

**HOPEWELL TOWNSHIP  
YORK COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 4-2024**

**AN ORDINANCE AMENDING CHAPTER 27 [ZONING] OF  
THE CODE OF ORDINANCES FOR HOPEWELL  
TOWNSHIP, YORK COUNTY, PENNSYLVANIA**

**WHEREAS**, Hopewell Township, York County, Pennsylvania (“Township”) is a second class township duly organized and existing under the Second Class Township Code, 53 P.S. §35101 *et seq*; and

**WHEREAS**, the Township is governed in land use by the Pennsylvania Municipalities Planning Code, 53 P.S. §10101 *et seq*. (“MPC”); and

**WHEREAS**, pursuant to authority granted by Article VI of the MPC, the Township has adopted a Zoning Ordinance, Chapter 27 of the Code of Ordinances of the Township of Hopewell, York County, Pennsylvania (“Code”); and

**WHEREAS**, the Township’s Board of Supervisors (“Board”) desires to amend its Zoning Ordinance.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** and it is hereby ordained and enacted as follows:

**Section 1:** Section 27-103 [Definitions] is hereby amended by adding the following definition in alphabetical order:

**ESSENTIAL SERVICES**

The provision by public utilities, cable television operators, internet service providers, municipal, or other governmental units regulated by the Public Utility Commission (PUC) or the Township or other governmental agencies of underground or overhead gas, electrical, steam or water pipes, sewer and storm sewer facilities, cable television or internet facilities, cabinets, vaults, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, traffic signals, hydrants and similar equipment and accessories in connection therewith, reasonably necessary for the furnishing of adequate services by such public utilities, cable

operators, municipal, or governmental units or for the public health, safety or general welfare. Commercial wireless telecommunications facilities shall be specifically excluded from this definition.

**Section 2:** Section 27-103 [Definitions] the definition of “SIGNS” is hereby amended as follows (deletions ~~stricken~~ and additions underlined):

SIGN — A device for visual communication that is used to bring the subject to the attention of the public, but not including lettering or symbols that are an integral part of another structure, or flags or other insignia of any government, government agency or of any civic, charitable, religious, fraternal or similar organization.

(1) SIGN, ADVERTISING — A sign whose major purpose is for directing attention to a business commodity, service or entertainment conducted, sold or offered elsewhere than upon the same lot, such as billboards.

(2) SIGN, ATTACHED — A sign attached, painted or otherwise mounted parallel to the surface of that portion of the building or structure to which it is affixed.

(3) SIGN, BUSINESS — A sign directing attention to or identifying a business or profession or a group of businesses or professions, conducted on the same lot or in the same commercial or industrial park or complex, including, but not limited to, malls, mini-malls, or strip malls, or to products sold on or within the same lot, park or complex.

(4) SIGN, DIRECTIONAL — A sign which is for directing the public to or designating the location of a community or other place or establishment of a public or quasi-public nature but not including signs pertaining to real estate.

(5) SIGN, FREE-STANDING — A sign supported by uprights or braces placed upon the ground and not attached to a building.

(6) SIGN, I-83 CORRIDOR — A sign located in the I-83 corridor as defined in this section.

(7) SIGN, NAMEPLATE — a flat, usually rectangular piece of metal, wood, plastic or similar material on which the name of a resident or business is printed or engraved.

~~(7)~~(8) SIGN, PERMANENT — A sign permanently attached or applied to a building or structure or permanently anchored into the ground and which cannot easily be moved. Permanent signs may have either permanent or replaceable lettering.

~~(8)~~(9) SIGN, PORTABLE — A temporary sign, of any material, with or without

changeable type lettering, illuminated or non-illuminated, mounted or transported on a vehicle, trailer or similar structure, with or without wheels, and not permanently attached to the ground, often referred to as a "mobile sign."

~~(9)~~(10) SIGN, PROJECTING — A sign which is attached to a building or other structure and extends beyond the line of a building or structure or beyond the surface of that portion of the building or structure to which it is attached.

~~(10)~~(11) SIGN, TEMPORARY — A sign which is anchored to the ground or attached to a building or structure with weights, cables, pins, braces or stakes and which can easily be moved. Temporary signs are displayed for a limited period of time.

**Section 3:** Section 27-203.2.B of the Code is hereby amended by deleting the text of subsections (8) and (9) and replacing with "Reserved."

**Section 4:** Section 27-204.2.B of the Code is hereby amended by deleting the text of subsections (8) and (10) and replacing with "Reserved."

**Section 5:** Section 27-205.2.B of the Code is hereby amended by deleting the text of subsections (8) and (10) and replacing with "Reserved."

**Section 6:** Section 27-206.2.B of the Code is hereby amended by adding a new subsection (9) as follows:

(9) No-impact home-based business as an accessory use to a residential dwelling (see § 27-301, Subsection 5).

**Section 7:** Section 27-206.9 of the Code is hereby deleted in its entirety.

**Section 8:** Section 27-207.2.B of the Code is hereby amended by adding a new subsection (5) as follows:

(5) No-impact home-based business as an accessory use to a residential dwelling (see § 27-301, Subsection 5).

**Section 9:** Section 27-207.3 of the Code is hereby amended by adding a new subsection B as follows:

B. The following accessory uses shall be permitted as special exceptions when authorized by the Zoning Hearing Board. The Zoning Hearing Board shall hear and

decide requests for such uses according to criteria established in Part 5 of this chapter.

(1) Home occupation (see § 27-301, Subsection 5).

(2) Any accessory use customarily incidental to any of the principal uses permitted by § 27-207, Subsection 2A, of this chapter or by Subsection 3A of this section.

**Section 10:** Section 27-207.10 of the Code is hereby deleted in its entirety.

**Section 11:** Section 27-301.5.B(3) of the Code is hereby amended as follows (deletions ~~stricken~~ and additions underlined):

(3) The character or external appearance of the dwelling unit or accessory structure shall be that of a dwelling or structure normally accessory to a dwelling. No display of products may be shown so as to be visible from outside the dwelling or the accessory structure. A name plate not larger than ~~six~~two square feet in area shall be permitted. ~~It must be illuminated only by~~ Illumination is limited to indirect lighting.

**Section 12:** Row P-4 of Chart 27-302-A of the Code is hereby amended by deleting the text under Column labeled “Maximum Height Attached” and replacing with “Height of first floor of building”.

**Section 13:** Section 27-317 [Supplemental Use Operations] of the Code is hereby amended by adding a new subsection 8 as follows:

8. Essential Services. Essential services shall be permitted in all districts subject to the requirements of this subsection. Essential services structures shall not be subject to setback or yard regulations.

A. A building permit and use certificate will be required for all essential services structures. The Township may determine the details to be included with the applications for the proposed essential services structures. The building permit will be required to meet all applicable requirements of this Chapter and the Uniform Construction Code.

B. A road occupancy permit will be required for any essential services structures located within any Township right-of-way. The Township may at its discretion require financial security for any work within any Township right-of-way. A highway occupancy permit from the Pennsylvania Department of Transportation will be required for any essential services structures located within state right-of-way.

C. An easement from the private landowner will be required for any essential services structures located outside the public right-of-way.

D. The owner name and contact information will be clearly shown on the essential services structures. The owner name or contact information on the essential services structures shall be updated within thirty (30) days following any change.

E. No essential services structure other than traffic signals and traffic control devices may be installed in any clear sight triangle for any street or driveway.

F. Essential services structures shall be located on lots so as to minimize any impacts on the use of the lot.

G. The Township zoning officer may require fences, lighting, access, screening and buffers as deemed necessary to minimize impacts on surrounding properties and to preserve the character of the surrounding neighborhood.

**Section 14:** Any Ordinance inconsistent with any of the provisions of this Ordinance is hereby repealed to the extent of the inconsistency only.

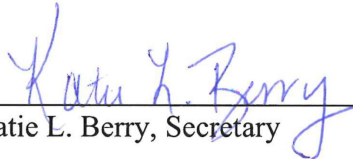
**Section 15:** In the event any provision, section, sentence, clause, or part of this Ordinance shall be held to be invalid, illegal, or unconstitutional by a court of competent jurisdiction, such invalidity, illegality, or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses, or parts of this Ordinance, it being the intent of the Board of Supervisors that the remainder of the Ordinance shall be and shall remain in full force and effect.

**Section 16:** This Ordinance shall become effective following its enactment by the Board of Supervisors of Hopewell Township, York County, Pennsylvania, as provided by law.


ORDAINED and ENACTED this 7<sup>th</sup> day of November, 2024.

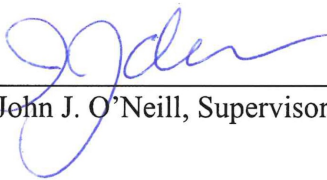
ATTEST:

**HOPEWELL TOWNSHIP  
BOARD OF SUPERVISORS**

  
Katie L. Berry, Secretary

  
Aaron R. Manifold, Chairman

  
David T. Wisnom, Supervisor

  
John J. O'Neill, Supervisor

