

ORDINANCE NO. 2021 – 1

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF HANOVER, COUNTY OF NORTHAMPTON, COMMONWEALTH OF PENNSYLVANIA TO AMEND THE CODE OF ORDINANCES BY AMENDING THE TEXT OF THE “HANOVER TOWNSHIP ZONING ORDINANCE” CHAPTER 185 TO PROVIDE FOR NEW PERMITTED USES AND A NEW CONDITIONAL USE IN THE AFHBD-AIRCRAFT FLIGHTPATH HIGHWAY BUSINESS ZONING DISTRICT

WHEREAS, The Supervisors of Hanover Township, Northampton County, Pennsylvania, under the powers vested in them by the “Second Class Township Code” of Pennsylvania and the authority and procedures of the “Pennsylvania Municipalities Planning Code”, as amended, as well as other laws of the Commonwealth of Pennsylvania, do hereby enact and ordain the following amendment to the text of the Hanover Township Zoning Ordinance;

WHEREAS, the Board of Supervisors of Hanover Township desire to amend its Zoning Ordinance by providing for new permitted uses and a new conditional use in the AFHBD – Aircraft Flightpath Highway Business Zoning District.

NOW, THEREFORE, be it enacted and ordained by the Board of Supervisors of Hanover Township, Northampton County, Pennsylvania, and the same is hereby ordained and enacted as follows, to wit:

SECTION 1: The Supervisors of Hanover Township, Northampton County, Pennsylvania, under the powers vested in them by the “Second Class Township Code” and the “Pennsylvania Municipalities Planning Code”, as amended, as well as other laws of the Commonwealth of Pennsylvania, do hereby ordain and enact the following amendments to the text of the Hanover Township Zoning Ordinance Chapter 185 Zoning, of the Code of Ordinances, as amended.

SECTION 2: Chapter 185 Zoning of the Code of Ordinances of Hanover Township is hereby amended by amending Section 185-12 Definitions, to add a new definition to read as follows:

“Beverage/Bottling Works - manufacturing and packaging of ready to drink (non-alcoholic) beverages such as carbonated soft drinks, water, flavored water, sparkling water, fruit juices, coffee, tea and similar beverages.”

SECTION 3: Chapter 185 Zoning of the Code of Ordinances of Hanover Township is hereby amended by amending Section 185-38 D. Permitted Uses, to add new subsections (12) Light Industrial, Light Manufacturing Plant and (13) Beverage/Bottling Works to read as follows:

“(12) Light Industrial, Light Manufacturing Plant, excepting however, those whose primary uses involve chemical manufacturing or whose primary use involves hazardous chemicals or materials.

(13) Beverage/Bottling Works.”

SECTION 4: Chapter 185 Zoning of the Code of Ordinances of Hanover Township is hereby amended by amending Section 185-38 E. Conditional Uses, to add a new subsection (11) Warehouse and Storage Facilities in excess of 25% of the square footage of the building to read as follows:

“(11) Warehouse and Storage Facilities in excess of 25% of the square footage of the building.”

SECTION 5: Chapter 185 Zoning of the Code of Ordinances of Hanover Township is hereby amended by amending Section 185-38 G. Prohibited Uses, to delete subsection (4) Warehousing, distribution and storage uses in excess of 25% of the square footage in a building. and renumber the subsequent subsections.

SECTION 6: Chapter 185 Zoning, of the Code of Ordinances of Hanover Township is hereby amended by amending Section 185-54 E.(15)(a) Regulated Uses for conditional uses by adding a new subsection (a)[9] Warehouse and Storage Facilities in excess of 25% of the square footage of the building to read as follows:

“[9] Warehouse and Storage Facilities [§ 185-38E(11)] where such uses are accessory to or serve a principal use and where such warehouse or storage exceeds 25% of the square footage in a building.”

SECTION 7: Chapter 185 Zoning, of the Code of Ordinances of Hanover Township is hereby amended by amending Section 185-54 E.(15)(b) Specific regulations applicable to these conditional uses by adding a new subsection (b)(7) to read as follows:

“(b)(7) Warehouse and Storage Facilities where such uses are accessory to or serve a principal use and where such warehouse or storage exceeds 25% of the square footage in a building shall be limited to the storage of materials used and/or the products produced on site.”

SECTION 8: SEVERABILITY. If a court of competent jurisdiction declares any provisions of this Amendment to be invalid in whole or in part, the effect of such decision shall be limited to those provisions expressly stated in the decision to be invalid, and all other provision of this zoning Amendment shall continue to be separately and fully effective.

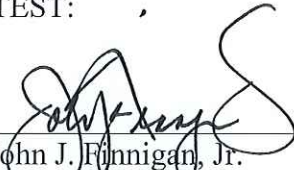
SECTION 9: REPEALER. All provisions of Township ordinances and resolutions or parts thereof that are in conflict with the provisions of this Ordinance, are hereby repealed.

SECTION 10: ENACTMENT. This Amendment shall be effective five (5) days after the date of passage.

THIS ZONING ORDINANCE IS HEREBY ORDAINED AND ENACTED this 23rd day
of February, 2021, by the Hanover Township Board of Supervisors.

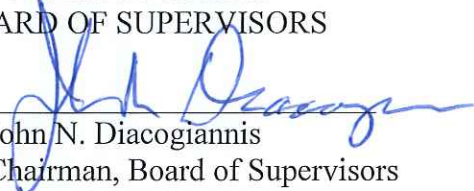
ATTEST: ,

By:


John J. Finnigan, Jr.
Township Manager

HANOVER TOWNSHIP
BOARD OF SUPERVISORS

By:


John N. Diacogiannis
Chairman, Board of Supervisors