

**WEST HANOVER TOWNSHIP
DAUPHIN COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2025-03

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF WEST HANOVER TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA, AMENDING SECTIONS OF THE TOWNSHIP ZONING ORDINANCE TO ADD USES PERMITTED BY RIGHT AND PROVIDE FOR A RELATED DEFINITION, ADD MINIMUM OPEN SPACE REQUIREMENTS, ADD A SECTION FOR COMPLIANCE WITH STORMWATER MANAGEMENT AND DRAINAGE, PROVIDE FOR MANUFACTURED HOUSING STANDARDS, AND REZONE SELECT PARCELS FROM THE LIC DISTRICT TO THE CH DISTRICT

WHEREAS, West Hanover Township (“Township”) is a second-class township governed by the Second Class Township Code, 53 P.S. § 65101, *et seq.*, and the Pennsylvania Municipalities Planning Code, 53 P.S. § 10101, *et seq.*; and

WHEREAS, over the course of administering its Zoning Ordinance, the Township has identified several sections to be amended for ease of future administration and to better provide for zoning in the Township; and

WHEREAS, the Board of Supervisors deem it to be in the best interests of the Township’s health, safety, and general welfare to adopt such changes to the Township’s Zoning Ordinance.

BE IT HEREBY ENACTED AND ORDAINED by the Board of Supervisors of West Hanover Township, Dauphin County, Pennsylvania, as follows:

Section 1. Amendments. The following amendments are hereby made to the West Hanover Township Zoning Ordinance:

A. Table 3.01, “Permissible Uses,” is amended to incorporate the following uses to be permitted by right in the indicated zoning districts.

Use	District
Dwelling, Multifamily Conversion	CMU
Dwelling, Single-Family Detached	CMU
Dwelling, Single-Family Semi-Attached	CMU
Community Residence, Halfway House/Recovery Community	LIC
Neighborhood Services	I
Tractor Trailer Storage, Repair, or Parking	LIC, I, IE

- B. Table 3.01, "Permissible Uses," is amended to update the use "Rooming House and Boarding House" to be permitted as indicated below.

Use	District	Permitted By
Rooming House and Boarding House	R-3	SE
	NMU	SE
	CMU	R
	CH	R

- C. Section 6.02, "Definitions," is amended to add the following entry:

"TRACTOR TRAILER – A combination vehicle including a truck tractor and either a trailer or semitrailer. For purposes of this definition, a tractor shall mean every vehicle which is self-propelled, and which is designed or used to draw a trailer or semitrailer."

- D. Section 4.19(D) and Table 4.12 are amended to reflect the following added minimum percentage of open space in the indicated zoning districts.

District	Minimum Percent of Open Space
Rural Agriculture (RA)	60% (minimum 2-acre lot area)
Rural Residential (RR)	40% (minimum 1-acre lot area)

- E. Section 4.26, "Stormwater Management and Drainage," is added to provide:

"All stormwater management and drainage facilities shall be provided and maintained in accordance with Chapter 173, "Subdivision and Land Development," and Chapter 168, "Stormwater Management," of the Township Code. A drainage/stormwater plan and a letter of approval from the Township Engineer, as applicable, shall be provided prior to the issuance of a stormwater management permit and or zoning permit."

- F. To accommodate the amendment in Section 1.E, the following Sections of the Zoning Ordinance, and all corresponding references, are to be renumbered as follows:

Previous Section	Title	New Section
4.26	Swimming Pools	4.27
4.27	Temporary Portable Storage Units and Roll Off Dumpsters	4.28
4.28	Trailers Used for Storage	4.29
4.29	Toxic and Hazardous Substance Storage	4.30
4.30	Transit Bus Stop	4.31
4.31	Trash Dumpsters, Commercial	4.32
4.32	Unenclosed Storage	4.33
4.33	Vehicular Access	4.34

G. Section 4.34, "Manufactured Homes," is added to read as follows:

"The installation of Manufactured Homes shall comply with the National Manufactured Housing Construction and Safety Standards Act of 1974, as amended."

H. Section 3.04(C)1 is amended to read as follows, with underlining indicate additions, and ~~strikethrough~~ indicating deletions:

"Continuation. Any nonconforming Lot, due to its Lot Area, ~~or~~ Lot width, or Street Frontage existing as of the effective date of this Chapter or created by an Amendment to this Chapter may be continued although such Lot does not conform to the Lot requirements for the district in which it is located."

I. Section 3.05(A)10 is amended to read as follows, with underlining indicate additions, and ~~strikethrough~~ indicating deletions:

"(3) Parking. ~~The following minimum number of parking spaces shall be provided for Short-Term Rental uses:~~

- ~~(a) A minimum of one (1) parking space for Short-Term Rentals in a studio or one (1) bedroom unit;~~
- ~~(b) A minimum of two (2) parking spaces for Short-Term Rentals with two (2) to four (4) bedrooms; and~~
- ~~(c) A minimum of three (3) parking spaces for Short-Term Rentals with five (5) or more bedrooms.~~
- ~~(d) Permitted garages and driveways on the property shall be unobstructed and made available for renter parking."~~

J. Section 195-202, "Zoning Map," is amended to reflect the rezoning of the following parcels from the LIC District to the CH District in an effort to address existing nonconformities:

Parcel Number	Site Address (as provided by the County)
68-028-085	7050 Jonestown Rd. Allentown Blvd.
68-048-004	Jonestown Rd. LC4
68-048-009	7035 Jonestown Rd.
68-048-007	Bradford Blvd. LC7
68-048-011	Sarhelm Rd. LC11
68-048-008	35 Sarhelm Rd.
68-028-036	7490 Allentown Blvd.

Section 2. Repealer. All ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed.

Section 3. Severability. The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is declared by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance.

Section 4. Effective Date. This Ordinance shall be effective immediately following its legal enactment.


DULY ENACTED AND ORDAINED this 20th day of February 2025 by the Board of Supervisors of West Hanover Township, Dauphin County, Pennsylvania, in lawful session duly assembled.

ATTEST:

WEST HANOVER TOWNSHIP



Erich Bair, Secretary/Treasurer

By: 
Gloria Zimmerman, Chair

(SEAL)