

ORDINANCE NO. 24-02

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF HANOVER, COUNTY OF NORTHAMPTON, COMMONWEALTH OF PENNSYLVANIA AMENDING THE TOWNSHIP OF HANOVER'S CODE OF CODIFIED ORDINANCES, CHAPTER 185 ZONING; ARTICLE VIII EMPLOYMENT DISTRICTS; §185-38 REGULATIONS APPLICABLE TO AFHBD AIRCRAFT FLIGHTPATH HIGHWAY BUSINESS DISTRICT; SUBSECTION E, CONDITIONAL USES, TO AMEND CERTAIN CONDITIONAL USES WITHIN THE AFHBD ZONING DISTRICT; AND, ARTICLE XIV ZONING HEARING BOARD; §185-54 CONDITIONAL USES; SUBSECTION E SPECIFIC STANDARDS FOR CONDITIONAL USES, TO AMEND CERTAIN SPECIFIC STANDARDS; AND, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT HERewith.

WHEREAS, The Supervisors of Hanover Township, Northampton County, Pennsylvania, under the powers vested in them by the "Second Class Township Code" of Pennsylvania, the Pennsylvania Municipalities Planning Code 53 P.S. § 10101, et seq., as well as other laws of the Commonwealth of Pennsylvania, do hereby enact and ordain the following amendments to the text of the Hanover Township Zoning Ordinance; and

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Board of Supervisors of Hanover Township, Northampton County, Pennsylvania as follows:

SECTION 1. Chapter 185. *Zoning*; Article VIII. *Employment Districts*; § 185-38. *Regulations applicable to AFHBD Aircraft Flightpath Highway Business District Purpose*; Subsection E. *Conditional Uses*; Parenthetical eleven (11) *Warehouse and storage facilities in excess of 25% of the square footage of the building* is deleted in its entirety and replaced as follows:

“(11) Warehouse and storage facilities as an accessory use to store supplies utilized in the manufacturing process on site or finished goods manufactured on site in excess of 25% of the square footage of the building but not greater than 50% of the square footage of the building.”

SECTION 2. Chapter 185. *Zoning*; Article XIV. *Zoning Hearing Board*; §185-54.

Conditional Uses; Subsection E. *Specific standards for conditional uses*; Parenthetical four (4) *Warehousing and storage uses in excess of 25% of the square footage in a building* is deleted in its entirety and replaced as follows:

“(4) Warehousing and storage facilities as an accessory use in excess of 25% of the square footage in a building but not greater than 50% of the square footage of the building.

(a) Fencing and/or screening shall be provided if this use is within 300 feet of an existing residential dwelling unit or residential district to protect the residential land uses and pedestrians and children from litter, noise and lighting.

(b) The building design and site landscaping shall be provided in such a way as to reduce the appearance of the building as a warehouse or storage building.

(c) The number of truck loading docks shall be minimal.

(d) Any warehouse or storage use shall be accessory to the permitted manufacturing use of the site and for the storage of supplies utilized in the manufacturing process or the finished goods manufactured on site.”

SECTION 3. All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

SECTION 4. The provisions of this Ordinance shall be severable and if any provision thereof shall be declared unconstitutional, illegal or invalid, such decision shall not affect the validity of any of the remaining provisions of this Ordinance. It is hereby declared as a legislative intent of the Township that this Ordinance would have been enacted had such unconstitutional, illegal or invalid provision(s) not been included herein.

SECTION 5. This Ordinance shall become effective within five (5) days of enactment.

ENACTED AND ORDAINED at a regular meeting of the Board of Supervisors of the Township of Hanover, County of Northampton on this 9 day of April, 2024.

ATTEST:

By: Kimberly Lymanstall
KIMBERLY LYMANSTALL,
Secretary

**BOARD OF SUPERVISORS,
HANOVER TOWNSHIP,
NORTHAMPTON COUNTY,
PENNSYLVANIA**

By: Susan A. Lawless

Susan A. Lawless, Esquire,
Chairwoman