

TOWNSHIP OF LANCASTER
Lancaster County, Pennsylvania

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWNSHIP OF LANCASTER, LANCASTER COUNTY, PENNSYLVANIA, AMENDING THE ZONING ORDINANCE TO PERMIT NON-VEHICULAR CAMPGROUNDS IN THE INDUSTRIAL (I) DISTRICT BY CONDITIONAL USE AND THE CAMPUS/OPEN SPACE (S) DISTRICT BY SPECIAL EXCEPTION AND ESTABLISHING REGULATIONS AND STANDARDS FOR SUCH USES.

WHEREAS, the Board of Supervisors of Lancaster Township desires to hereby amend the Lancaster Township Zoning Ordinance (the “Zoning Ordinance”) to establish regulations and standards for Non-Vehicular Campgrounds as uses permitted by conditional use in the Industrial (I) District and by special exception in the Campus/Open Space (S) District; and

WHEREAS, the Board of Supervisors finds that the following regulations and standards are necessary and appropriate to ensure Non-Vehicular Campgrounds are properly located, responsibly maintained and operated, and do not create nuisances or adverse impacts on the community or the environment.

NOW, THEREFORE, IT IS HEREBY ORDAINED AND ENACTED by the Board of Supervisors of Lancaster Township, Lancaster County, Pennsylvania, as follows:

Section 1. Chapter 280, Section 201 of the Zoning Ordinance contained within the Lancaster Township Code of Ordinances titled “Definitions,” is hereby amended by inserting the following definition in alphabetical order:

NON-VEHICULAR CAMPGROUND – A lot or tract of ground on which may be placed tents or other similar temporary, non-vehicular shelters, where persons may live temporarily. For the purpose of this definition, “temporarily” means for a period not to exceed March 1 – November 1 of a given calendar year.

Section 2. Article IX of Chapter 280 (Industrial District Regulations) is hereby amended to add a new Section 904 to permit Non-Vehicular Campgrounds by Conditional Use in the Industrial (I) District, as follows:

Section 280-904	Conditional uses: Non-Vehicular Campgrounds, subject to §280-1523 of this chapter.
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Article IX of Chapter 280, current Sections 904 through 906 shall be renumbered as follows:

Section 280-905	Lot, yard, and height regulations of principal uses/structures.
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Section 280-906 Industrial use development and performance standards.

Section 280-907 Lot, yard and height regulations of accessory uses/structures.

Section 3. Article XI of Chapter 280 (Campus/Open Space Regulations), Section 1103, Special exception uses, shall be amended to add a new subsection B, which shall provide as follows:

B. Non-Vehicular Campgrounds, subject to §280-1523 of this chapter.

Current Subsection 1103.B shall be renumbered as 1103.C.

Section 4. Article XV of Chapter 280 (Performance Regulations) is hereby amended to add a new §280-1523 setting forth regulations and standards for Non-Vehicular Campgrounds. All remaining subsections of Article XV shall be renumbered accordingly.

§280-1523 Non-vehicular campgrounds.

Non-vehicular campgrounds shall comply with the following requirements.

- A. Non-vehicular campgrounds shall be located outside of any floodway.
- B. Non-vehicular campgrounds may be occupied only between March 1 and November 1 of a given calendar year.
- C. An Operations Management Plan, consistent with the requirements of §280-1612 of the Zoning Ordinance, must be submitted to and approved by the Township as part of the conditional use or special exception application process and prior to operation of a non-vehicular campground. The property owner must adhere to the approved plan at all times.
- D. The property owner shall provide adequate provisions as approved by the Township for potable water, sanitary sewage collection and disposal, personal hygiene facilities, solid waste management, and security.
- E. Maximum occupancy in non-vehicular campgrounds shall not exceed one person per 500 square feet.
- F. No vehicles or permanent shelters or structures shall be permitted on non-vehicular campground sites.
- G. Only fires in grills shall be permitted. All other fires of any kind, including but not limited to bonfires or campfires, are prohibited, consistent with Chapter 192 of the Lancaster Township Code of Ordinances.
- H. All improvements associated with the non-vehicular campground shall be removed and the ground surface restored to its original condition by November 1 of every year.
- I. The property owner shall submit a weekly assessment report to the Township that describes ongoing compliance with all the above criteria and provides a record of the number of occupants at the non-vehicular campground.

Section 5. All other provisions of the Lancaster Township Code of Ordinances, as amended, shall remain in full force and effect.

Section 6. 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 this ordinance shall remain in full force and effect.

Section 7. This ordinance shall be effective and be in force five (5) days after its enactment by the Board of Supervisors of Lancaster Township as provided by law.

DULY ORDAINED AND ENACTED this _____ day of _____, 2026, by the Board of Supervisors of Lancaster Township, Lancaster County, Pennsylvania, in lawful session duly assembled.

LANCASTER TOWNSHIP
Lancaster County, Pennsylvania

Attest: _____
William M. Laudien, Secretary

By: _____
Steven P. Elliott, Chair

(SEAL)

Benjamin Bamford, Vice Chair

Iber Guerrero Lopez, Treasurer

I, William M. Laudien, Secretary of the Board of Supervisors of Lancaster 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 Lancaster Township held on _____, 2026, at which meeting a quorum was present and voted in favor thereof.

William M. Laudien, Secretary