

Proposed Ordinance

**EAST HEMPFIELD TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2023-05

AN ORDINANCE AMENDING THE EAST HEMPFIELD TOWNSHIP ZONING ORDINANCE OF 2014 TO PERMIT “HEAVY EQUIPMENT SALES, SERVICE AND REPAIR” IN THE REGIONAL COMMERCE CENTER ZONE (RCC) AND TO PROVIDE FOR ADDITIONAL SPECIFIC USE REGULATIONS, AREA, AND BULK REQUIREMENTS RELATED THERETO.

IT IS HEREBY ENACTED AND ORDAINED, by the Board of Supervisors of East Hempfield Township, Lancaster County, Pennsylvania, that the East Hempfield Township Zoning Ordinance is amended as follows:

Section 1. Section 270-3.10.B.(3), “Business uses”, is hereby amended by adding a new subsection (y), as follows:

(y) Heavy equipment sales, service and repair.

Section 2. Section 270-5.2, “Additional use regulations for specific uses,” is hereby amended by adding a new subsection OOO., as follows:

OOO. Heavy equipment sales, service and repair. Within the RCC Zone, heavy equipment sales, service and repair shall be permitted by right subject to the following criteria:

(1) No outdoor storage of parts, tools, lubricants, fuel, or other materials used or discarded as part of the service and repair operation shall be permitted.

(2) Outdoor storage and display of heavy equipment and related components for sale or lease shall be permitted, subject to the buffering and screening requirements in Article 4 and as otherwise provided for in this subsection OOO.

(3) If the property abuts the Transportation Right-of-Way (TR) Zone, landscape buffering and visual screening/landscaping requirements shall not apply to any outdoor storage and display areas designated for heavy equipment sales and related components.

(4) Outdoor storage areas dedicated to display and storage of heavy equipment for sale or lease shall maintain at least a fifty foot (50') setback from any residential zone adjoining the use or across a road from the use. The setback area shall be devoted to landscaping and/or appropriate vegetative cover pursuant to Article 4.

(5) All service and repair activities shall be conducted within a completely enclosed building.

(6) Equipment stored or displayed may be kept in a horizontal stacked configuration.

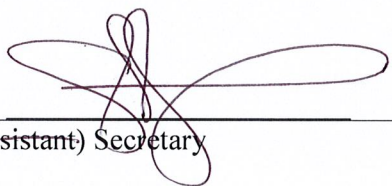
Section 3. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality, or invalidity shall not

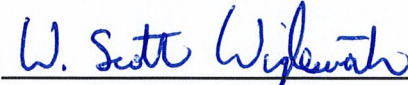
affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance. It is hereby declared as the intent of the Township that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included herein.

Section 4. All other sections, parts and provisions of the Zoning Ordinance of East Hempfield Township shall remain in full force and effect as previously enacted and amended.

Section 5. This Ordinance shall take effect and be in force five (5) days after its enactment by the Board of Supervisors of East Hempfield Township, County of Lancaster, Commonwealth of Pennsylvania as provided by law.

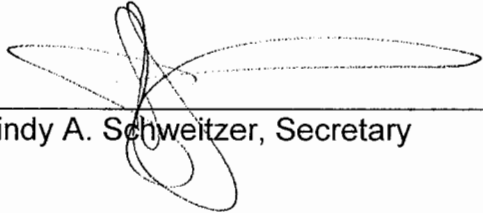
DULY ORDAINED AND ENACTED this 18th day of October ~~November~~, 2023 by the Board of Supervisors of East Hempfield Township, Lancaster County, Pennsylvania, in lawful session duly assembled.

Attest: 
(Assistant) Secretary

EAST HEMPFIELD TOWNSHIP
Lancaster County, Pennsylvania
By: 
(Vice) Chairperson
Board of Supervisors

[TOWNSHIP SEAL]

I, Cindy A. Schweitzer, Secretary of the Board of Supervisors of East Hempfield 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 Hempfield Township held on October 18, 2023, at which meeting a quorum was present and voted in favor thereof.



Cindy A. Schweitzer, Secretary