

**TOWNSHIP OF EAST HANOVER
LEBANON COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2026-01

WHEREAS, the Board of Supervisors of East Hanover Township, Lebanon County, Pennsylvania deem it to be in the best interest and general welfare of the citizens and the residents of this Township (1) to amend Chapter 250, Zoning to propose new definitions, (2) to amend Chapter 250, Zoning to modify the lot and yard requirements in the High Density Residential District and the Village District; (3) to amend Chapter 250, Zoning to provide revised criteria for minimum floor and lot area requirements; (4) to amend Chapter 250, Zoning to provide updated criteria for townhouses and garden apartments; and (5) to amend the East Hanover Township Zoning Map to revise the zoning classification of an agriculturally used parcel; and

WHEREAS, at direction of the Board of Supervisors of East Hanover Township, the East Hanover Township Planning Commission has prepared certain amendments to Chapter 250, Zoning; and

WHEREAS, the Board of Supervisors of East Hanover Township has conducted a public hearing to consider certain amendments to Chapter 250, Zoning; and

WHEREAS, prior to the public hearing, the proposed amendments were provided to the Lebanon County Planning Department for comments as provided by law; and

WHEREAS, after a public hearing and after consideration of all information, comments and questions, members of the Board of Supervisors have deemed it beneficial to the residents of East Hanover Township and to the promotion of the health, safety, morals, convenience, order and welfare of present and future inhabitants of East Hanover Township to amend said Chapter 250, Zoning.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Board of Supervisors of East Hanover Township as follows.

1. ARTICLE I, §250-2, TERMS DEFINED, IS HEREBY AMENDED TO ADD THE FOLLOWING NEW DEFINITIONS:

SEWAGE DISPOSAL SYSTEM - A system designed to collect, treat, and dispose of sewage from users in compliance with regulations of the appropriate state agency and of the Township.

A. CENTRALIZED SEWAGE DISPOSAL SYSTEM - A sewage disposal system which collects, treats, and disposes sewage from more than one dwelling, principal use, or lot.

(1) PRIVATE CENTRALIZED SEWAGE DISPOSAL SYSTEM (PRIVATE SEWER)
- A centralized sewage disposal system that is not provided, owned or operated by a municipality or another public authority.

(2) PUBLIC CENTRALIZED SEWAGE DISPOSAL SYSTEM (PUBLIC SEWER)
- A centralized sewage disposal system that is provided, owned and operated by East Hanover Township or another public authority, and/or their successors and assigns.

B. ON-LOT SEWAGE DISPOSAL SYSTEM - A sewage disposal system which collects, treats, and disposes of sewage or holds sewage from only one dwelling, principal use, or lot.

WATER SUPPLY SYSTEM - A system designed to transmit water from a source to users, in compliance with the requirements of the appropriate state agencies and the Township.

A. **CENTRALIZED WATER SUPPLY SYSTEM** - A water supply system which transmits water from a common source to more than one dwelling, principal use, or lot.

(1) **PRIVATE WATER SUPPLY SYSTEM (PRIVATE WATER)** - A centralized water supply system that is not provided, owned or operated by a municipality or another public authority.

(2) **PUBLIC WATER SUPPLY SYSTEM (PUBLIC WATER)** - A centralized water supply system that is provided, owned, and operated by East Hanover Township or another public authority, and/or their successors and assigns.

B. **ON-LOT WATER SUPPLY SYSTEM** - A water supply system which transmits water from a source on the lot to one dwelling, principal use, or lot.

2. ARTICLE X, §250-60, LOT AND YARD REQUIREMENTS, IS HEREBY AMENDED TO REVISE SUBSECTION §250-60 A., TO READ AS FOLLOWS:

A. District requirements.

Use	Lot Requirements		Minimum Yard Requirements			
	Min. Lot Area	Min. Lot Width (feet)	Front (feet)	One Side (feet)	Total Sides (feet)	Rear (feet)
Nonresidential building	3 acres	250	100	20	40	75
Residential (no public utilities)						
Single-family detached	1 acre	100	30	15	30	30
Residential (public sewer; on-site water)						
Single-family detached	10,000 square feet	75	30	10	20	25
Residential (public water and sewer)						
Single-family detached	8,000 square feet	80	30	10	20	25
Single-family semidetached	7,000 square feet	70	30	10*	20*	25
Two-family detached	16,000 square feet	100	30	10	20	20
Two-family semidetached	14,000 square feet	70	30	10*	20*	20
Townhouse	(See § 250-252)					
Garden apartment	(See § 250-252)					

* Yard requirements apply to unattached sides of buildings.

3. ARTICLE XI, §250-66, PERMITTED USES, IS HEREBY AMENDED TO REVISE SUBSECTIONS §250-66 C. AND D., TO READ AS FOLLOWS:

C. Townhouses, subject to the requirements of § 250-252.

D. Garden apartments, subject to the requirements of § 250-252.

4. ARTICLE XI, §250-69, LOT AND YARD REQUIREMENTS, IS HEREBY AMENDED TO REVISE SUBSECTION §250-69 A., TO READ AS FOLLOWS:

A. District requirements.

Use	Lot Requirements		Minimum Yard Requirements			
	Min. Lot Area	Min. Lot Width (feet)	Front (feet)	One Side (feet)	Total Sides (feet)	Rear (feet)
Nonresidential						
(No public utilities)	1 acres	100	30	20	40	30
(Public sewer)	10,000 square feet	75	30	10	20	25
Residential (no public utilities)						
Single-family detached	1 acre	100	30	15	30	30
Residential (public sewer)						
Single-family detached	8,000 square feet	80	30	10	20	25
Single-family semidetached	7,000 square feet	70	30	10*	20*	25
Two-family detached	16,000 square feet	100	30	10	20	20
Two-family semidetached	14,000 square feet	70	30	10*	20*	20
Townhouse	(See § 250-252)					
Garden apartment	(See § 250-252)					

* Yard requirements apply to unattached sides of buildings.

5. ARTICLE XIX, §250-177, MINIMUM FLOOR AND LOT AREA REQUIREMENTS, IS HEREBY AMENDED TO READ AS FOLLOWS:

§ 250-177. Minimum floor and lot area requirements.

Unless otherwise regulated in this chapter, every dwelling unit hereafter designed, established, or erected shall contain a minimum habitable floor area of 700 square feet. Existing two-family or multifamily development shall only be expanded or enlarged provided that a minimum lot area of 7,000 square feet is provided for each dwelling unit located on said property.

6. ARTICLE XXV, §250-252, TOWNHOUSES AND GARDEN APARTMENTS, IS HEREBY AMENDED TO READ AS FOLLOWS:

§ 250-252. Townhouses and garden apartments.

A. Townhouses are subject to the following requirements:

- (1) Minimum lot area of 4,000 square feet per dwelling unit.
- (2) Maximum development density shall not exceed 6 dwelling units per gross acre.
- (3) Minimum lot width of 24 feet.
- (4) A minimum front and rear yard of 25 feet each, as measured from the property line or any paved parking area, shall be provided for each townhouse unit.
- (5) Side yard minimums of 15 feet shall be provided from the unattached sides of buildings; however, a minimum side yard of 25 feet shall be provided from any paved parking areas. A minimum distance of 25 feet shall also separate each group of townhouses.
- (6) No group of townhouses shall consist of more than six attached units, with no more than three continuous dwellings with the same front setback, each variation of the setback being at least four feet. Developers are encouraged to use variety in design and construction to enhance appearance.
- (7) No detached accessory buildings or structures shall be permitted on individual lots. Storage areas, garages, and other normal accessory structures may be attached to the principal structure on each individual lot provided all other requirements of this chapter are met. Detached accessory buildings and structures for common use by the entire development shall be permitted on common areas as per Article XIX of this chapter.
- (8) The site shall be served by public water and sewer facilities, with design for individual unit service where lots are to be sold.
- (9) Off-street parking, as required by Article XXI of this chapter, shall be located within 150 feet of the dwelling unit to be served.
- (10) Townhouse development requires the submission of a subdivision/land development plan in compliance with Chapter 185, Subdivision and Land Development.

B. Garden apartments are subject to the following requirements:

- (1) Maximum development density shall not exceed 6 dwelling units per gross acre.
- (2) A minimum site size of 1 acre shall be provided for garden apartment development.
- (3) Garden apartment buildings shall contain at least four but not more than 16 dwelling units in a single structure.
- (4) A minimum setback of 30 feet shall be provided from any road right-of-way, driveway, or paved parking area. Additionally, the building setback line shall be a minimum distance of 30 feet from any front, side, or rear property line.
- (5) A minimum isolation distance of 50 feet shall be provided between garden apartment buildings.

- (6) The site shall be served by public water and public sewer facilities.
- (7) If provided, balconies shall not extend more than eight feet from the face of any principal building and the minimum floor area of any balcony shall be 72 square feet.
- (8) If patios are provided at ground level, they shall be designed for visual privacy and shall be a minimum of 150 square feet.
- (9) Off-street parking, as required by Article XXI of this chapter, shall be located within 150 feet of the dwelling unit to be served. Furthermore, parking facilities and driveways shall be located no less than 25 feet from any road right-of-way and 10 feet from all other property lines.
- (10) Garden apartment development requires the submission of a subdivision/land development plan in compliance with Chapter 185, Subdivision and Land Development.

C. Supplemental townhouse and garden apartment standards. The following criteria shall apply as additional requirements for townhouse and garden apartment development:

- (1) The developer should vary architectural treatments within apartment projects, individual apartments, and between dwelling units in a townhouse development. Variations may include those of exterior elevation, building setbacks, provisions of balconies, architectural details, pitch of roof, exterior materials, or use of color.
- (2) Variety and flexibility in design layout and arrangement of buildings, parking areas, services, recreation areas, common open space, and plantings that fully consider the particular physical characteristics of site and natural amenities is highly desired.
- (3) Screen plantings shall be provided where multiple dwelling unit land developments abut any nonresidential use or where such developments abut any single-family residential or other zoning district. Screen plantings shall be designed, located, and maintained in accordance with the requirements of Article XX of this chapter.
- (4) All utility lines within a townhouse or garden apartment development shall be placed underground.
- (5) All open space, green areas, patios, courts, and buffer yards shall be landscaped and maintained to ensure the safety, privacy, and comfort of townhouse and garden apartment residents.
- (6) Exterior storage areas for trash and rubbish shall be well screened on three sides and contained in covered, vermin-proof containers.

- 7. The East Hanover Township Zoning Map is hereby amended to delete from the Low Density Residential District and add to the Agricultural District one parcel identified on Exhibit 1. The parcel identified on Exhibit 1 is the parcel with Lebanon County Tax Account Number 21-2309711-387077-0000.
- 8. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance. It is hereby declared as the intent of the East Hanover Township Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included therein.

9. All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed.
10. This Ordinance shall become effective five (5) days after enactment by the Board of Supervisors.

Ordained and enacted this _____ day of _____, 20____.

Board of Supervisors
East Hanover Township

Chairman

[TOWNSHIP SEAL]

Attest:

Township Secretary

LEGEND

SPECIAL FLOODPLAIN HAZARD AREAS



A



AE

ZONING DISTRICT



A - AGRICULTURAL



RF - FOREST RESIDENTIAL



RLD - LOW DENSITY RESIDENTIAL



RHD - HIGH DENSITY RESIDENTIAL



RSP - SPECIAL PURPOSE RESIDENTIAL



V - VILLAGE



RH - RESIDENTIAL HOLDING



GC - GENERAL COMMERCIAL



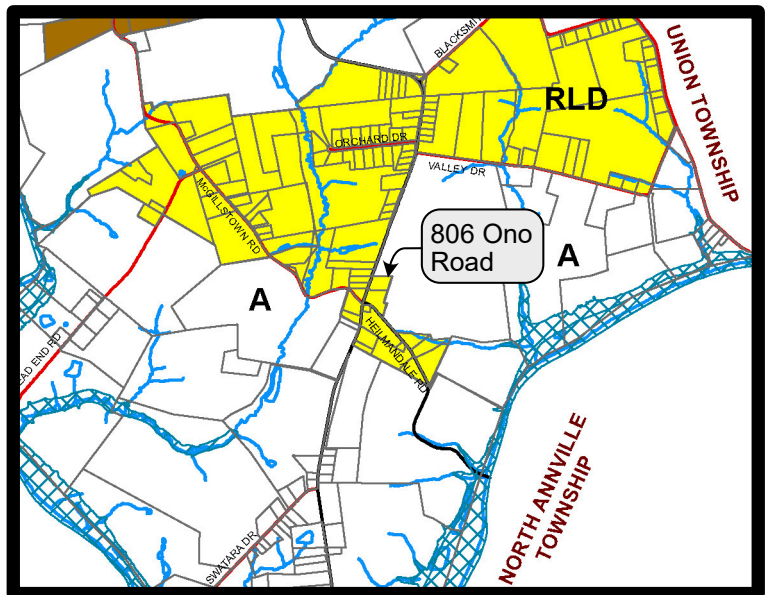
I - INDUSTRIAL/MANUFACTURING



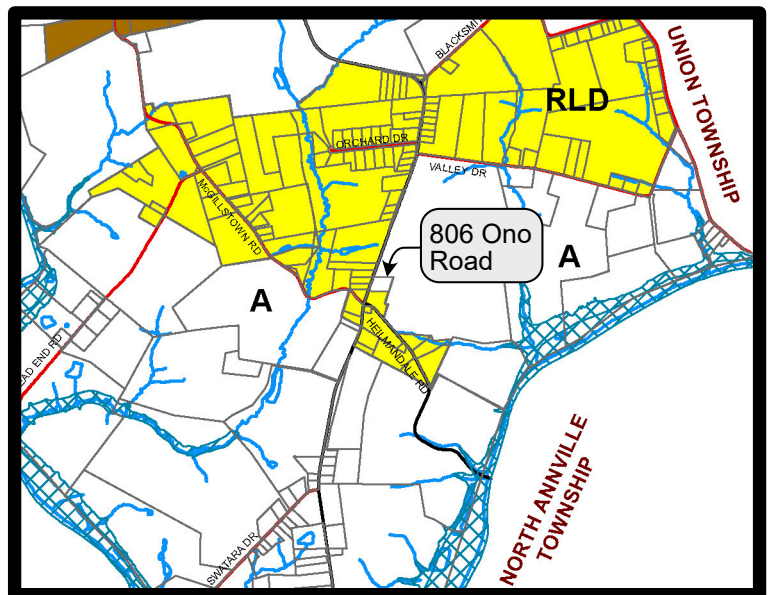
LI - LIGHT INDUSTRIAL



INS - INSTITUTIONAL



EXISTING ZONING



PROPOSED ZONING

EXHIBIT #1

ZONING MAP AMENDMENT EAST HANOVER TOWNSHIP, LEBANON COUNTY

DATE: 2/9/2026