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**TOWNSHIP OF LANCASTER  
LANCASTER COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 2021-05**

**AN ORDINANCE OF THE TOWNSHIP OF LANCASTER, COUNTY OF LANCASTER, PENNSYLVANIA, AMENDING THE LANCASTER TOWNSHIP ZONING ORDINANCE AND THE OFFICIAL ZONING MAP FOR LANCASTER TOWNSHIP TO CHANGE THE ZONING CLASSIFICATION OF LANCASTER COUNTY TAX PARCEL ID NOS. 340-31394-0-0000, 340-16454-0-0000 AND A PORTION OF PARCEL ID NO. 337-13610-0-0000 FROM THE R-1 RESIDENTIAL ZONING DISTRICT TO THE INDUSTRIAL ZONING DISTRICT; TO CHANGE THE ZONING CLASSIFICATION OF LANCASTER COUNTY TAX PARCEL ID NO. 340-03297-0-0000 FROM THE R-3 RESIDENTIAL ZONING DISTRICT TO THE INDUSTRIAL ZONING DISTRICT; TO PERMIT CORRECTIONAL FACILITIES IN THE INDUSTRIAL ZONING DISTRICT; TO ESTABLISH MINIMUM OFF-STREET PARKING REQUIREMENTS FOR CORRECTIONAL FACILITIES; AND TO ESTABLISH SPECIFIC CRITERIA AND PERFORMANCE REGULATIONS GOVERNING THE OPERATION OF CORRECTIONAL FACILITIES.**

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

**Section 1.** The Lancaster Township Zoning Ordinance, as amended, Zoning Map, shall be amended to rezone Lancaster County Tax Parcel ID Nos. 340-31394-0-0000, 340-16454-0-0000, and the portion of Tax Parcel ID No. 337-13610-0-0000 depicted on Exhibit A and described in Exhibit B, from the R-1 Residential Zoning District to the Industrial Zoning District.

**Section 2.** The Lancaster Township Zoning Ordinance, as amended, Zoning Map, shall be amended to rezone Lancaster County Tax Parcel ID No. 340-03297-0-0000, as depicted on Exhibit A and described in Exhibit B, from the R-3 Residential Zoning District to the Industrial Zoning District.

**Section 3.** Article II, Section 280-201 of the Lancaster Township Zoning Ordinance is hereby amended to add a definition for a “Correctional Facility” as follows:

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## **CORRECTIONAL FACILITY**

A publicly owned and operated building or group of buildings and facilities used to house, detain, or to provide programs or services to persons who have been charged with or convicted of criminal offenses.

Section 4. Article IX, Section 280-902 of the Lancaster Township Zoning Ordinance is hereby amended to add “Correctional facilities” as a use permitted by right in the Industrial Zoning District and to renumber the remaining sections 280-902 as follows:

- F. Correctional facilities, subject to § **280-1534** of this chapter.
- G. Forestry.
- H. Laboratory for industrial or scientific research and development.
- I. Manufacturing.
- J. Place of assembly for worship/education, provided the gross floor area is less than or equal to 40,000 square feet.
- K. Processing and assembling.
- L. Public utility corporations and municipal uses, subject to § **280-1615** of this chapter.
- M. Warehousing, distribution, and wholesaling without outdoor storage.

Section 5. Article XIII, Section 280-1303 of the Lancaster Township Zoning Ordinance is hereby amended to add minimum off-street parking requirements for correctional facilities and to renumber the remaining sections of Section 280-1303 as follows:

- Y. Correctional Facilities: One (1) space for every fifteen (15) beds plus one (1) space for each employee or contractor based on the maximum number of employees or contractors to be on the premises at one (1) time.
- Z. For other uses which do not fit into one (1) of the categories herein this Section, determination of the required number of parking spaces shall be made by the Zoning Hearing Board. It is the intent of these regulations that adequate parking facilities be provided for each use.

Section 6. Article XV of the Lancaster Township Zoning Ordinance is hereby amended to add Section 280-1534 setting forth the specific criteria and performance regulations for correctional facilities as follows:

### **Correctional facility.**

Correctional facilities shall comply with the following requirements.

- A. Correctional facilities shall have a minimum lot area of fifty (50) acres.

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- B. Principal buildings associated with a correctional facility shall have a minimum setback of two hundred (200) feet from all lot lines.
- C. Correctional facilities shall have access to an arterial road.
- D. All correctional facilities shall be served by public water and sewer.

Section 7. All other sections, parts and provisions of the Zoning Ordinance of Lancaster Township, as amended, including the Zoning Map, shall remain in full force and effect as previously enacted and amended.

Section 8. 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 remain in full force and effect.

Section 9. This amendment shall take effect and be enforced from and after its date of approval as provided by law.

**DULY ORDAINED AND ENACTED** this \_\_\_\_ day of \_\_\_\_\_, 2021, by the Board of Supervisors of Lancaster Township, Lancaster County, Pennsylvania, in lawful session duly assembled.

**BOARD OF SUPERVISORS  
TOWNSHIP OF LANCASTER**

[SEAL]

\_\_\_\_\_  
Benjamin H. Bamford, Chair

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Iber Guerrero Lopez, Vice Chair

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ATTEST: William M. Laudien, Secretary

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Steven P. Elliott, Treasurer