

EPHRATA TOWNSHIP  
LANCASTER COUNTY, PENNSYLVANIA

ORDINANCE NO. 2017- 264

AN ORDINANCE OF THE TOWNSHIP OF EPHRATA, LANCASTER COUNTY, PENNSYLVANIA, AMENDING THE EPHRATA TOWNSHIP ZONING ORDINANCE, ADOPTED FEBRUARY 8, 2000, AS AMENDED, TO CHANGE THE MAXIMUM BUILDING HEIGHT REQUIREMENTS FOR THE COMMERCIAL (C) DISTRICT AND THE MIXED USE (C-2) DISTRICT TO PERMIT PRINCIPAL BUILDINGS TO HAVE A MAXIMUM HEIGHT OF UP TO FIFTY (50) FEET, PROVIDED AN ADDITIONAL ONE (1) FOOT OF SETBACK IS PROVIDED FOR EVERY ONE (1) FOOT OF HEIGHT IN EXCESS OF FORTY (40) FEET.

BE IT HEREBY ENACTED AND ORDAINED BY THE BOARD OF SUPERVISORS OF EPHRATA TOWNSHIP, COUNTY OF LANCASTER, COMMONWEALTH OF PENNSYLVANIA, AND IT IS HEREBY ENACTED AND ORDAINED AS FOLLOWS:

**Section 1.** Article IV, Section 405(C)(3)(a) of the Ephrata Township Zoning Ordinance is hereby amended to revise the principal building height requirements in the Commercial (C) District as follows:

a. Principal Buildings

- (1) The maximum height of a building or structure occupied by a principal use shall be forty (40) feet.
- (2) Taller buildings or structures occupied by a principal use are permitted, provided that an additional setback of one (1) foot is provided for every one (1) foot of height in excess of forty (40) feet up to a maximum height of fifty (50) feet.

**Section 2.** If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance. It is hereby declared as the intent of the Borough that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included herein.

**Section 3.** All other sections, parts and provisions of the Ephrata Township Zoning Ordinance shall remain in full force and effect as previously enacted and amended.

**Section 4.** This Ordinance shall become effective immediately upon its enactment by the Board of Supervisors of Ephrata Township, County of Lancaster, and Commonwealth of Pennsylvania.

ORDAINED AND ENACTED this 5<sup>th</sup> day of December, 2017.

ATTEST

TOWNSHIP OF EPHRATA

*John L. Weber*  
Township Secretary

BY: *Clark R. Stauff*  
Chairman, Board of Supervisors

(TOWNSHIP SEAL)

**CERTIFICATE**


I, the undersigned, (Assistant) Secretary of the Township of Ephrata, Lancaster County,

Pennsylvania ("Township") certify that: The foregoing is a true and correct copy of an Ordinance

of the Board of Supervisors of the Township which duly was enacted by affirmative vote of a majority of the members of the Board of Supervisors of the Township of Ephrata at a meeting duly held on the 5<sup>th</sup> day of December, 2017; that such Ordinance has been duly recorded in the Ordinance Book of the Township; such Ordinance has been duly published as required by law; and such Ordinance remains in effect, unaltered and unamended, as of the date of this Certificate.

I further certify that the Board of Supervisors of the Township of Ephrata met the advance notice and public comment requirements of the Sunshine Act, 65 Pa.C.S. §701 et seq., as amended, by advertising the date of said meeting, by posting prominently a notice of said meeting at the principal office of the Township of Ephrata or at the public building in which said meeting was held, and by providing a reasonable opportunity for public comment at said meeting prior to enacting such Ordinance.

IN WITNESS WHEREOF, I set my hand and affix the official seal of the Township of Ephrata, this 5<sup>th</sup> day of December, 2017.

  
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(Assistant) Secretary

[TOWNSHIP SEAL]