

ORDINANCE NO. 19- 7

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 THE ESTABLISHMENT OF PROPERTY/FACILITY MANAGEMENT FACILITY USE IN THE AGRICULTURAL (A) ZONING DISTRICT OF THE TOWNSHIP OF HANOVER

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; and

WHEREAS, the Board of Supervisors of Hanover Township desires to amend its Zoning Ordinance by providing for a Property/Facility Management Facility use in the Agricultural (A) Zoning District of the Township of Hanover.

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 Article II, Interpretations and Definitions; Section 185-12 Definitions by amending and adding the following definitions to read as follows:

“Property/Facility Management Business

A business that operates to maintain and manage facilities and properties owned by others. Principal operation may include some or all of the following: grass, tree and landscape maintenance and management; landscape design and construction; snow and ice removal; asphalt repair and maintenance; building repairs and maintenance; painting and other similar work.

Property/Facility Management Facility

A facility from which a Property/Facility Management Business operates and may include office space, fitness areas and similar amenities for employee use, garage space and storage space. The facility may also include the storage of landscape and hardscape materials and supplies; plant and landscape nursery, including greenhouses; storage of yard waste and composting material; outdoor storage, washing and fueling of vehicles and equipment owned or used in the operation of the business.”

SECTION 3: Chapter 185 Zoning, of the Code of Ordinances of Hanover Township, Section 185-23 Regulations applicable to A Agricultural; Subsection 185-23 K Conditional Uses is hereby amended to read as follows:

“K. Conditional uses. Only the following building types and uses shall be permitted pursuant to Board of Supervisors’ approval, in accordance with review procedures and use restrictions described in §185-54, Conditional uses, of this Chapter and the use restrictions described therein:

- (1) one single-family detached house on a lot of less than ten (10) acres in size.

(2) Property/Facility Management Facility.”

Section 4: Chapter 185 Zoning, of the Code of Ordinances of Hanover Township, Section 185-17 Off-Street Parking Regulations; Subsection 185-17 C. is hereby amended by adding the following new Building Type or Use, Minimum Number of Spaces Required and Measurement Unit:

“Building Type or Use	Minimum Number of Spaces Required	Measurement Unit
Property/Facility Management Facility	2	2 Spaces plus 1 Space for each Employee on largest shift and 1 space for each fleet/equipment vehicle stored on-site”

Section 5: Chapter 185 Zoning, of the Code of Ordinances of Hanover Township; Section 185-18 Off-street loading regulations; Subsection 185-18 C. is hereby amended by adding the following Building Type or Use, Minimum Number of Spaces Required and Measurement Unit:

“Building Type or Use	Minimum Number of Spaces Required	Measurement Unit
Property/Facility Management Facility	1	1 space per 10,000 sq. ft. of building area”

Section 6: Chapter 185 Zoning of the Code of Ordinances of Hanover Township; Section 185-54 Conditional uses; Subsection 185-54 E Specific standards for conditional uses shall be amended by adding the following paragraph (35) to read as follows:

“(35) Property/Facility Management Facility

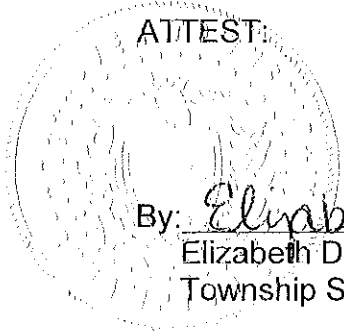
- (a) Must have a minimum of 9 acres.
- (b) Must have screening of outdoor storage, parking, and unloading areas per the requirements of Section 67-8E of the Construction Standards provisions.
- (c) Parking and driveways to be paved in accordance with Section 67-3H of the Construction Standards provisions.
- (d) De-icing materials must be stored under roof.
- (e) Water and sewer facilities (public or on-lot) must be provide for any employee areas.
- (f) No retail sales.
- (g) Underground fuel tanks are prohibited.
- (h) Compost materials may be stored on-site, but no production of compost is permitted on the site.”

SECTION 7: 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 8: 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 9: ENACTMENT. This Amendment shall be effective five (5) days after the date of passage.

THIS ZONING ORDINANCE IS HEREBY ORDAINED AND ENACTED
this 22nd day of October, 2019, by the Hanover Township Board of
Supervisors.



ATTEST
By: Elizabeth D. Ritter
Elizabeth D. Ritter
Township Secretary

HANOVER TOWNSHIP
BOARD OF SUPERVISORS

By: John N. Diacogiannis
John N. Diacogiannis
Chairman, Board of
Supervisors