

TOWNSHIP OF EAST LAMPETER
Lancaster County, Pennsylvania

ORDINANCE NO. 386

**AN ORDINANCE OF THE TOWNSHIP OF EAST LAMPETER,
LANCASTER COUNTY, PENNSYLVANIA, TO AMEND THE EAST
LAMPETER TOWNSHIP ZONING ORDINANCE BY AMENDING
CERTAIN PROVISIONS OF ARTICLE XXIII SECTION 375-23550
(OPTIONAL DENSITY INCENTIVE DEVELOPMENT)**

WHEREAS, East Lampeter Township has conducted a public hearing to consider an amendment to the East Lampeter Township Zoning Ordinance (“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, Lancaster County, Pennsylvania, as follows:

Section 1. Authority. This Ordinance is established pursuant to authority contained in Article 6 of the Pennsylvania Municipalities Planning Zoning Ordinance.

Section 2. The East Lampeter Township Zoning Ordinance, Article XXIII Supplemental Regulations Section 375-23550 Optional Density Incentive Development, shall be amended as follows:

Subsection F(4) of the Zoning Ordinance is amended to delete in its entirety the existing definition of “Multifamily dwellings” and replace the same with the following definition:

Multifamily dwellings. Dwellings within a building containing at least three and not more than 80 dwellings, which are separated horizontally by floors and ceilings and vertically by common walls and dwellings located on the second floor of a locally oriented business building separated horizontally from locally oriented businesses by floors and ceilings and vertically from other multifamily dwellings by common walls.

Subsection H(2) of the Zoning Ordinance is amended by deleting such subsection in its entirety and replacing the same with the following:

ODI developments containing over 20 acres in size shall contain a minimum mix of four dwelling types; two of the dwelling types, including single-family dwellings, shall each be at least 10% of the total number of dwellings in the development; and no one dwelling type shall be greater than 55% of the total number of dwellings in the development.

Subsection I(5) of the Zoning Ordinance is amended by deleting such subsection in its entirety and replacing the same with the following:

Buildings containing locally oriented businesses shall include multifamily dwellings on the second floor of the building which shall cover at least 75% of the gross ceiling area of the locally oriented business space. In addition to the required multifamily dwellings on the second floor, multifamily dwellings may be located on the first floor of a building containing locally oriented businesses.

Subsection J(5) of the Zoning Ordinance is amended by deleting such subsection in its entirety and replacing the same with the following:

No more than 80 dwelling units shall be located in one building and no building containing multifamily dwelling units shall exceed the length or depth of 285 feet.

Subsection J(6) of the Zoning Ordinance is amended by deleting such subsection in its entirety and replacing the same with the following:

The lot width and setback requirements are specified in the following chart:

ODI Development Uses: Lot Width and Setback Requirements				
Permitted Residential Use	Lot Width	Front Yard	Side Yard	Rear Yard
Single-family detached dwelling units (front loaded)	32 feet	10 feet	5 feet on each side	18 feet
Single-family detached dwelling units (alley-loaded)	32 feet	10 feet	5 feet on each side	8 feet
Single-family semidetached dwelling units	28 feet per unit	10 feet	6 feet on open or end side	18 feet
Townhouse dwelling units	16 feet per unit	10 feet	6 feet on open or end side	18 feet
Multifamily dwelling units	45 feet	10 feet	6 feet on open or end side	18 feet

Subsection J(7)(a) of the Zoning Ordinance is amended by deleting such subsection in its entirety and replacing the same with the following:

No residential dwelling shall be setback more than 35' feet from the street right-of-way. Except that an alley-loaded single-family detached residential dwelling may be set back up to 82 feet from the street right-of-way.

Subsection J(8) of the Zoning Ordinance is amended by deleting such subsection in its entirety and replacing the same with the following:

The maximum lot coverage for an ODI Development shall be 70%
Such maximum lot coverage shall be calculated cumulatively for the entirety of the Development.

Subsection J(11) of the Zoning Ordinance is amended by deleting such subsection in its entirety and replacing the same with the following:

No more than three horizontally contiguous dwelling units in any one building shall have the same front yard depths. A minimum variation of setback shall be two feet.

Subsection K(7)(c) of the Zoning Ordinance is amended by deleting such subsection in its entirety and replacing the same with the following:

No more than 30% of the buildings may have a front yard depth greater than the required front yard depth. However, where an Optional Density Incentive Development has only one locally oriented business building, this provision shall not apply.

Subsection K(8) of the Zoning Ordinance is amended by deleting such subsection in its entirety and replacing the same with the following:

No locally oriented business shall be located on the same lot as a residential use, except for multifamily dwellings. In no case shall more than 70% of the locally oriented business lots be covered with buildings, streets, sidewalks and/or other impervious surfaces with the exception that up to 75% of the locally oriented business lots may be covered with buildings, streets, sidewalks and/or other impervious surfaces where at least 50% of the off-street parking serving the locally oriented business uses is located behind the front facade of the building(s).

Subsection L(1) of the Zoning Ordinance is amended by deleting such subsection in its entirety and replacing the same with the following:

All principal buildings with a height in excess of 60 feet shall be set back from the side property lines, rear property line and adjacent buildings an additional one foot for every two feet or fraction thereof in height. Principal buildings shall not exceed four stories.

Subsection L(2) of the Zoning Ordinance is amended by deleting such subsection in its entirety and replacing the same with the following:

Around the perimeter of the development parent tract, building height is limited to the greater of three stories or 35 feet if the building is within 100 feet of the property line of the development parent tract.

Subsection O(3)(e) of the Zoning Ordinance is amended by deleting such subsection in its entirety and replacing the same with the following:

At least 75% of all garage doors shall face an alley or access drive. Vehicular access to and from at least 75% of all dwellings shall be from an alley and/or access drive. The only dwellings that may have vehicular access to a street are single-family dwellings.

Subsection P(1) of the Zoning Ordinance is amended by deleting such subsection in its entirety and replacing the same with the following:

A minimum open space area of 10% of the development shall be designated as open space, which shall comply with the following general criteria:

- (a) The designated open space area shall exclude the area within existing street rights-of-way.
- (b) The open space area shall be credited against the required open space dedication in Chapter 368, Subdivision and Land Development. The remaining mandated open space shall be provided according to Chapter 368, Subdivision and Land Development.
- (c) All open space within a development shall include features that serve as focal points for the project, are designed to complement the architecture of the development and enhance the pedestrian scale of the community.

Subsection P(2) of the Zoning Ordinance is amended by deleting such subsection in its entirety and replacing the same with the following:

The required open space within the ODI development shall be in the form of a greenway, park, pocket park, plaza or square that complies with the following criteria:

(a) Greenway. A series of connected open spaces that may follow natural features such as ravines, creeks or streams and consisting of paved paths and trails, lawns, trees, open shelters, or recreational facilities. A greenway may be used for a maximum of 35% of the required open space. A greenway shall have a width of not less than 25 feet.

(b) Park. An open space area that is available for active and passive recreation, consisting of paved paths, trails, lawns, trees, open shelters and recreation facilities, such as playgrounds, courts and sport fields. Any open space area which equally meets the definition of greenway, plaza or square cannot be considered to be a park. Recreation facilities that are provided within a community building may be considered to be a park or a portion of a park. A park shall be at least 40,000 square feet in size and be at least 125 feet wide at its most narrow point. Ninety percent of the land area designated as a park shall contain a slope that does not exceed 5%.

(c) Pocket Park. An open space area that is available for active or passive recreation intended to serve as a gathering space for the community offering space for relaxation, play and social interaction. A pocket park shall be at least 4,000 square feet in size. Ninety percent of the land area designated as a pocket park shall contain a slope that does not exceed 5%.

(d) Plaza. Open space set aside for residential community purposes consisting of durable pavement, landscaping, fountains and formal tree plantings. A plaza must adjoin building lots, including building lots across a street within the ODI development, which shall be along at least 50% of its perimeter. A plaza must contain a minimum of 5,000 square feet. The maximum slope of the land area designated as a plaza shall not exceed 5%.

(e) Square. Open space that may encompass an entire block, located at the intersection of streets, set aside for residential community purposes. Squares consist of paved walks, lawns, trees, benches, fountains and open shelters. A square must adjoin streets within the ODI development, which shall be along at least 50% of its perimeter. A square shall be at least 20,000 square feet in size.

and be at least 75 feet wide at its most narrow point. The maximum slope of the land area designated as a square shall not exceed 5%.

(f) The areas designated as open space shall be designed to provide pedestrian access via sidewalks, trails, paths, crosswalks and greenways. A plan for a network of linkages shall be submitted as part of the conditional use application.

(g) The site improvements contained within the greenway, park, plaza and square shall be located, designed and constructed in accordance with the provisions specified by East Lampeter Township and by the National Recreation and Parks Association.

Subsection P(3)(b) of the Zoning Ordinance is amended by deleting such subsection in its entirety and replacing the same with the following:

(b) ODI developments exceeding 20 acres in size shall include at least one park, pocket park, plaza and/or square. Every dwelling unit within the development must be within 750 feet of at least one of these open space facilities.

Subsection Q(3) of the Zoning Ordinance is amended by deleting such subsection in its entirety and replacing the same with the following:

The roads, vehicular access ways and parking lanes within the ODI development shall be designed in accordance with the following minimum criteria:

ODI Development: Road Alley and Access Drive Minimum Design Criteria				
Design Requirement	Street A	Street B	Alley	Access Drive
Right of Way width	50-60 feet	36-50 feet	12 to 16 feet	14-22 feet
Vehicular travel Lanes				
1-way	Not permitted	Not Permitted	12 feet wide per travel lane, 1 travel lane is required	12 feet wide per travel lane, 1 travel lane is required
2-way	12 feet wide per travel lane, 2 travel lanes required	10 feet wide per travel lane, 2 travel lanes are required	8 feet wide per travel lane, 2 travel lanes are required	10 feet wide per travel lane, 2 travel lanes are required
Parking Lanes	1 or 1 lanes, each 8 feet wide	8 feet wide lanes, when provided	None	8 feet wide lanes, when provided
Curb	Required	Required	None	None
Curb-return radius	25 feet	15 feet	15 feet	15 feet
Horizontal center line	150 feet	40 feet	20 feet	80 feet

Subsection T(2) of the Zoning Ordinance is amended by deleting such subsection in its entirety and replacing the same with the following:

No non-residential or mixed-use buildings, parking areas, streets, access drives or alleys, except for perpendicular streets required to provide access to the development, shall be located within 35 feet of any perimeter boundary of the proposed development. No single-family detached dwelling shall be located within 20 feet of any perimeter boundary of the proposed development.

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 16th day of MARCH, 2026, by the Board of Supervisors of East Lampeter Township, Lancaster County, Pennsylvania, in lawful session duly assembled.

TOWNSHIP OF EAST LAMPETER
Lancaster County, Pennsylvania

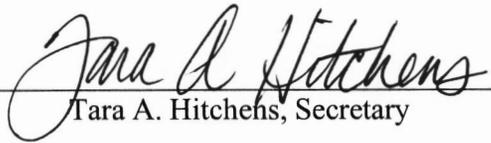
ATTEST


Secretary

By: 
(Vice) Chairman
Board of Supervisors

[TOWNSHIP SEAL]

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 MARCH 16, 2026, at which meeting a quorum was present and voted in favor thereof.


Tara A. Hitchens, Secretary