

ORDINANCE NO. 20-4

AN ORDINANCE OF THE TOWNSHIP OF HANOVER, NORTHAMPTON COUNTY, PENNSYLVANIA AMENDING PART II GENERAL LEGISLATION, CHAPTER 185 ZONING, ARTICLE VII COMMERCIAL DISTRICTS AND ARTICLE VII EMPLOYMENT DISTRICTS OF THE CODE OF CODIFIED ORDINANCES TO PROVIDE CHANGES TO MAXIMUM HEIGHTS OF BUILDINGS AND STRUCTURES OF THE ZONING ORDINANCE OF THE TOWNSHIP OF HANOVER

WHEREAS, the Board of Supervisors of the Township of Hanover, Northampton County, Pennsylvania have enacted, by Ordinance, maximum heights of buildings and structures in Commercial and Employment Zoning Districts, which Ordinance has been amended from time to time; and

WHEREAS, the Board of Supervisors of the Township of Hanover, Northampton County, Pennsylvania has determined that it would be in the best interest of the Township of Hanover to amend its Ordinance to include updates to maximum height of buildings and structures in Commercial and Employment Zoning Districts.

NOW, THEREFORE, BE IT AND IT IS HEREBY ORDAINED AND ENACTED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF HANOVER, COUNTY OF NORTHAMPTON, COMMONWEALTH OF PENNSYLVANIA AS FOLLOWS:

SECTION 1.

Section 185-30D(5) is amended in its entirety, to read as follows:

“Maximum building or structure height: 45 feet.”

SECTION 2.

Section 185-31E(4) is amended in its entirety, to read as follows:

“Maximum building or structure height: 45 feet.”

SECTION 3.

Section 185-32E(4) is amended in its entirety, to read as follows:

“Maximum building or structure height: 45 feet.”

SECTION 4.

Section 185-34D(5) is amended in its entirety, to read as follows:

“Maximum building height: 45 feet.”

SECTION 5.

Section 185-34D(6) is amended in its entirety, to read as follows:

"Maximum structure height: 45 feet."

SECTION 6.

Section 185-35F(2) is amended in its entirety, to read as follows:

"General Criteria

	Minimum Lot Area	Minimum Lot Width	Maximum Building Maximum Lot Coverage	Height	
Principal Use	(acres)	(feet)		(stories)	(feet)
All uses	3	225	70%	4	45
	2*	175	65%	4	45
	1*	150	60%	4	45

NOTES:

*The minimum lot area may be reduced below three acres only if the average lot area throughout the approved PIBD development is equal to or greater than three acres."

SECTION 7.

Section 185-36H(1) is amended in its entirety, to read as follows:

"General Criteria

			Maximum Land Coverage		Maximum Building Height	
Principal Use	Minimum Lot Area (acres)	Minimum Lot Width (feet)	By Buildings	By Total Impervious Cover	(stories)	(feet)
Single- family detached	Use R1-S standards [see § 185- 26F(2)]					
Other uses	3	225	40	65	4	45**
	2*	175	35	60	4	45**
	1*	150	30	55	4	45**

NOTES:

*The minimum lot area may be reduced below three acres only if the average lot area throughout the nonresidential portion of an approved PORR development is equal to or greater than three acres.

**Four-story buildings shall be located no closer than 250 feet to a residential zoning district boundary line. Buildings less than four stories may be located less than 250 feet to a residential zoning district boundary line, but in no case closer than the minimum yard requirements in this Planned Office, Research and Residential District."

SECTION 8.

Section 185-37E(5) is amended in its entirety, to read as follows:

"Maximum building and structure height: 45 feet or four-story."

SECTION 9.

Section 185-38I(2) is amended in its entirety, to read as follows:

"General criteria:

Minimum Lot Area (acres)	Minimum Lot Width (feet)	Maximum Lot Coverage		Maximum Building Height*	
		Buildings	Total Impervious	(stories)	(feet)
5	275	30%	50%	4	45

NOTES:

*All buildings must comply with Federal Aviation Administration regulations for the maximum building height within any portion of the AFHBD."

SECTION 10. SEVERABILITY. The provisions of this Ordinance are severable, and if a court of competent jurisdiction declares any provision of this Ordinance to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions of this Ordinance shall continue to be separately and fully effective.

SECTION 11. REPEALER. All Ordinances or parts of Ordinances or Resolutions conflicting with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 12. EFFECTIVE DATE. This Ordinance shall be effective five (5) days after adoption.

ORDAINED AND ENACTED this 22 day of September, 2020, at a regular public meeting after public hearing thereon.

ATTEST:

By:

Elizabeth D. Zitta

BOARD OF SUPERVISORS
OF THE TOWNSHIP OF HANOVER

By:

John N. Diacogiannis, Chairman