

**WEST HANOVER TOWNSHIP
DAUPHIN COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2025-4

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF WEST HANOVER TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA, AMENDING SECTIONS OF THE TOWNSHIP ZONING ORDINANCE TO ADD AND REVISE USES PERMITTED BY RIGHT, MODIFY DEVELOPMENT REGULATIONS FOR TOWER BASED WCFs RELATIVE TO UNDERGROUND UTILITIES, REVISE PARKING LOT DESIGN STANDARDS, REVISE CALCULATION OF ACCESSORY BUILDING GROSS FLOOR AREA IN R-2 AND R-3, ADD ACCESS DRIVES TO PERMITTED BUFFER YARD USES, SPECIFY NONRESIDENTIAL PARKING REQUIREMENTS, SUPPLEMENT REQUIRED VEHICLE ACCESS FOR PRIVATE STREETS AND ACCESS DRIVES, AND REZONE SELECT PARCELS FROM THE LIC DISTRICT TO THE CH DISTRICT AND REZONE A PARCEL FROM THE LIC DISTRICT TO THE C 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
Truckstop	I
Major Commercial Vehicle Repair or Storage	I, IE

B. Table 3.01, "Permissible Uses," is amended to update the use "Community Residence, Halfway House/Recovery Community" to be permitted as indicated below, with underlining indicate additions, and ~~strikethrough~~ indicating deletions.

Use	District
<u>Community Residence, Halfway House/Recovery Community</u>	CH , LIC

C. Section 3.05.H.8.(d).(3).(a), "Development Regulations," is amended to read as follows, with underlining indicate additions, and ~~strikethrough~~ indicating deletions:

~~"[Reserved]. Tower Based WCFs shall not be located in or within seventy five (75) feet of an Area in which all utilities are located underground."~~

D. Section 4.18.F.(5) is amended to read as follows, with underlining indicate additions, and ~~strikethrough~~ indicating deletions:

~~"[Reserved]. In no case shall parking lots be designed to require or encourage vehicles to back into a public or private street in order to leave the parking areas."~~

E. Section C.4 under Figure 2.05, "Medium-Density Residential R-2," within Section 2.08 is amended to read as follows, with underlining indicate additions, and ~~strikethrough~~ indicating deletions:

~~"Accessory Building Gross Floor Area. 10% of the net lot area. 35% max of gross floor area of the principal building."~~

F. Section C.4 under Figure 2.06, "Suburban Residential R-3," within Section 2.09 is amended to read as follows, with underlining indicate additions, and ~~strikethrough~~ indicating deletions:

~~"Accessory Building Gross Floor Area. 10% of the net lot area. 35% max of gross floor area of the principal building."~~

G. Section 4.03.(B).2, "Permitted uses in a Buffer Yard," is amended to read as follows, with underlining indicate additions, and ~~strikethrough~~ indicating deletions:

~~"Stormwater management facilities provided they do not infringe on screening requirements, underground utility facilities, picnic areas, greenways or pedestrian walkways, access drive in order to accommodate the installation of a driveway at or near a side property line in the front yard. Buildings, Structures, or storage of any kind shall not be permitted in a Buffer yard."~~

H. Section 4.18.(B).1, is amended to read as follows, with underlining indicate additions, and ~~strikethrough~~ indicating deletions:

~~"Off-street parking facilities shall be provided to lessen congestion in the streets. The facilities required herein shall be available to patrons throughout the hours of operation of~~

the ~~nonresidential use particular business or use~~ for which such facilities are provided. As used herein, the term “parking space” includes either covered garage space or uncovered parking space located off the public right-of-way.”

- I. Section 4.18.(F).2.c, is amended to read as follows, with underlining indicate additions, and ~~strikethrough~~ indicating deletions:

“No off-street parking Area shall be located within a public right-of-way, except in multi-family planned community a portion of the off-street parking area may be in a public right-of-way.”

- J. Section 4.18.(F).3.a, is amended to read as follows, with underlining indicate additions, and ~~strikethrough~~ indicating deletions:

“In no case shall nonresidential parking lots be designed to require or encourage vehicles to back into a public or private street in order to leave the parking areas.”

- K. Section 4.33.(B), “Required Vehicular Access,” is amended to read as follows, with underlining indicate additions, and ~~strikethrough~~ indicating deletions:

“Every Building hereafter erected or moved to a vacant Lot which existed at the time of enactment of this Chapter, shall be on a Lot Adjacent to a public or private street right-of-way or access drive. The erection of Buildings without approved access shall not be permitted. The erection of a principal Building on any Lot which existed at the time of the enactment of this Chapter and does not have frontage on a public right-of-way shall be permitted if the Applicant provides proof of access to the property in the form of a legal document recorded with the Dauphin County Recorder of Deeds. If the existing document does not address access rights and maintenance responsibilities between the landowner and effected parties, or if no such document exists, a new document shall be recorded that does address these issues. In addition, the landowner shall enter into a binding legal agreement with the Township prepared by the Township Solicitor outlining the responsibility of each party as it pertains to the private right-of-way.”

- L. Section 4.18.(B).4, is amended to read as follows, with underlining indicate additions, and ~~strikethrough~~ indicating deletions:

“In residential districts, no part of any minimum front yard Setback shall be used for parking purposes, except that the driveway Area located within the front yard Setback may be used for off-street parking. For nonresidential uses, parking may be permitted no closer than fifteen (15) feet from the street right-of-way line. For multi-family dwelling planned communities, parking may be located in the front yard.”

- M. 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)
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68-048-010	Jonestown Rd. LC10
68-048-012	Open Space F
68-028-112	Allentown Blvd.
68-028-041	6990 Jonestown Rd.

N. Similarly, Section 195-202, "Zoning Map," is amended to reflect the rezoning of the following parcels from the LIC District to the C District:

Parcel Number	Site Address (as provided by the County)
68-028-109	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 15th day of May, 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

By: 
 Gloria Zimmerman, Chair

(SEAL)