

ORDINANCE NO. 18 - 1

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, SECTION 185-38 TO PROVIDE FOR A BUSINESS PARK AS A PERMITTED USE IN THE AFHBD ZONING DISTRICT AND REPEALING ALL ORDINANCES INCONSISTENT HERewith

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 desire to amend its Zoning Ordinance by providing for a Business Park as a permitted use in the AFHBD Zoning District of the Township of Hanover and providing for the regulation of same.

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 amendment to the text of the Hanover Township Zoning Ordinance Chapter 185 Zoning, of the Code of Ordinances, as amended.

SECTION 2: PURPOSE. The Purpose of this Zoning Ordinance amendment is to establish a Business Park as a permitted use within the AFHBD Zoning District.

SECTION 3: Chapter 185 Zoning, of the Code of Ordinances of Hanover Township, Section 185-38 Regulations applicable to AFHBD District; subsection D. Permitted Uses is hereby amended by adding a new Permitted Use to read as follows:

“(11) Business Park allowing only the following businesses or uses:

- (a) Printing, publishing and lithographic plants.
- (b) Professional practice offices such as law, medicine (but not a hospital, medical clinic, nursing home, group home or similar uses) architecture, engineering and the like.
- (c) Research laboratories engaged in scientific investigation, testing or the production of factual information for industrial, commercial or institutional clients, where no physical or tangible product for general marketing is directly produced therein, and provided that the Board of Supervisors determined that no potential danger, hazard or nuisance shall exist to the employees, building occupants or surrounding areas, and provided that the Board of Supervisors determine that no waste, other than normal domestic sewage, is discharged into any sewage disposal system. Chemical or biochemical research, however, are specifically prohibited.
- (d) Light assembly consisting of assembly of previously manufactured components such as furniture, clothing, computers, phones, copies, electronic devices, office equipment, scientific instruments, watches, clocks, photographic and optical goods or similar products, excepting however, the manufacturing of and/or assembly of chemicals or chemical components. Hours of operation are from 6:00 a.m. until 10:00 p.m. unless otherwise approved by the Board of Supervisors.
- (e) Business offices consisting of administrative, sales office, executive, other general business offices, including but not limited to, computer and data processing facilities, sales and service of high technology business and medical equipment and other uses of the same general nature.

- (f) Real estate offices
- (g) Insurance offices.”

SECTION 4: SEVERABILITY. If a court of competent jurisdiction declares any provisions of this Ordinance 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 provisions of the Zoning Ordinance shall continue to be separately and fully effective.

SECTION 5: 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 6: ENACTMENT. This Ordinance shall be effective five (5) days after the date of passage.

THIS ZONING ORDINANCE AMENDMENT IS HEREBY ORDAINED AND ENACTED this 9th day of January, 2018, 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