

TOWNSHIP OF WARWICK

Lancaster County, Pennsylvania

ORDINANCE NO. 2026- #306

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF WARWICK TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA, CHAPTER 340, THE WARWICK TOWNSHIP ZONING ORDINANCE OF 1993, AS AMENDED, TO INCLUDE DRIVE-THROUGH FACILITIES FOR FAST-FOOD RESTAURANTS AS A USE PERMITTED BY CONDITIONAL USE IN THE LOCAL COMMERCIAL (LC) ZONING DISTRICT AND TO MODIFY THE SPECIFIC CRITERIA APPLICABLE TO FAST-FOOD RESTAURANTS.

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

Section 1. The Code of Ordinances of Warwick Township, Chapter 340, “Warwick Township Zoning Ordinance of 1993”, as last amended, shall be amended as follows:

(A) Article II, Zone Regulations, Section 16.1, Local Commercial Zone (LC), Subsection D., Conditional uses, is amended by amending and restating item (4), as follows:

(4) Drive-through facilities for uses as identified above, including banks and similar financial institutions; retail sales of goods and services; personal service shops; dry cleaners, laundries, and laundromats; and fast-food restaurants up to 4,000 square feet of gross floor area (see § 340-66).

(B) Article IV, Specific Criteria, Section 66, Drive-through and/or fast-food restaurants, is amended and restated as follows:

§ 340-66 Drive-through and/or fast-food restaurants.

Within the (LC and CC) Zones, drive-through facilities and/or fast-food restaurants are permitted by conditional use, subject to the following criteria:

A. The subject property shall front on and gain access from an arterial or collector road in the CC Zone. The subject property shall have dual frontage on at least one arterial road and on one collector or special collector road in the LC Zone. Within the LC Zone, the Township may regulate access to the subject property from the arterial road, collector road, and/or special collector road based

upon the results of the traffic impact study submitted pursuant to § 340-66.G. below.

B. Exterior trash receptacles shall be provided and routinely emptied so as to prevent the scattering of litter. All applications shall include a description of a working plan for the cleanup of litter.

C. All drive-through window lanes shall be clearly designated from the parking lot's interior drives by a curb, landscape island or painted lane.

D. Any exterior speaker/microphone system shall be arranged and/or screened to prevent objectionable noise impact on adjoining properties.

E. All exterior seating/play areas shall be completely enclosed by a three-foot-high fence.

F. No part of the fast-food restaurant building shall be located within 150 feet of any residentially zoned land.

G. A traffic impact study (TIS) shall be prepared and submitted which meets the requirements of § 285-14 of Chapter 285, Subdivision and Land Development. In addition to meeting the requirements of § 285-14 of Chapter 285, the TIS must conclude, based upon currently accepted traffic engineering practices and procedures, that the drive-through facility will not adversely impact motorized and non-motorized traffic flow within the subject property or on adjoining streets; if it concludes otherwise, the Applicant will make all improvements necessary so as not to adversely impact traffic flow within the subject property or on adjoining streets.

H. The portion of the building used as a fast-food restaurant shall not exceed 4,000 square feet of gross floor area in the LC Zone.

I. The minimum lot size shall be two (2) acres in the LC Zone.

J. A maximum of one (1) drive-through facility per lot shall be permitted in the LC Zone.

K. A maximum of one (1) drive-through lane per lot shall be permitted in the LC Zone.

Section 2. In the event any provision, section, sentence, clause or part of this Ordinance shall be held to be invalid, such invalidity shall not affect or impair any remaining provision, section, sentence, clause or part of this Ordinance, it being the intent of Warwick Township that such remainder of this Ordinance shall be and shall remain in full force and effect.

Section 3. This Ordinance shall become effective five (5) days after its enactment by the Board of Supervisors of Warwick Township, Lancaster County, Pennsylvania.

ORDAINED AND ENACTED this 15th day of April, 2026.

BOARD OF SUPERVISORS OF
WARWICK TOWNSHIP

By: [Signature]
(Vice) Chairman

Attest: [Signature]
(Assistant) Secretary
(TOWNSHIP SEAL)

CERTIFICATE

I, the undersigned, (Assistant) Secretary of the Township of Warwick, 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 Warwick at a meeting duly held on the 15th day of April, 2026; 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 Warwick 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 Warwick or at the public building in which said meeting was held, by posting the Agenda at least 24 hours in advance of said meeting at the Township office, at the public building at which said meeting was held, and on the Township's website, 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 Warwick, this 15th day of April, 2026




Secretary

NIKOLAUS & HOHENADEL, LLP
ATTORNEYS AT LAW

JOHN P. HOHENADEL
MATTHEW J. CREME, JR.
JOHN F. MARKEL
MICHAEL S. GRAB
LISA J. MCCOY
BARBARA REIST DILLON
JOHN C. HOHENADEL
BERNADETTE M. HOHENADEL
WANDA S. WHARE
ROBERT S. CRONIN, JR.
JOHN M. SMITH
KEVIN D. DOLAN
JEFFREY S. SHANK
WILLIAM W. CAMPBELL
NATHAN E. SAXTON
KAREN L. MAISANO
JASON M. HESS

ASSOCIATES
VICTORIA K. STORZ
CHRISTOPHER R. GRAB
BRANDON P. LEE
MARIA C. KISSINGER
ERIC D. QUIROZ

212 NORTH QUEEN STREET
LANCASTER, PA 17603

717/299-3726
FAX 717/299-1811

DONALD H. NIKOLAUS
(1942 - 2022)
COUNSEL
BRYAN D. CUTLER

327 LOCUST STREET
COLUMBIA, PA 17512
717/684-4422
FAX 717/684-6099

222 SOUTH MARKET STREET
SUITE 201
ELIZABETHTOWN, PA 17022
717/367-1370
FAX 717/367-3219

303 W. FOURTH ST.
QUARRYVILLE, PA 17566
717/786-4044
FAX 717/786-1524

19000000

MAR 23 2026

March 19, 2026

Via email: BHarris@warwicktownship.org

Brian Harris, Township Manager
Warwick Township
315 Clay Road
Lititz, PA 17543

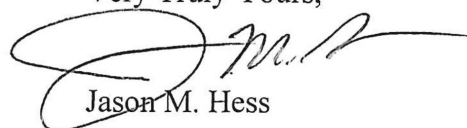
Re: Text Amendment DTL Partners

Dear Brian:

As requested by the Township, I have advertised the proposed text amendment and provided notice of the public hearing to occur at the April 15, 2026, meeting of the Board of Supervisors. Enclosed please find a copy of the summary legal advertisement together with a copy of our letter to LNP Media Group, Inc., requesting that the advertisement be published in the Lititz Record in accordance with the requirements of the Pennsylvania Municipalities Planning Code ("MPC").

Enclosed please find the original and one (1) copy of the proposed ordinance. If the ordinance is enacted by the Board of Supervisors, please ensure that the ordinance number is inserted on page 1 of the original copy. Please also ensure that the ordinance is properly signed by the Chairman or Vice Chairman of the Board of Supervisors. You should ensure that the Township Secretary attests to these signatures and affixes the Township Seal on the last page of the ordinance. Please complete the certification page for the copy and return it to me. Because only a summary of the ordinance was advertised, the MPC requires that a certified copy be filed at the Lancaster County Courthouse, and we will file the copy following receipt thereof from the Township. We will then retain this copy for our files. In accordance with the requirements of Section 609(g) of the MPC, a copy of all amendments to zoning ordinances must be forwarded to the Lancaster County Planning Commission, and we will forward a copy to them.

Very Truly Yours,



Jason M. Hess

JMH/ncg
Enclosure