

# East Lampeter Township

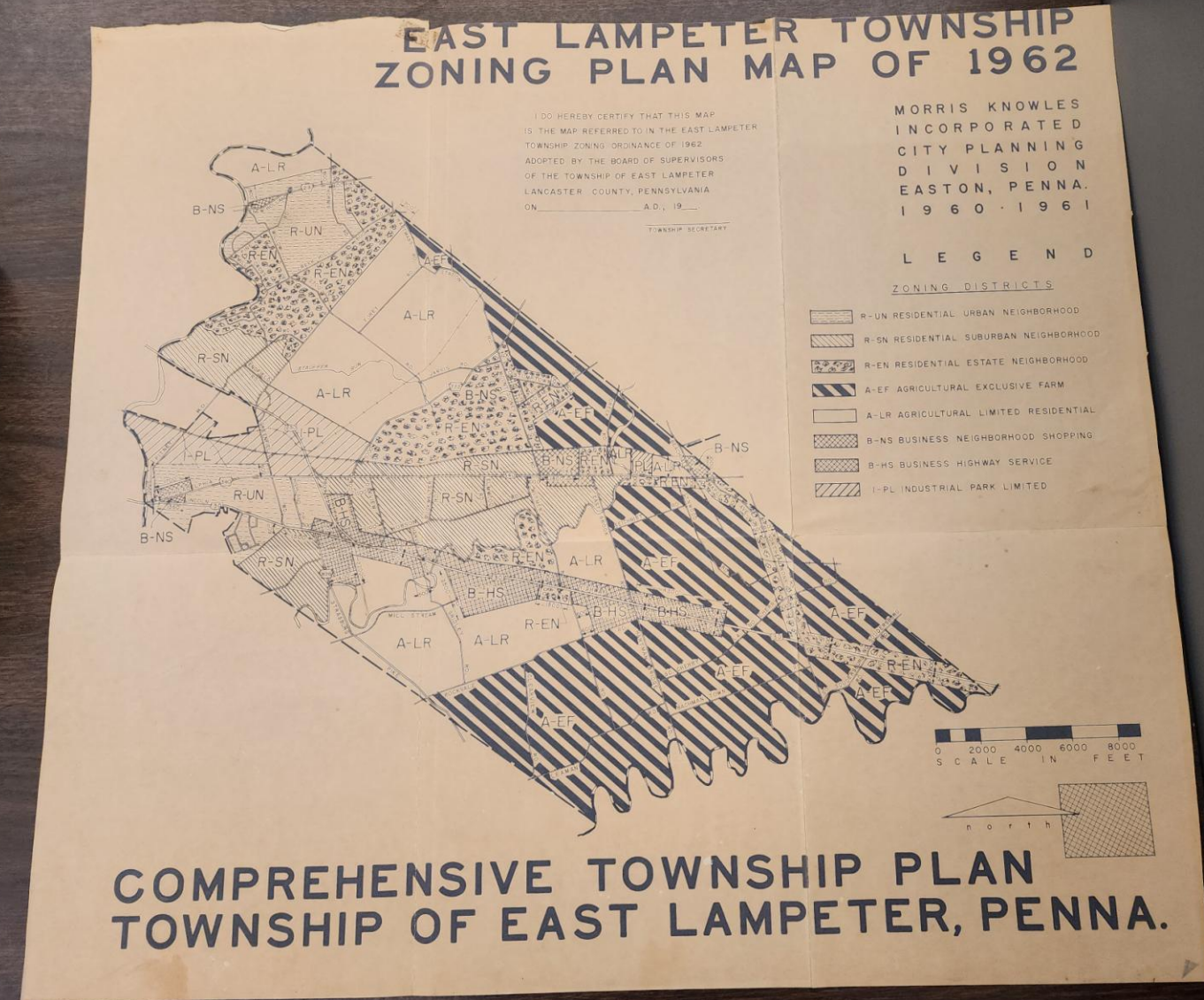
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Hourglass Foundation

September 8, 2023



Township officials contemplated live work units within the B-NS (Business – Neighborhood Service) zoning district, basically Bridgeport beginning in 1962!





# 1970 East Lampeter Township Zoning Ordinance

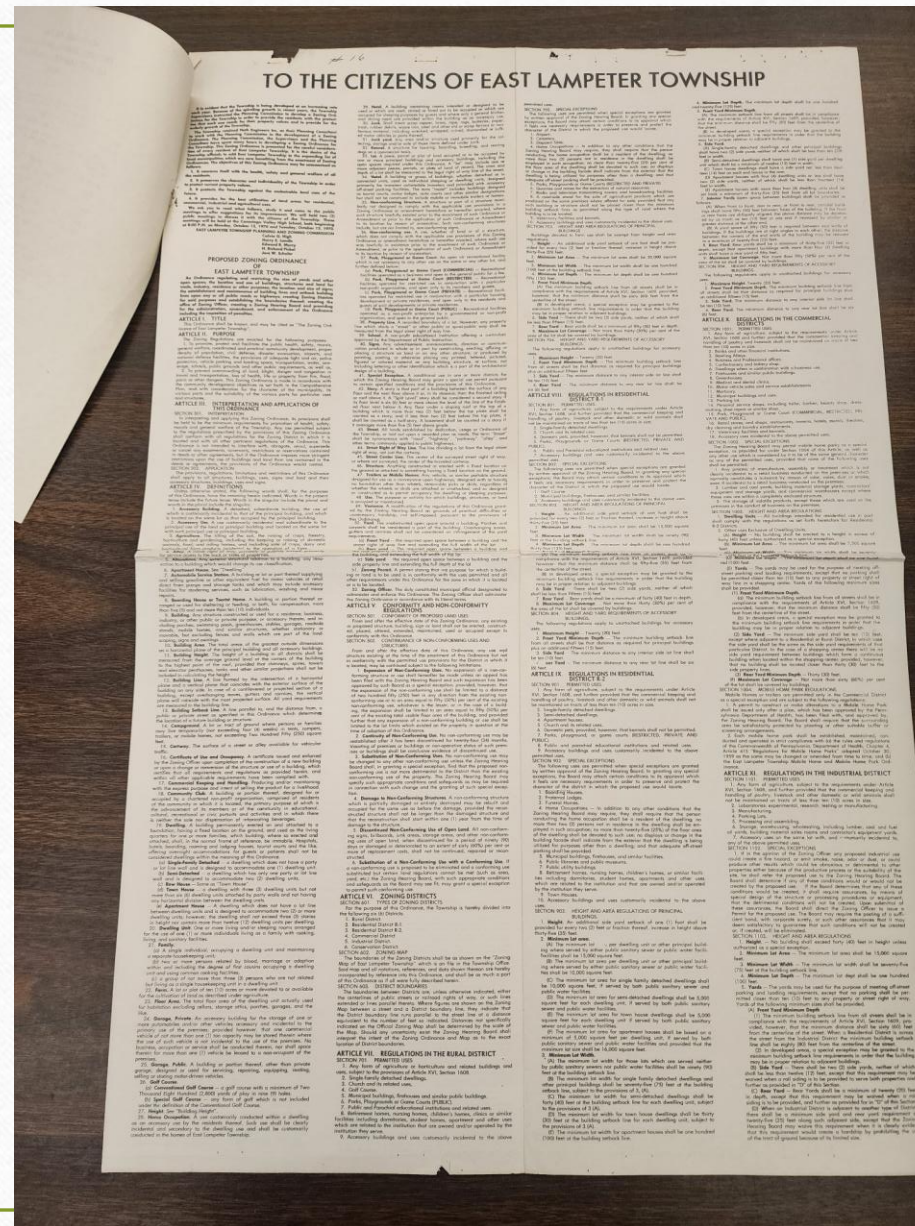
Four districts allowed residential:

Rural – single family

R-1 – single family

R-2 – single family, twins, townhouses, and  
apartments

C – single family and live work units

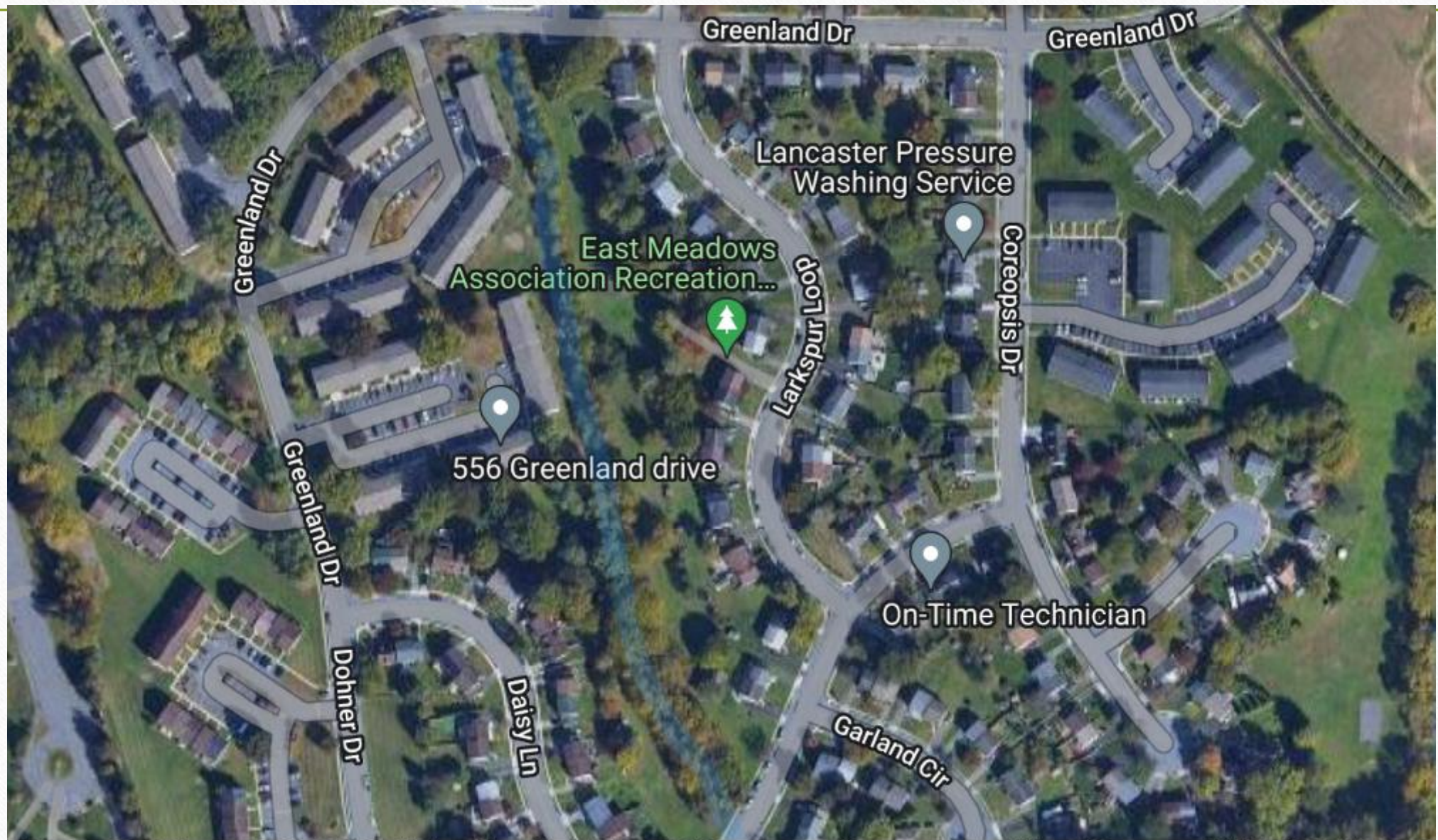


# Planned Residential Development Ordinance

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Adopted in 1972, permitted single family, twins, townhouses, apartments, and a number of commercial uses with a plan.



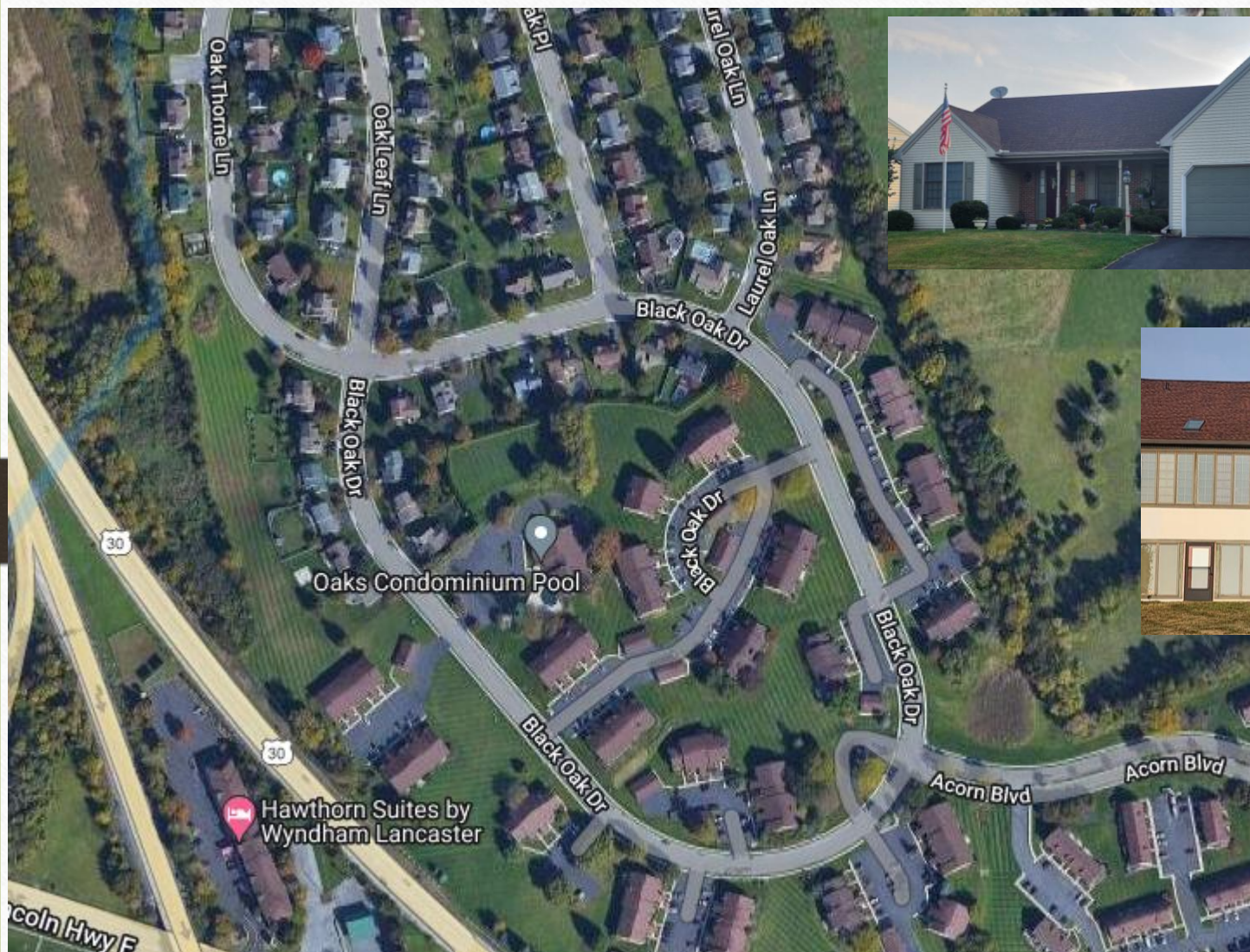


Map data ©2023 Imagery ©2023 CNES / Airbus, Maxar Technologies, PA Department of Conservation and Natural Resources, PAMAP/USGS, U.S. Geo









The Oaks



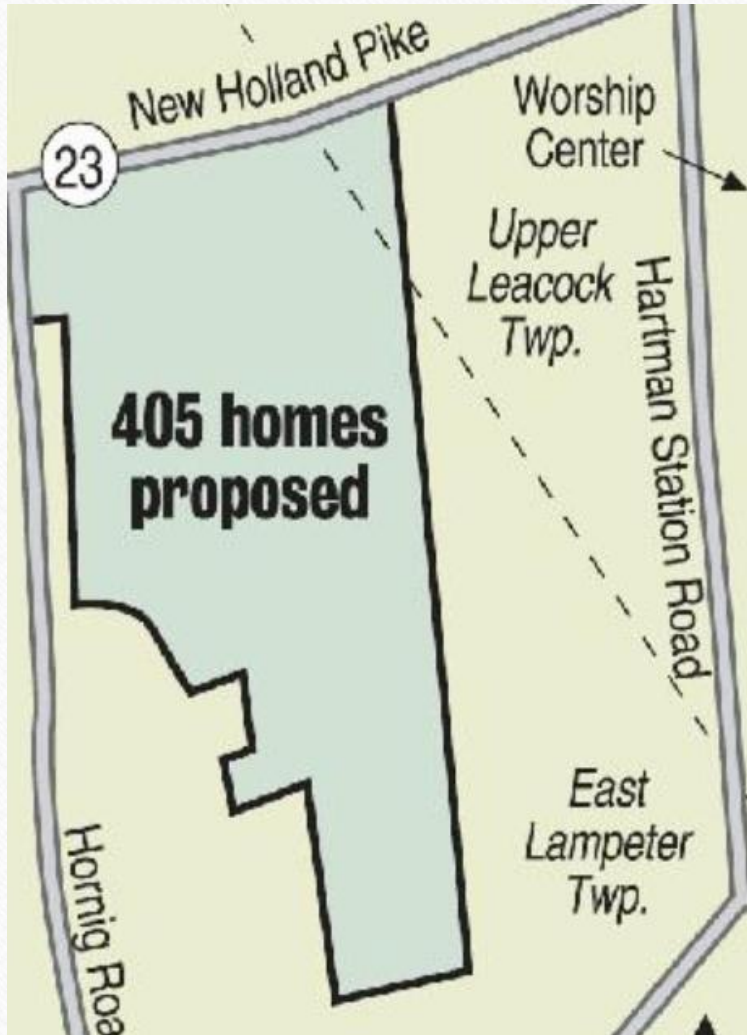
# Optional Density Incentive

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East Lampeter Township 2007



Devon Creek fka Warrington began in 2007 currently in phase 2 of construction with two more phases to go!













# Business Park District

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Adopted 2013



# Allowed a continued variety of residential components of the Park

375 total manufactured homes

675 Multi-family dwellings

But with limitations to ensure there wasn't a  
redevelopment of just residential and to  
allow for continued commercial and  
industrial.

## ORDINANCE NO. 2013 - 297

AN ORDINANCE AMENDING THE REVISED ZONING ORDINANCE OF EAST LAMPETER TOWNSHIP 1990, AS AMENDED, AND THE ZONING MAP OF EAST LAMPETER TOWNSHIP TO DESIGNATE +/- 593.32 ACRES AS BUSINESS PARK (BP), AND TO CREATE A NEW ZONING DISTRICT ENTITLED BUSINESS PARK (BP), TO ESTABLISH REGULATIONS, CRITERIA AND PROCEDURES FOR DEVELOPMENT IN THE BUSINESS PARK DISTRICT AND TO ADD DEFINITIONS.

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

**Section 1.** The Zoning Map is amended by changing the Zoning District classification of the tracts of land depicted on the attached Appendix 1 to Business Park District (BP).

**Section 2.** The Revised Zoning Ordinance of East Lampeter Township 1990, as amended, Article IV is amended to add the following definitions:

**Contractor Storage Yard.** Land or buildings utilized by a contractor for the storage of vehicles, equipment, tools, machinery, building materials, stone, soil, fuel and/or similar items that relate to the normal operations of a contractor for off-site construction or improvement projects.

**Convenience Store.** A retail use that primarily sells routine household goods, groceries, and ready-to-eat foods to the general public, but that is not primarily a restaurant, and that includes a building with a floor area of not more than seven thousand five hundred (7,500) square feet. The supplemental regulations for convenience stores are specified under Section 1306-B:B (Convenience Store) of this Zoning Ordinance.

**Day Care Use, Center or Facility as a Commercial Use.** A facility which, on a daily basis, exclusively provides supplemental care and supervision and/or instruction to three (3) or more children or adults simultaneously, who are not related to the caregiver or operator, where tuition, fees or other forms of compensation are charged, whether governmentally subsidized or not, and which is licensed or approved to dispense child or adult care by the Commonwealth of Pennsylvania, and whether operated by a for-profit entity or a not-for profit entity.

**Emergency Service Facility.** A facility for the purpose of housing services for police, fire stations, ambulance stations, and other similar uses. The supplemental regulations for an emergency service facility are specified under Section 1306-B:D (Emergency Service Facility) of this Zoning Ordinance.



# Infill projects over the last few years

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East Lampeter Township



Bentley Ridge Expansion in 2015 with 42 units







## **The Square at Bridgeport**

30 apartments on three floors above a floor of commercial space approved in 2016.



Villas at East Lampeter along Old Philadelphia Pike 2018





# Zoning Ordinance Overhaul 2016

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Villages and Accessory Dwelling Units







# Zoning Ordinance Amendment 2020

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Commercial Redevelopment Overlay District





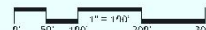
#### SITE / ZONING DATA

<p>PROPOSED DEVELOPMENT</p> <p>BLDG 1: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 2: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 3: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 4: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 5: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 6: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 7: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 8: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 9: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 10: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 11: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 12: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 13: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 14: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 15: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 16: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 17: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 18: 110,000 SF, 4 STORY, RETAIL</p>	<p>BLDG 1: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 2: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 3: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 4: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 5: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 6: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 7: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 8: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 9: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 10: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 11: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 12: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 13: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 14: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 15: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 16: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 17: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 18: 110,000 SF, 4 STORY, RETAIL</p>	<p>BLDG 1: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 2: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 3: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 4: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 5: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 6: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 7: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 8: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 9: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 10: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 11: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 12: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 13: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 14: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 15: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 16: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 17: 110,000 SF, 4 STORY, RETAIL</p> <p>BLDG 18: 110,000 SF, 4 STORY, RETAIL</p>
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# ROCKVALE OUTLETS - MASTER PLAN

EAST LAMPETER TOWNSHIP, LANCASTER COUNTY, PA



02.09.2023  
FERNMOOR HOMES



# Business Park

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Multi-Family Housing Amendment 2021



# Developing with Density in Mind

Increased the overall number of units within the Business Park Zoning District to 3,700 total multi-family units while maintaining a minimum density of 7.5.

## TOWNSHIP OF EAST LAMPETER

Lancaster County, Pennsylvania

### ORDINANCE NO. 352

AN ORDINANCE TO AMEND THE EAST LAMPETER TOWNSHIP ZONING ORDINANCE OF 2016, AS AMENDED, TO ADDRESS MINIMUM DENSITY FOR MULTI-FAMILY HOUSING UNITS IN THE BP DISTRICT, TO INCREASE THE TOTAL NUMBER OF MULTI-FAMILY HOUSING UNITS PERMITTED IN THE BP DISTRICT, AND TO ADDRESS BUILDING SEPARATION DISTANCES FOR MULTI-FAMILY HOUSING UNITS.

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

Section 1. The East Lampeter Township Zoning Ordinance of 2016, as amended, Article 23, Section 23490.D.1.a. is hereby deleted and replaced with the following:

There shall be no minimum lot size for a multi-family residential use within the BP Zoning District. Alternatively, a minimum residential density for a multi-family residential use within the BP Zoning District shall be 7.5 units per acre, except in situations where reduced density is necessary for redevelopment of existing buildings and structures, in which case a lower density may be approved by the Township Zoning Officer for good cause shown. Within the BP District, the Township encourages landowners, subject to the requirements of the Zoning Ordinance, to maximize residential density to reduce land consumption wherever possible. The maximum density shall be controlled and limited by Section 23490.D.2. below.

Section 2. The East Lampeter Township Zoning Ordinance of 2016, as amended, Article 23, Section 23490.D.2. is hereby deleted and replaced with the following:

No more than three thousand seven hundred (3,700) multi-family dwelling units will be permitted in the BP Zoning District, inclusive of existing multi-family dwellings as of the date of the adoption of this Ordinance. When the total number of units meets this threshold, there shall be no additional multi-family residential units permitted under this Section of the Zoning Ordinance. All multi-family dwelling units located within the BP District must be located in proximity to planned, established or extended greenways, trail networks, or walking paths. For purposes of this Section, a property is not in proximity to planned, established or extended greenways, trail networks, or walking paths if the tract is separated from such features by a limited access highway.





# East Lampeter Township HOUSING NEEDS STUDY

*East Lampeter Township, PA*

September 5, 2023



**ECONOMIC AND REAL ESTATE ANALYSIS FOR SUSTAINABLE LAND USE OUTCOMES™**



**Greenfield is a mixed-use,  
community-oriented hub**

for business and life in Lancaster.  
It's the premier address for business in  
all of Central Pennsylvania, home to  
a diverse mix of more than 200 local,  
regional, and international businesses.

“ But Greenfield is  
more than just a  
place; it's people.



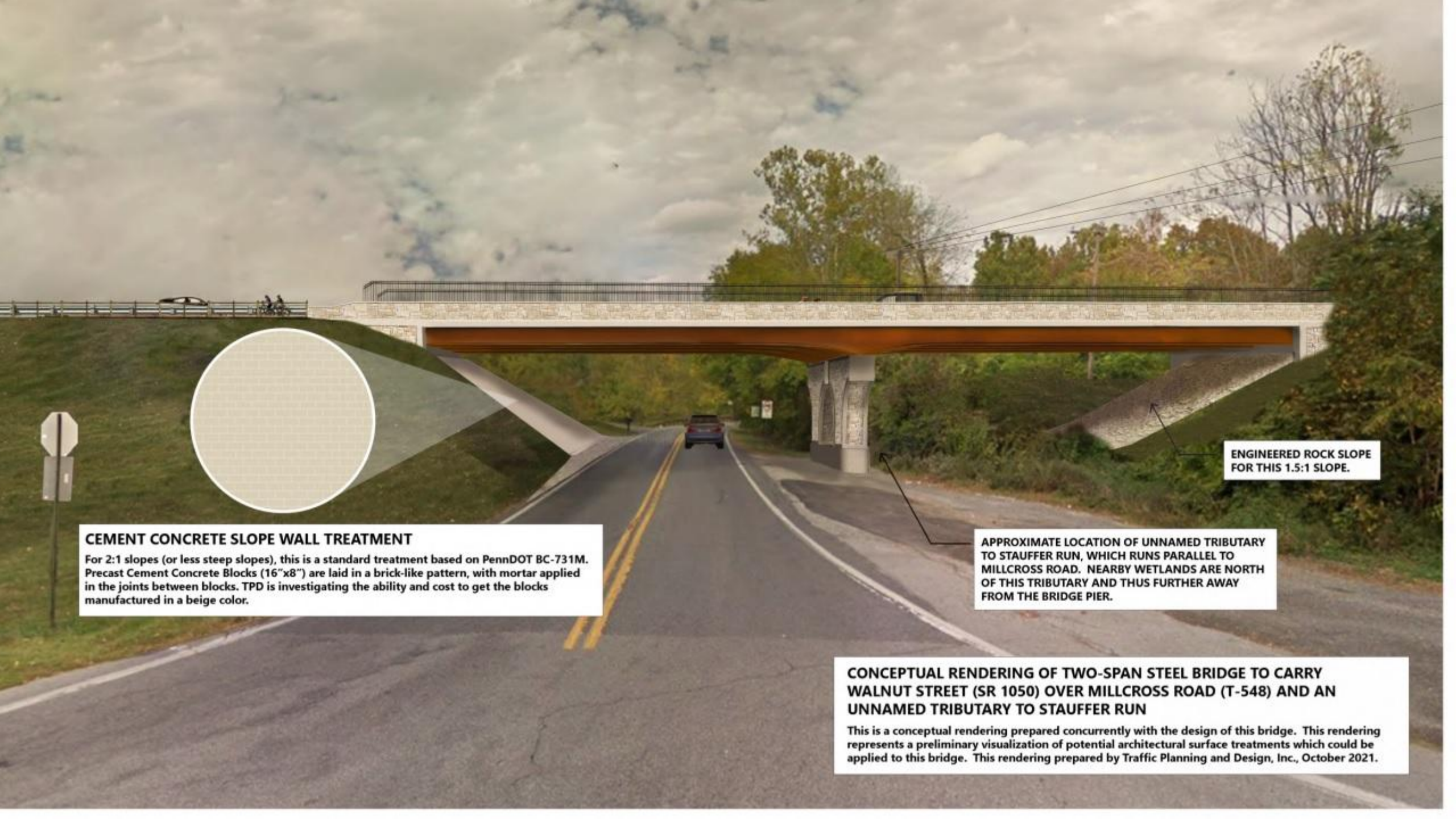
- Sidewalk
- ..... Trail
- ★ Entrance
- Calvin G. High Pavilion
- Thaddeus Stevens College of Technology
- Pennsylvania College of Health Sciences
- High Leadership Center
- The Greenfield Restaurant
- The Reserve at Greenfield
- Eastern Mennonite University



# Aerial Plan View of Greenfield, Extension of Walnut Street, and Greater Lancaster Heritage Pathway







### CEMENT CONCRETE SLOPE WALL TREATMENT

For 2:1 slopes (or less steep slopes), this is a standard treatment based on PennDOT BC-731M. Precast Cement Concrete Blocks (16"x8") are laid in a brick-like pattern, with mortar applied in the joints between blocks. TPD is investigating the ability and cost to get the blocks manufactured in a beige color.

ENGINEERED ROCK SLOPE  
FOR THIS 1.5:1 SLOPE.

APPROXIMATE LOCATION OF UNNAMED TRIBUTARY  
TO STAUFFER RUN, WHICH RUNS PARALLEL TO  
MILLCROSS ROAD. NEARBY WETLANDS ARE NORTH  
OF THIS TRIBUTARY AND THUS FURTHER AWAY  
FROM THE BRIDGE PIER.

### CONCEPTUAL RENDERING OF TWO-SPAN STEEL BRIDGE TO CARRY WALNUT STREET (SR 1050) OVER MILLCROSS ROAD (T-548) AND AN UNNAMED TRIBUTARY TO STAUFFER RUN

This is a conceptual rendering prepared concurrently with the design of this bridge. This rendering represents a preliminary visualization of potential architectural surface treatments which could be applied to this bridge. This rendering prepared by Traffic Planning and Design, Inc., October 2021.





# THE APARTMENTS *at* Greenfield



**HIGH**  
REAL ESTATE  
GROUP

**GREENFIELD**  
ARCHITECTS  
LLC  
An affiliate of High Real Estate Group, LLC

ARCHITECTURAL  
DESIGN  
05/30/2023





# THE APARTMENTS *at* Greenfield

ARCHITECTURAL  
DESIGN  
05/30/2023

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