

TOWNSHIP OF EAST LAMPETER
Lancaster County, Pennsylvania

ORDINANCE NO. 388

AN ORDINANCE OF THE TOWNSHIP OF EAST LAMPETER,
LANCASTER COUNTY, PENNSYLVANIA, AMENDING THE
EAST LAMPETER TOWNSHIP CODE OF ORDINANCES,
CHAPTER 375, ZONING, TO PROVIDE FOR ADAPTIVE
REUSE OF HOTELS AND/OR MOTELS IN THE C-2 AND C-3
ZONING DISTRICTS FOR USE AS A MULTIFAMILY
DWELLING

WHEREAS, the Board of Supervisors of East Lampeter Township enacted the East Lampeter Township Zoning Ordinance of 2016, as amended, and which was codified into the Code of the Township of East Lampeter adopted in 2024; and

WHEREAS, the Board of Supervisors desires to make certain amendments to the Zoning Ordinance to allow for the adaptive reuse of hotels and/or motels within the C-2 and C-3 Zoning Districts for use as residential dwellings, subject to certain restrictions, as set forth herein.

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

SECTION 1. Article 2 (Terminology), Section 2020 (Definitions) is amended to add a definition for Adaptive Reuse as follows:

*The conversion to a new use of a building originally designed or
used for another purpose.*

SECTION 2. Article 9 (General Commercial (C-2) Zoning District), Section 9020.D (Uses permitted by conditional use), is hereby amended to add the following:

(3) Adaptive Reuse of a Hotel and/or motel, subject to the provisions specified under § 375-23100 of this chapter.

SECTION 3. Article 10 (Regional Commercial (C-3) Zoning District), Section 10020.D (Uses permitted by conditional use), is hereby amended to add the following:

(7) Adaptive Reuse of a Hotel and/or motel, subject to the provisions specified under § 375-23100 of this chapter.

SECTION 4. Article 23 (Supplemental Regulations), Section 23100 is hereby amended to provide as follows:

§ 375-23100. Adaptive Reuse of Hotel and/or motel.

- A. Adaptive Reuse of a Hotel and/or motel shall be permitted as a principal use by conditional use within the C-2 and C-3 Zoning Districts.

Chart 375-23100 Adaptive Reuse															
Zoning District and Article Number	AG III	R-1	R-2	R-3	C-1	C-2	C-3	I-1	I-2	BP	MU	BH	VG	VC	VR
By right															
Special exception															
Conditional use						P	P								
P= Principal Use						A= Accessory use									

- B. The chart contained under § 375-23100A of this chapter has been provided as a general reference guide. The provisions contained under § 375-23100 and underlying zoning district shall apply to Adaptive Reuse of Hotel and/or motel.

- C. General Requirements. The following general standards shall be required for Adaptive Reuse of a Hotel and/or motel:

- (1) The Adaptive Reuse of a Hotel and/or motel shall only be for residential use.
- (2) No more than 50 dwelling units shall be permitted. Dwelling units include any unit occupied by residents, managers, caretakers, employees, or other staff residing on-site.
- (3) Each dwelling unit shall have separate bathroom facilities and may or may not include private food preparation areas (kitchens). Portable cooking devices such as hot plates shall not be permitted.
 - a. As used herein, a “kitchen” shall be defined as a room or space intended for the preparation or meals that contains a sink connected to water and sanitary sewer systems and a permanently installed cooking appliance, such as a range, cooktop, or oven. If dwelling units lack kitchens, the building must contain shared facilities for tenant use.
- (4) Common space within and outside the building shall be available for use by residents, such as a lounge area, reading room, exercise, or playground

facilities. Common space shall be provided at a minimum rate of 15 square feet per dwelling unit but totaling not less than 500 square feet. Bathrooms, laundries, hallways, the main lobby, vending areas, and kitchens shall not be counted as common space.

- (5) The Adaptive Reuse shall be managed by, or affiliated by agreement with, a housing authority, redevelopment authority, or a non-profit entity that provides for permanent or transitional housing with supportive services exclusively to clients living on site.
- (6) Pedestrian-access facilities shall be provided to the public rights-of-way at the perimeter of the property.
- (7) A public transit route shall be located within 1000 feet of the property.
- (8) The Adaptive Reuse shall provide adequate parking for the residents and any supportive services.
- (9) Dwelling units shall not be located in a below-ground basement where the exterior grade is more than halfway up the height of the exterior wall unless there is at least one exterior facade where the unit is at grade with the ground outside.
- (10) Public water and public sewer shall be required.

SECTION 5. All other provisions of the East Lampeter Township Zoning Ordinance not amended or changed shall remain in full force and effect.

SECTION 6. The provisions of this Ordinance are severable, and if any section, sentence, clause, part, or provision thereof shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

SECTION 7. This Ordinance shall take effect and be in force from and after its approval as required by law.

DULY ORDAINED AND ENACTED this 17th day of AUGUST, 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:

By 
(Vice) Chairman
Board of Supervisors


Secretary

[TOWNSHIP SEAL]