



Ann M. Hess, Esq.

Lancaster Recorder of Deeds  
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State RTT Tax	\$0.00

Total: \$18.50

Local RTT Tax Breakout:

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*Ann M. Hess*  
Ann M. Hess, Esq.

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TOWNSHIP OF EAST HEMPFIELD  
LANCASTER COUNTY, PENNSYLVANIA

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ORDINANCE NO. 2024 - 01

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AN ORDINANCE OF THE TOWNSHIP OF EAST HEMPFIELD, LANCASTER COUNTY, PENNSYLVANIA, TO AMEND THE EAST HEMPFIELD TOWNSHIP CODE OF ORDINANCES, CHAPTER 270, ZONING, TO PERMIT KENNELS IN THE COMMUNITY BUSINESS CENTER ZONING DISTRICT BY RIGHT, AND TO ESTABLISH ADDITIONAL USE REGULATIONS SPECIFIC TO KENNELS IN THE COMMUNITY BUSINESS CENTER ZONING DISTRICT.

**WHEREAS**, East Hempfield Township has conducted a public hearing to consider an amendment to the East Hempfield Township Code of Ordinances, Chapter 270, Zoning (the "Zoning Ordinance"); 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 Ordinance 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, Zone Regulations, Section 270-3.9, Community Business Center Zone (CBC), Subsection B(3) is hereby amended to add "Boarding Kennels" to the list of permitted business uses as follows:

(3) Business Use

...

(w) Boarding kennels.

**SECTION 2:** The East Hempfield Township Code of Ordinances, Chapter 270, Zoning, Article 5, entitled "Additional use regulations for specific uses", Section 270-5.2.JJ, entitled "Kennels", shall be amended as indicated by the blackline and strikeout interlineations below, with strikeout interlineations indicating deletions of language and double underlined interlineations indicating insertions of language to read as follows:

JJ. Kennels.

- (1) Regulations herein apply to boarding kennels and breeding kennels. Only boarding kennels are permitted within the CBC Zone.
- (2) Within the RB and A Zones, no animal shelter, building, or runway shall be located less than 100 feet from all lot lines. Within the CBC Zone, no animal shelter, building or runway shall be located less than 20 feet from all lot lines.
- (3) Within the RB and A Zones, no animals shall be permitted to use outdoor runs that are located within 300 feet of an existing dwelling not located on the same lot as the kennel, from 9:00 p.m. until 7:00 a.m. Within the CBC Zone, no animal shall be permitted to use outdoor runs from 9:00 p.m. until 7:00 a.m., regardless of the proximity of the facility to an existing dwelling.
- (4) Within the CBC Zone, no kennel may be located within 500 feet of an existing dwelling or of land located within a residential zoning district.
- (5) All runways and outdoor areas to which animals have access shall be completely enclosed by a minimum six-foot-high fence and gate.
- (6) The applicant shall furnish evidence of an effective means of animal waste disposal which shall be continuously implemented.
- (7) All kennels shall be constructed so that the animals cannot stray from the facility.
- (8) Operation of all kennels shall comply with all applicable state and federal regulations and provide proof of such permits, certifications and licenses.


**SECTION 3:** All other provisions of the East Hempfield Township Code of Ordinances 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 five days after its enactment as provided by law.

DULY ORDAINED AND ENACTED this 15 day of May, 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

BY:   
(Vice) Chairman  
Board of Supervisors

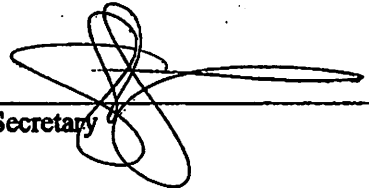
ATTEST:

  
(Assistant) Secretary

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 5-15, 2024.

Date: 5-15-24

BY:   
Secretary

