

ORDINANCE NO. 24 -03

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF HANOVER, COUNTY OF NORTHAMPTON, COMMONWEALTH OF PENNSYLVANIA, TO AMEND THE HANOVER TOWNSHIP ZONING ORDINANCE CHAPTER 185 OF THE CODIFIED CODE OF THE TOWNSHIP OF HANOVER TO PROVIDE FOR THE AMENDMENT OF CHAPTER 185, SECTION 185-35.D BY ADDING A LIMITED SERVICE HOTEL AND MOTEL ESTABLISHMENT AS A USE PERMITTED BY CONDITIONAL USE IN THE PIBD DISTRICT AND FOR THE AMENDMENT OF SECTION 185-54.E.(9) OF THE CODIFIED CODE OF THE TOWNSHIP OF HANOVER TO ESTABLISH CRITERIA FOR SAID USE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, pursuant to the Pennsylvania Municipalities Planning Code, 53 P.S. 1010 et seq., the Board of Supervisors of the Township of Hanover, Northampton County, Pennsylvania, desires to amend Chapter 185 Zoning, Section 185-35.D of the Codified Code of the Township of Hanover by adding a limited service hotel and motel establishment as a use permitted by conditional use in the PIBD District and to amend Chapter 185 Zoning, Section 185-54.E.(9) of the Codified Code of the Township of Hanover to establish criteria for said use in the PIBD District; and

WHEREAS, the Board of Supervisors of the Township of Hanover, Northampton County, Pennsylvania, finds that the proposed amendment will promote, protect, and facilitate the public health, safety and welfare; and

WHEREAS, the Board of Supervisors of the Township of Hanover has conducted a public hearing pursuant to public notice concerning the following amendment to the Hanover Township Zoning Ordinance as set forth hereinafter.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of the Township of Hanover, County of Northampton, and Commonwealth of Pennsylvania, as follows:

SECTION 1. The Board of Supervisors of Hanover Township, Northampton County, Pennsylvania, under powers vested 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, does hereby enact and ordain the following amendments to the Hanover Township Zoning Ordinance, as amended.

SECTION 2. Chapter 185 Zoning, Section 185-35.D of the Codified Code of the Township of Hanover is hereby amended by amending the existing Zoning Ordinance to add the following as subsection (28):

“(28) Limited service hotel and motel establishments, subject to the approval of the Board of Supervisors and restrictions contained in §185-54.E.(9).”

SECTION 3. Chapter 185 Zoning, Section 185-54.E.(9)(a) and Section 185-54.E.(9)(c) of the Codified Code of the Township of Hanover are hereby amended by amending those subsections of Section 185-54.E.(9) to read as follows:

“(a) In the PORR District, the limited service hotel and motel establishment use shall only be allowed in the four-hundred-foot-wide “no residential” strip along arterial streets or highways. In the PIBD District, the limited service hotel and motel establishments shall only be allowed within 750 feet of an arterial street on a lot abutting an arterial street and within 2500’ of an interchange with U.S. Rte. 22.

“(c) In the PORR District, the limited service hotel and motel establishments use shall only have access to a street at a signalized intersection. In the PIBD District, the limited service hotel and motel establishments shall be located on a corner lot that adjoins a signalized intersection.”

SECTION 4. Chapter 185 Zoning, Section 185-54.E.(9) of the Codified Code of the Township of Hanover is hereby amended by adding the following subsections:

“(h) In the PIBD District, the limited service hotel and motel establishment shall have no more than two (2) oversized parking spaces, which amount shall be determined by the Township Board of Supervisors during the land review process. In addition, signage shall be erected at locations determined by the Township Board of Supervisors during the land review process that

otherwise prohibits the parking of oversized/utility vehicles and tractor-trailers on the property except in any designated oversized spaces. For the purposes of this provision, the dimensions of an oversized parking space shall be 10' by 36'.

“(i) In the PIBD District, the limited service hotel and motel establishment shall not be a monthly rate hotel and not be intended primarily for use by long-term visitors. Long-term visitors are visitors who stay for a period of more than 30 consecutive days. Further, no room shall include a full-sized stove or oven.”

SECTION 5. If a court of competent jurisdiction declares any provision of this amendment 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 this amendment to the Hanover Township Zoning Ordinance shall continue to be separately and fully effective.

SECTION 6. All provisions of Township ordinances and resolutions or parts thereof that were adopted prior to this amendment to the Hanover Township Zoning Ordinance and that are in conflict with this amendment to the Hanover Township Zoning Ordinance are hereby repealed.

SECTION 7. This Ordinance shall become effective in five (5) days.

ATTEST:

HANOVER TOWNSHIP,
NORTHAMPTON COUNTY,
PENNSYLVANIA

By: Kimberly Lymanstall
Print Name: Kimberly Lymanstall
Title: Township Secretary

By: [Signature]
Print Name: Susan Lawless
Title: Chair