

TOWNSHIP OF EAST HEMPFIELD
LANCASTER COUNTY, PENNSYLVANIA

ORDINANCE NO. 2024 - 03

AN ORDINANCE OF THE TOWNSHIP OF EAST HEMPFIELD, LANCASTER COUNTY, PENNSYLVANIA, TO AMEND THE EAST HEMPFIELD TOWNSHIP CODE OF ORDINANCES, CHAPTER 270, ZONING, TO ADD PERMITTED USES AND AMEND ACCESSORY USES IN THE CAMPUS ZONE, CORRECT ERRORS IN THE SIGN REGULATIONS TABLE, AND REVISE SCREENING AND BUFFERING REGULATIONS AND CHAPTER 265, SUBDIVISION AND LAND DEVELOPMENT, TO PROVIDE DESIGN CRITERIA FOR UPDATED BUFFER TYPES.

WHEREAS, East Hempfield Township has conducted a public hearing to consider an amendment to the East Hempfield Township Code of Ordinances, Chapter 270, Zoning, and Chapter 265, Subdivision and Land Development; and

WHEREAS, prior to the public hearing, the proposed amendment was provided to the East Hempfield 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 Board of Supervisors of East Hempfield Township have deemed it beneficial to the residents of East Hempfield Township and to the promotion of the health, safety, morals, convenience, order and welfare of present and future inhabitants of East Hempfield Township to amend the Zoning and Subdivision and Land Development Ordinances as hereinafter set forth.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Board of Supervisors of East Hempfield Township as follows:

SECTION 1: The East Hempfield Township Code of Ordinances, Chapter 270, Zoning, Article 3, §270-3.11.B.(3), Campus Zone, Permitted Uses, is hereby amended to add the following uses:

- (b) Finance and insurance.
- (c) Professional, scientific and technical offices.
- (d) Day-care services, commercial.

SECTION 2: The East Hempfield Township Code of Ordinances, Chapter 270, Zoning, Article 3, §270-3.11.B.(5), Campus Zone, Campus accessory uses, is hereby amended to replace the entirety of Sections 3.11.B.(5)(a) and (b) with the following provisions:

(5) Campus accessory uses incidental to the campus uses listed below:

(a) Residential uses accessory to a permitted medical hospital, research facility, patient care, assisted living facility, long-term care facility, or post-secondary school use:

- [1] Dormitories.
- [2] Multifamily dwelling.
- [3] Personal care home/shelter care home.
- [4] Townhouse.
- [5] Single-family detached dwelling.
- [6] Single-family semidetached dwelling (duplex).
- [7] Two-family conversions.

(b) Business uses accessory to a permitted medical hospital, research facility, patient care, assisted living facility, long-term care facility, or post-secondary school use:

- [1] Convenience stores.
- [2] Restaurants.
- [3] Retail sales, service and repair with a maximum building area of 25,000 square feet.
- [4] Lodging and overnight accommodations.
- [5] Mixed-use building.
- [6] Drive-through and drive-in services.
- [7] Drive-through restaurant

SECTION 3: The East Hempfield Township Code of Ordinances, Chapter 270, Zoning, Article 3, §270-3.11.E, Campus Zone, Design Standards, is hereby amended to replace the entirety of Section 3.11.E.(3) with the following language:

(3) Maximum residential density:

(a) Single-family detached dwelling and duplex: four dwelling units per acre. Calculated using the area of the Campus Zoning District committed to the residential use.

(b) Townhouse and multi-family dwelling: five dwelling units per acre. Calculated using the area of the Campus Zoning District committed to the residential use.

And to add the following language to Section 3.11.E.(6):

(6) Maximum building height:

(c) Single-family detached dwellings, duplexes, townhomes, and two-family conversions: 35 feet

SECTION 4: The East Hempfield Township Code of Ordinances, Chapter 270, Zoning, Article 4, §270-4.13.A, General Provisions, Visual screening/landscaping, is hereby amended to replace the entirety of Section 4.13.A.(3) and (4)(a) with the following language and adds new language as 4.13.A.(4)(c) – (e):

(3) Landscape plan types: The landscape plan shall not necessarily be to scale, but shall be a reasonable representation of the site. It shall contain the following information and shall meet the requirements of this section. Specific requirements for each of these landscape buffer types shall be found in the East Hempfield Township Subdivision and Land Development Ordinance and shall be applicable whether or not a Subdivision and/or Land Development Plan is required.

(a) Buffer Planting Strip A: provides screening through the use of trees.

(b) Buffer Planting Strip B: provides enhanced screening through the use of trees and shrubs or other structural elements.

(4) Adjacent land use requirements:

(a) Landscaped buffer strips shall be planted or placed between the uses indicated on the following table and any adjacent lot located in the indicated zone. The type of buffer shall correspond to the two types of buffers listed in Subsection A(3) above:

Adjacent Land Use Requirements			
Proposed Use Type	Zones		
	VC, CBC, RCC, C, RB	ME, E, TR	All Others
Adult business uses	B	B	B
Business uses	N/A	B	B
Place of worship	A	A	A
Industrial	B	A	B
Civic/social	A	A	A
Multifamily dwelling	B	B	B
Outdoor storage	B	B	B

(c) A Buffer Planting Strip A is required between differing permitted dwelling unit types, as defined, on adjacent lots or within lots located within any zoning district.

(d) Where a proposed permitted business use or industrial use is the same as an adjacent use, as defined by this ordinance, and where each use is fully located within the same Zoning District, no landscape buffer planting strip shall be required between the same uses. The use shall still comply with the requirements of Chapter 265, Subdivision and Land Development, of the Township Code and the other applicable requirements of § 270-4.13 of the Township Zoning Ordinance.

(e) Where a proposed permitted business use or industrial use is the same as an adjacent use, as defined by this ordinance, and where the proposed and/or existing use is located within a different Zoning District, a Buffer Planting Strip A shall be required 3 between the proposed use and the existing use(s). The use shall still comply with the requirements of Chapter 265, Subdivision and Land Development, of the Township Code and the other applicable requirements of § 270-4.13 of the Township Zoning Ordinance

SECTION 5: The East Hempfield Township Code of Ordinances, Chapter 270, Zoning, Article 4, §270-7.4.A, Table 270-7.4.1, Regulations for Permanent Signs, is hereby amended to delete the VC designation from the Digital Signs category with the CBC, RCC, C and E zones and to create a new row for Digital Signs within a VC zone that specifies 1 sign per lot, with a maximum permitted area of 32 sq. ft., maximum permitted height of 20 ft., minimum requirement setback from street right-of-way of 12 ft., a notation that it is subject to additional requirements in §270-7.3.CC and requires a permit.

SECTION 6: The East Hempfield Township Code of Ordinances, Chapter 265, Subdivision and Land Development, Article 8, §265-8.7.H.(2), Landscaping, Buffers and Screens, is hereby amended to replace the entirety of Section 265-8.7.H.(2) with the following language::

Types of buffer strips and screens.

(a) Buffer Planting Strip A will provide screening through the use of trees as follows:

[1] Minimum buffer width: 20 feet.

[2] Required plant materials:

[a] Shade trees: one per 50 linear feet of buffer strip.

[b] Evergreen trees: one per 25 linear feet of buffer strip.

[c] Ornamental or flowering trees: one per 75 linear feet of buffer strip.

[d] Shrubs: one deciduous or evergreen shrub per 25 linear feet of buffer strip

(b) Buffer Planting Strip B will provide enhanced screening through the use of trees and shrubs or other structural elements.

[1] Minimum buffer width: 35 feet.

[2] Required plant materials:

[a] Shade trees: one per 50 linear feet of buffer strip.

[b] Evergreen trees: one per 20 linear feet of buffer strip.

[c] Ornamental or flowering trees: one per 50 linear feet of buffer strip.

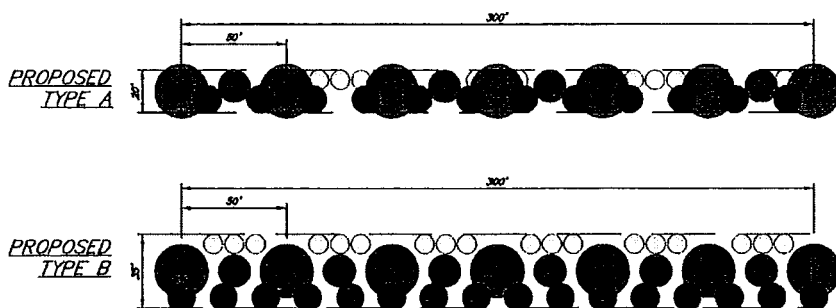
[d] Shrubs: one deciduous or evergreen shrub per 17 linear feet of buffer strip.

[e] Berms, fences, and screen walls: not required; however, if a screen wall is utilized that provides complete screening to a height of three feet, the amount of required shrubs may be reduced by 1/2.

(c) The following diagram illustrates the number and type of plantings to be provided in each buffer type set forth in § 265-8.7H(2)(a) and (b) above, but it is only intended as an example of the possible configuration of the plantings.

LEGEND - TEN YEAR CANOPY

- 25' SHADE TREE
- 15' ORNAMENTAL TREE
- 13' EVERGREEN TREE
- 9' SHRUBS



(d) Alternatives to the buffer planting requirements in § 265-8.7H(2)(a) and (b) above may be approved by the Board of Supervisors. Alternative designs shall be equal to or more appropriate for the proposed development than the above requirements.

(e) Reserved.

SECTION 7: The East Hempfield Township Code of Ordinances, Chapter 265, Subdivision and Land Development, Article 8, §265-8.7.I.(2)(b), addressing perpendicular islands, is hereby deleted in its entirety and marked Reserved.

SECTION 8: All other provisions of the East Hempfield Township Code of Ordinances not amended or changed shall remain in full force and effect.

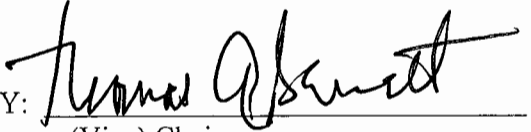
SECTION 9: In the event any provision, section, sentence, clause or part of this Ordinance shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses or parts of this Ordinance, it being the intent of the Board of Supervisors that the remainder of the Ordinance shall be and shall remain in full force and effect.

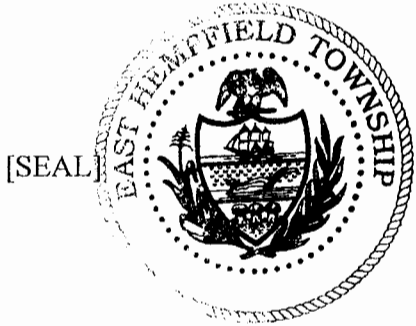
SECTION 10: This Ordinance shall take effect and be in force five (5) days after its enactment as provided by law.

DULY ORDAINED AND ENACTED this 4 day of September, 2024, by the Board of Supervisors of East Hempfield Township, Lancaster County, Pennsylvania, in lawful session duly assembled.

TOWNSHIP OF EAST HEMPFIELD
Lancaster County, Pennsylvania

ATTEST: 
(Assistant) Secretary


BY: 
(Vice) Chairman
Board of Supervisors



CERTIFICATE

I, the undersigned, Secretary of the Township of East Hempfield, Lancaster County, Pennsylvania (the "Township"), certify that the foregoing is a true and correct copy of an Ordinance of the Board of Supervisors of the Township (the "Board"), which duly was enacted by affirmative vote of a majority of all members of the Board at a meeting of the Board duly convened and held according to law on September 4, 2024.

Date: 9/4/24

BY: 
Asst Secretary