

ZONING

285 Attachment 1

Township of West Lampeter

**A Agricultural Zoning District**  
**Section 285-35**

Purpose. WLT has significant amounts of land designated for agricultural future land use. Large portions of this land consist of prime farmland that is in need of protection from development if the agricultural economic base, rural character, and way of life is to be maintained. Many areas of prime farmland have already been lost to development pressures. Currently, a majority of the remaining prime farmland is utilized for agriculture, with some land designated for open space and park uses. A significant portion of prime agricultural land can be found surrounding WLT’s historical features (e.g., Hans Herr House) or abutting natural features such as Mill Creek and Pequea Creek. A fair portion of these lands are already enrolled in the Agricultural Preservation Program or are designated as Agricultural Security Areas, while additional acreage is enrolled in the Clean and Green (Act 319) Program. WLT should continue taking steps to preserve its agricultural land, making continued efforts to enroll more farmland in agricultural land preservation programs. This is particularly important for land adjacent to the growth boundaries to create a greenbelt buffer, which not only protects WLT’s character but also acts as a development control when used in conjunction with other policies. These areas adjacent to the growth boundaries are the most threatened because they are closest to areas where public infrastructure could be extended and development correspondingly occur. WLT’s Agricultural Preservation Committee should also take a proactive role in identifying farms and farmers interested in enrolling in land protection programs or seek outside preservation groups to purchase development rights or conservation easements.

**Permitted Uses (The use is permitted by right in this district)**

<b>Primary:</b>		
Single-family dwelling	Cemetery	Crop farming
Group home	Nature preserve/education center	Public recreation park
Raising livestock (not intensive & intensive)	Township government	Wholesale greenhouse
<b>Accessory:</b>		
Accessory day care	Accessory roof-mounted solar	Home occupation (no-impact)
Keeping of bees	Retail sales of agricultural products	Stable (household)
Timber harvesting	Windmill	

**Special Exception Uses — (The use needs the permission of the Zoning Hearing Board)**

<b>Primary:</b>		
Bed-and-breakfast	Day care	Government facility
Hunting and fishing club	Place of worship	Public utilities facility
Short-term rental	Solar, ground-mounted and grid	
<b>Accessory:</b>		
Accessory dwelling unit	Composting	Home occupation (general)
Sewage sludge	Stable (nonhousehold)	Warehousing and storage

**Conditional Uses — (The use needs the permission of the Board of Supervisors)**

WEST LAMPETER CODE

Communications tower (freestanding)      Farm-related business      Groundwater/spring water  
 Kennel      Land smoothing      withdraw  
 Sewage treatment      Windmill (two or more)      School

Dimensional Requirements

	Minimum Lot Area	Minimum Lot Width at Building Setback (feet)	Maximum Lot Coverage (Building/Maximum) (feet)	Height (No. stories/feet)	Minimum Yard Setbacks (feet)			
					Front	Side	Total Both Sides	Rear
Residential	35,000 sq. ft.	200	20	2.5/40	50	25	50	50
Ag structure			10	150	50	50	50	50
Accessory					-	10	20	10