

TOWNSHIP OF EAST COCALICO
LANCASTER COUNTY, PENNSYLVANIA

ORDINANCE 2025-04

**AN ORDINANCE TO AMEND THE EAST COCALICO TOWNSHIP
OFFICIAL ZONING MAP TO CHANGE THE CLASSIFICATION OF PORTIONS OF
CERTAIN TRACTS OF LAND FROM THE PLANNED COMMERCIAL ZONING
DISTRICT (C-2) TO THE GENERAL COMMERCIAL ZONING DISTRICT (C-1); AND
TO AMEND THE EAST COCALICO ZONING ORDINANCE OF 2003, AS AMENDED,
TO AMEND CERTAIN SPECIFIC CRITERIA FOR CONVENIENCE STORES WITH
AUTOMOBILE FILLING STATIONS, AND WITH OR WITHOUT DRIVE THROUGH,
AND TO AMEND THE OFF-STREET PARKING REQUIREMENTS FOR SAID USE.**

WHEREAS, from time to time, revisions to the Code of the Township of East Cocalico are required so to aid the Township in its planning efforts and to advance the overall public health, safety, and welfare of the community;

NOW, THEREFORE, the Board of Supervisors of East Cocalico Township, Lancaster County, Pennsylvania, hereby ordains and enacts as follows:

SECTION I

- A. The East Cocalico Zoning Ordinance of 2003, as amended, Zoning Map, shall be amended to rezone all of Tax Parcel ID Nos. 080-32429-0-0000, 080-56081-0-0000, and 080-31950-0-0000 and portions of Tax Parcel ID Nos. 080-68373-0-0000 and 080-05998-0-0000, constituting the areas shown as "Lot 1" on Exhibit A and described in Exhibit B, from the Planned Commercial Zone (C-2) to the General Commercial Zone (C-1).
- B. The East Cocalico Zoning Ordinance of 2003, as amended, Zoning Map, shall be amended to rezone a portion of Tax Parcel ID No. 080-68373-0-0000, constituting the areas shown as "Proposed Lot 2" on Exhibit A and described in Exhibit C, from the Planned Commercial Zone (C-2) to the General Commercial Zone (C-1).
- C. Section 220-21 General Commercial Zone (C-1), Subsection C. Special exception uses (subject to the review procedures of §220-142C), of the East Cocalico Zoning Ordinance of 2003, as amended, shall be further amended, in pertinent part to include the

(8)(i) Convenience Stores with Automobile Filling Stations and with or without Drive-through (see §220-83(i));

- D. Section 220-21 (H) of the East Cocalico Zoning Ordinance of 2003, as amended, shall be further amended, in pertinent part to state:

Off-street loading. Off-street loading shall be provided, as specified in § 194-31 of Chapter 194, Subdivision and Land Development. In addition, no off-street loading area shall be permitted on any side of a building facing adjoining lands within a residential zone, nor any side of a building facing an adjoining street, **with the exception of loading operations relating to fuel or store side deliveries which occur for any duration of an hour or less or otherwise of a transient nature.**

- E. Section 220-42C.(2) of the East Cocalico Zoning Ordinance of 2003, as amended, shall be

amended, in pertinent part, to state as follows:

(2) Schedule of required spaces. The following lists required number of automobile and oversized parking spaces by use type. Any use involving a combination of several uses shall provide the total number of spaces required for each individual use, ***unless otherwise expressly stated in another provision of this Ordinance.***

Type of Use	Minimum of One Automobile Parking Space for Each	Minimum of One Oversize Parking Space for Each
Convenience stores with Automobile Filling Stations and with or without Drive-through	175 square feet of gross floor area; Provided further that no fewer than the minimum # of oversized parking spaces required shall be included in this number	2,000 square feet of gross floor area, or fraction thereof

F. Section 220-48 Operations and performance standards, Subsection A of the East Cocalico Zoning Ordinance of 2003, as amended, shall be further amended as follows to include:

(3) Industry accepted sound attenuation measures (such as screening, buffering, etc.) may be utilized between a use and an adjoining property line to reduce levels to comply with this provision.

G. A section entitled "Section 220-83(i) of the East Cocalico Zoning Ordinance of 2003, as amended, shall be added to state as follows:

§220-83(i) Convenience stores with Automobile Filling Stations and with or without Drive-Through.

Within the (C-1) Zone, convenience stores with automobile filling stations (as such term is defined herein) and, with, or without, a drive-through are permitted by special exception, subject to the following criteria:

A. The applicant must provide evidence as to how the use will be controlled as to not constitute a nuisance due to noise or loitering outside the store; provided further that no such facility shall provide amenities to promote overnight stay, such as showers, truck lounge, gym, laundry facilities or grooming stations;

B. Must comply with the minimum parking standards set forth in § 220-42C(2) of this chapter for a convenience store with automobile filling stations and, with, or without, a drive-through;

C. Exterior trash/recycling receptacles shall be provided and routinely emptied to prevent the scattering of litter, and the applicant shall furnish and continuously implement a working plan for the cleanup of litter and debris;

D. The subject property shall have a minimum width of 125 feet;

E. The subject property shall front on an arterial or collector road as defined herein;

F. All fuel pumps and buildings containing the convenience store shall be set back at least 300 feet from any lot containing a school, day-care facility, playground, library, hospital, or nursing, rest or retirement home;

G. All above-ground structures (including fuel pump islands, but not permitted signs) and machinery (other than those accessory to the use, such as air pumps, trash receptacles, etc.) shall be set back at least 50 feet from any street right-of-way line, except underground and at grade features (including ventilation stacks) or equipment associated with

underground storage tanks as addressed in subsection (l) herein below;

H. Two-way driveway connections shall be a minimum of 28 feet wide and one-way driveway connections shall be a minimum of 14 feet wide; and where there is more than one such connection, connections shall be separated by 100 feet from one another, if located along the same public right-of-way frontage as measured from edge to edge; provided further that this separation distance requirement shall not apply to interior driveways or access drives;

I. All ventilation equipment associated with underground storage tanks shall be set back 100 feet from any adjoining residential properties;

J. All automated teller machines shall be located, or contain convenient parking spaces, so that the on-site movement of vehicles will not be hampered by those cars belonging to people using the automated teller machines;

K. Any exterior microphone/speaker system and external lighting shall be arranged and/or screened to comply with those regulations contained within § 220-48 of this chapter;

L. If the use includes a drive-through, then:

(i) The subject property shall provide suitable means of vehicular access that conveniently connects with an arterial road;

(ii) all drive-through stacking lanes shall be separated from the parking lot's interior driveways and shall provide at least 60 feet of on-site stacking per lane, preceding the order point; and

(iii) no part of the drive-through shall be located within 200 feet of any residential property as measured from the outer limits of the drive-through land, either curb, edge of pavement, or paint marking, or any equipment associated with the drive-through operations, whichever is the most restrictive.

M. All exterior seating areas, not confined by fencing or walls, shall be bordered by bollards or traffic-rated protective features along any side abutting parking or driveways;

N. The storage of motor vehicles (whether capable of movement or not) for more than twenty-four hours is prohibited.

O. The applicant shall furnish evidence of how the storage and disposal of materials will be accomplished in a manner that complies with all applicable state and federal regulations.

P. The applicant is required to demonstrate compliance with all applicable state requirements imposed upon the proposed use.

- H. All other sections, parts and provisions of the Zoning Ordinance of East Cocalico Zoning Ordinance of 2003, as amended, including the Zoning Map, shall remain in full force and effect as previously enacted and amended.
- I. 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.
- J. This amendment shall take effect and be enforced from and after its date of approval as provided by law.

SECTION II

- A. In the event that any section, subsection or portion of this Ordinance shall be declared by any competent court to be invalid for any reason, such decision shall not be deemed to affect the validity of any other section, subsection or portion of this Ordinance. The invalidity of section, clause, sentence, or provision of this Ordinance shall not affect the validity of any other part

of this Ordinance, which can be given effect without such invalid part or parts. It is hereby declared to be the intention of the Township that this Ordinance would have been adopted had such invalid section, clause, sentence, or provision not been included therein.

- B. To the extent this Ordinance is inconsistent with the Code of the Township of East Cocalico, the provisions of this Ordinance shall take precedence. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.
- C. The failure of the Township to enforce any provision of this ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.
- D. This Ordinance shall become effective immediately upon enactment.

ENACTED AND ORDAINED by the Supervisors of East Cocalico Township, Lancaster County, Pennsylvania on this 21st day of August, 2025



FOR EAST COCALICO TOWNSHIP

By: 
Lorenzo Bonura, Chair
Board of Supervisors

Attest: 
Daniel Burton Jr., Secretary

RECEIVED

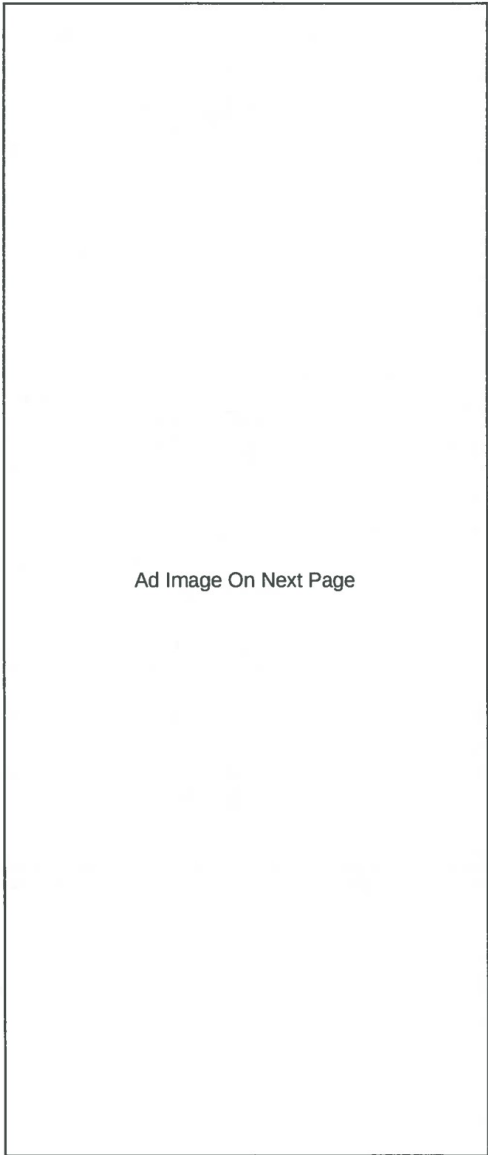
Thursday, August 7, 2025

STATE OF PENNSYLVANIA
COUNTY OF LANCASTER } SS

AUG 14 2025

EAST
COCALICO
TOWNSHIP

Mark Avery being duly sworn according to law deposes and says that The Ephrata Review is a newspaper of general circulation with its principal office and place of business at 1 East Main St, Ephrata, County of Lancaster and State of Pennsylvania, and was established in 1883, and has been published weekly and continuously in said Town, County and State since that year and on the attached notice, published on dates listed below, and that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor The Ephrata Review is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.



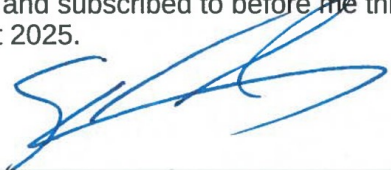
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Ad Text:
Date(s) Published: 08/06/2025



Mark Avery, Legal Representative

Sworn and subscribed to before me this 7th day of August 2025.



(Notary Public)

Commonwealth of Pennsylvania - Notary Seal
SCOTT KNEISLEY - Notary Public
Lancaster County
My Commission Expires May 20, 2028
Commission Number 1446432

EAST COCALICO TOWNSHIP
100 HILL ROAD
DENVER, PA 17517

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5323300

NOTICE The East Cocalico Township Board of Supervisors, during its scheduled meeting on August 21, 2025, will conduct a Public Hearing commencing after 7pm at the Township Building, 100 Hill Road, Denver, to consider: Ordinance 2025-04 Amending the Official Zoning Map of East Cocalico Township, set forth in the Code of the Township of East Cocalico, §220-8, to rezone an approximate 28.1-acre portion of Tax Parcel Numbers 080-32429-0-0000, 080-56081-0-0000, and 080-31950-0-0000 and portions of Tax Parcel Numbers 080-68373-0-0000 and 080-05998-0-0000 from the Planned Commercial Zone (C-2) to the General Commercial Zone (C-1). The proposed ordinance also amends the Zoning Ordinance of 2003, as amended, to amend certain criteria for convenience stores with automobile filling stations and with or without a drive through to permit those items as one use permitted by Special Exception in the C-1 zone, and to amend the off-street parking requirements for the above noted use. Ordinance is available for inspection at the Lancaster County Law Library, Township Building, The Ephrata Review offices, and at ect.town. Copies available at cost at the Township Building, 100 Hill Road, Denver, M-F, 7AM-4:30PM. Public is invited to attend, and will have opportunity to provide comment as to the above matter. Persons with disabilities requiring accommodations to participate should contact the Interim Township Manager at 717-336-1720. R. Howett, Township Manager.