seventy-eight and seventy-four one-hundredths (178.74) feet to a point; thence through the lands now and formerly of Kaufhold Real Estate, L.P. (Inst. No. 6133171), north eighty-nine (89) degrees, thirty-three (33) minutes, fifty (50) seconds west, a distance of eighty-five and four one-hundredths (85.04) feet to a point; thence along other lands now and formerly of Kaufhold Real Estate, L.P. (Inst. No. 20250018041), north zero (00) degrees, thirty-three (33) minutes, twenty-one (21) seconds east, a distance of thirty-two and sixty one-hundredths (32.61) feet to a point; thence through the said lands of Kaufold Real Estate L.P. (Inst. No. 20250018041) and along the lands now and formerly of Ernest C. Lubkemann and Diana S. Lubkemann (Deed Book 6355, Page 655), and now and formerly of Timothy H. Smith (Deed Book T-95, Page 426), north eighty-nine (89) degrees, twenty-one (21) minutes, fifty-seven (57) seconds west, a distance of one hundred fifty and twelve one-hundredths (150.12) feet to a point, thence through the lands now and formerly of Kaufhold Real Estate, L.P. (Inst. No. 6712718) and lands now and formerly of Jay E. Witmer and Elsie Witmer (Deed Book W-68, Page 521), south eighty-nine (89) degrees, fifty-three (53) minutes, twenty-eight (28) seconds west, a distance of one hundred forty-nine and ninety-three (149.93) feet to a point, said point being the southeasterly corner of lands now and formerly of Omar S. Fisher (Inst. No. 05565246); thence along the said lands now and formerly of Omar S. Fisher the following three (3) courses, (1) thence north zero (00) degrees, thirty-four (34) minutes, six (06) seconds east, a distance of two hundred twenty-nine and thirty-five one-hundredths (229.35) feet to a point; (2) thence north eighty-three (83) degrees, forty-three (43) minutes, fifteen (15) seconds east, a distance of fifty and thirty-five one-hundredths (50.35) feet to a point; (3) thence north zero (00) degrees, thirty-five (35) minutes, fifty-one (51) seconds east, a distance of eight and ninety-six one-hundredths (8.96) feet to a point on the southerly line of land now and formerly of the National Railroad Passenger Corporation; thence along the said lands now or formerly of the National Railroad Passenger Corporation the following three (3) courses: (1) along a curve to the left, having a radius of one thousand eight hundred ninety-eight and fifty one-hundredths (1,898.50) feet, an arc length of one hundred thirty-nine and twenty-seven (139.27) feet, a chord bearing of north eighty-one (81) degrees, thirty-nine (39) minutes, thirty-nine (39) seconds east, a chord distance of one hundred thirty-nine and twenty-four one-hundredths (139.24) feet to a point; (2) thence along a curve to the left, having a radius of five thousand seven hundred eighty and zero one-hundredths (5780.00) feet, an arc length of one hundred ninety-eight and twenty-two (198.22) feet, a chord bearing of north eighty-five (85) degrees, forty-eight (48) minutes, thirty-one (31) seconds east, a chord

distance of one hundred ninety-eight and twenty-two one-hundredths (198.21) feet to a point; (3) thence along a curve to the left, having a radius of five thousand seven hundred eighty and zero one-hundredths (5780.00) feet, an arc length of one hundred fifty-eight and twenty-eight (158.28) feet, a chord bearing of north eighty-four (84) degrees, two (02) minutes, thirty (30) seconds east, a chord distance of one hundred fifty-eight and twenty-eight one-hundredths (158.28) feet to a point; thence through and along the said land now and formerly of Kaufhold Real Estate, L.P. (Inst. No. 5879905), south seventeen (17) degrees, twenty-six (26) minutes, zero (00) seconds east, a distance of three hundred seventeen and thirty one-hundredths (317.30) feet to a point; thence continuing along the same, south six (6) degrees, fifteen (15) minutes, thirty-six (36) seconds east, a distance of two hundred nine and twenty-nine one-hundredths (209.29) feet to a point in the cartway of Old Philadelphia Pike S.R. 340; thence along the said cartway, south eighty-nine (89) degrees, twenty-nine (29) minutes, twenty-nine (29) seconds west, a distance of two hundred eighty and nineteen one-hundredths (280.19) feet to a point, the POINT of BEGINNING.

Containing: 219,317 SF or 5.03 AC

Exhibit C

LANCASTER ARCHERY SUPPLY
21 GRAYBILL ROAD
LEOLA, PA 17540
(717) 656-7229 X 209

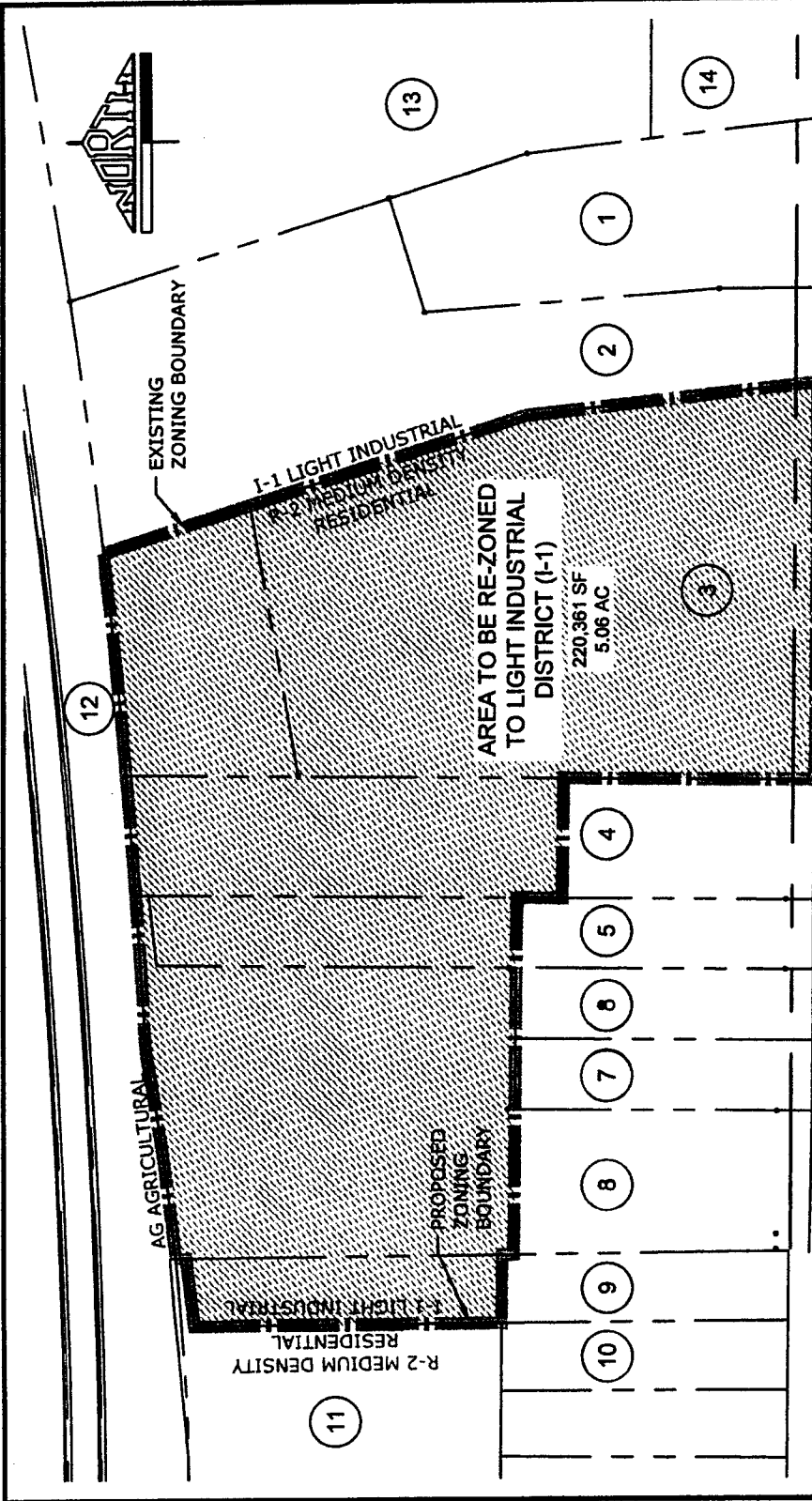
LANCASTER ARCHERY SUPPLY
RE-ZONING EXHIBIT
EAST LANCASTER TOWNSHIP
LANCASTER COUNTY, PA

ASSOCIATES

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Landscape Architecture
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Regional Office:
and Field

DATE: 04/11/2010
PROJECT NO.: 0340
DRAWN BY: J. COOPER
CHECKED BY: L. COOPER
SCALE: 1" = 10'
SHEET NO.: 1 of 1



1	N/F KAUFHOLD REAL ESTATE, L.P. PARCEL NO.: 310-01346 INST. NO.: 5990074 GROSS AREA: 31,284 SQ. FT. ≈ 0.7182 AC	8	N/F ERNEST C. LUBKEMANN & DIANA S. LUBKEMANN PARCEL ID: 310-46122 DEED BOOK 6355, PAGE 655 N/F TIMOTHY H. SMITH PARCEL ID: 310-41024 DEED BOOK T-85, PAGE 426	11	N/F OMAR S. FISHER PARCEL NO.: 310-78440 SUB PLAN: J-028-034 INST. NO.: 05985248 N/F NATIONAL RAILROAD PASSENGER CORPORATION PARCEL NO.: 310-59729 DEED BOOK L-75, PAGE 511
2	N/F ANDREW ROBERT KAUFHOLD & CAROLE ANNE KAUFHOLD PARCEL NO.: 310-91625 INST. NO.: 5879905 GROSS AREA: 88,417 SQ. FT. ≈ 1.9839 AC	7	N/F KAUFHOLD REAL ESTATE, L.P. PARCEL NO.: 310-36885 INST. NO.: 6712718	12	N/F JOHN C. SHENK & FRANCES V. SHENK PARCEL NO.: 310-20822 DEED BOOK 3956, PAGE 699
3	N/F KAUFHOLD REAL ESTATE, L.P. PARCEL ID: 310-74143 GROSS AREA: 98,008 SQ. FT. ≈ 2.2040 AC	6	N/F JAY E. WITMER & ELSIE WITMER PARCEL NO.: 310-25135 INST. NO.: W-680521	13	N/F JOHN C. SHENK & FRANCES V. SHENK PARCEL NO.: 310-123682 INST. NO.: 6197862
4	N/F KAUFHOLD REAL ESTATE, L.P. PARCEL NO.: 310-57454 INST. NO.: 6133171 GROSS AREA: 41,491 SQ. FT. ≈ 0.9525 AC	9	N/F JOHN C. SHENK & FRANCES V. SHENK PARCEL NO.: 310-20325 INST. NO.: M-870821	14	
5	N/F KAUFHOLD REAL ESTATE LP PARCEL NO.: 310-50843 INST. NO.: 20250018041	10			

NOT FOR BIDDING/NOT FOR CONSTRUCTION