

PRESENTERS



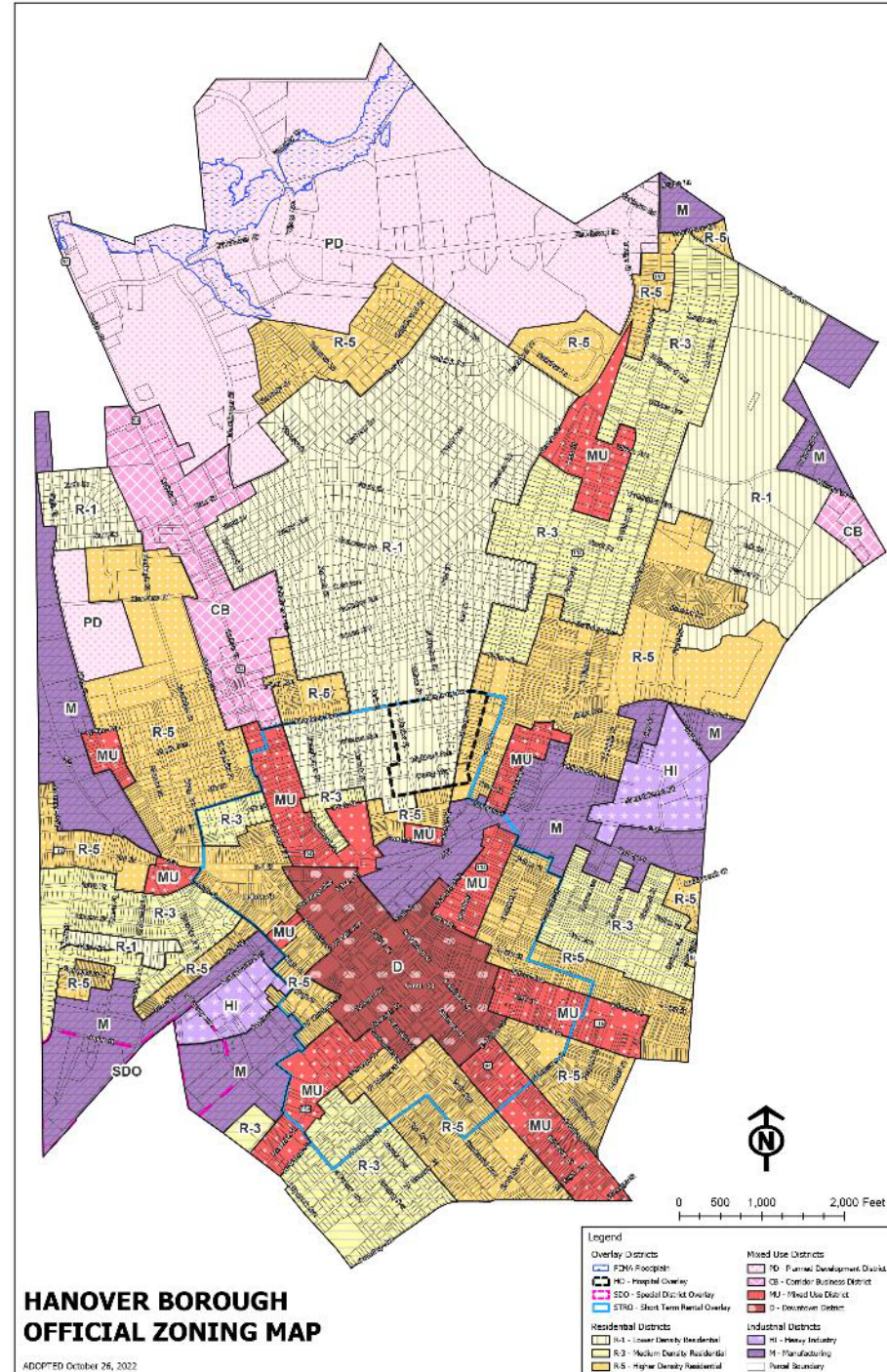
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HANOVER REZONING

- Originally a multi-municipal effort with Penn Township.
- Further goals of Comprehensive Plan, which emphasized downtown economic development and mixed-uses corridors.
- Legalize non-conforming neighborhoods.
- Address modern uses.
- Improve user-friendliness of ordinance.



USER-FRIENDLY DOCUMENT

- Reorganized document, use permissions and bulk regulations in table instead of separate district chapters
- Table of contents hyperlinked to sections
- Colored and patterned map – soon to be hyperlinked to County mapping and zoning ordinance

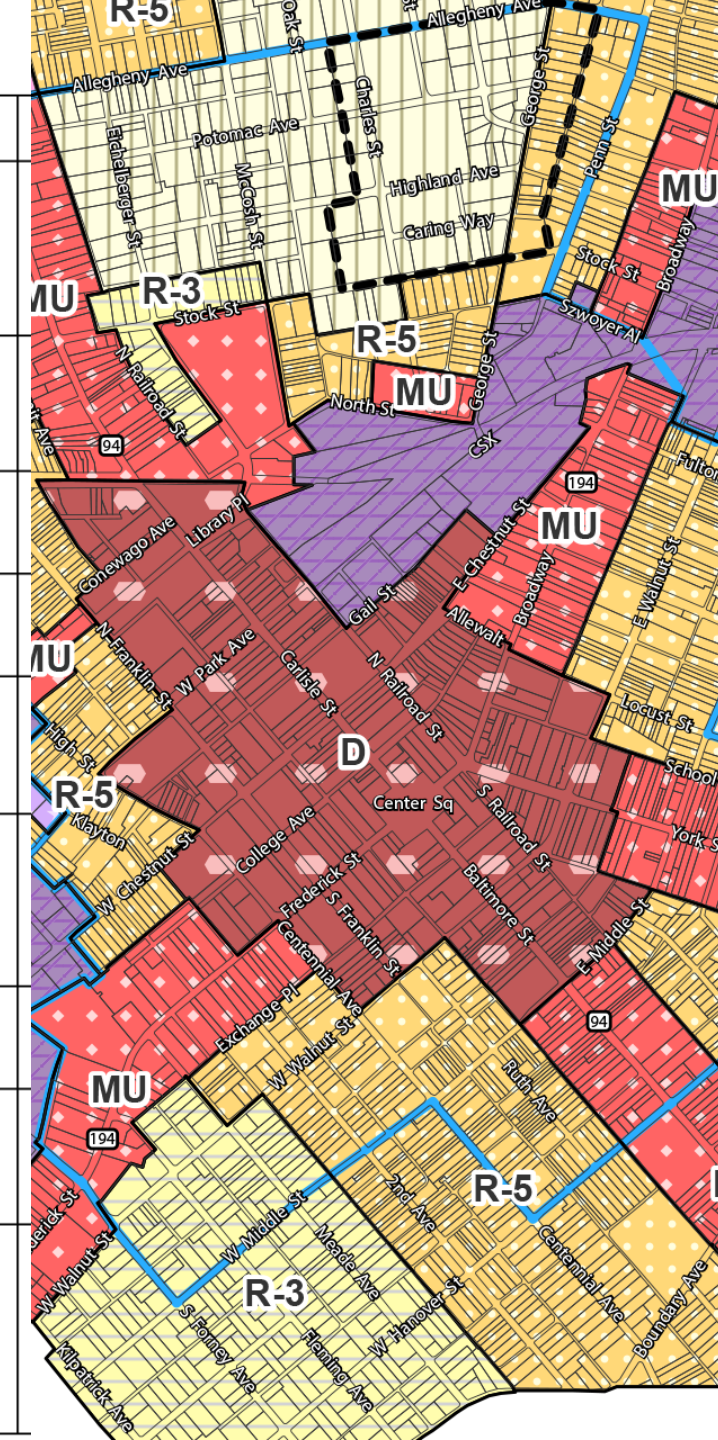
PRINCIPAL USES	D	MU	CB	PD
Dwelling, Single-Family Attached (Rowhouse)	P	P		*
Dwelling, Multi-Family	P	SE		*
Boarding House	C			
Group Care Facility	SE	SE		
Group Home	P	P		
Halfway House	C	C		
Domestic Violence Shelter	P	C		
Convalescent Home		SE		
Retirement Home/Nursing Home	SE	SE		*
Traditional Neighborhood Development				SE
Non-Residential Uses				
Adult Regulated Facilities				C
Animal Hospital	SE		SE	
Automobile Repair			SE	SE
Automobile Body Work			SE	
Automobile Car Wash			P	P
Automobile Sales			SE	SE
Automobile Fueling Station			P	P
Automobile Fueling Station with Convenience Store			P	P
Bar or Tavern	P	SE	C	P
Bed and Breakfast	SE	SE		
Beverage Production with Tasting Room and/or Eating Establishment	P	SE	C	P
Business Services Establishment	P	P	P	P
Commercial Parking Lot or Parking Garage	C	C		
Convention Hall/Banquet Hall	P		C	P

DOWNTOWN DISTRICT: BULK CONTROLS

- Allows small narrow lots
- *Maximum* front setback, no side or rear setbacks, generous coverage and heights
- No maximum density

D. Area and Bulk Requirements.

	D
Minimum Lot Area	3,200 sf Rowhouse: 1,600 sf Multifamily: 6,400 sf
Minimum Lot Width	20'
Max. Bldg. Coverage	80%
Max. Impervious Coverage	
Front Yard	Minimum: 0' Maximum: 10' See Note 1
Minimum Side Yard	0'
Minimum Rear Yard	0'
Maximum Height	6 stories or 75' See Note 2 Accessory bldg.: 20'
Maximum Density	



DOWNTOWN DISTRICT: USES

- Allows multiple principal uses per lot
- Wide variety of residential and commercial uses permitted by right
- Auto-centric uses not permitted
- Requires non-residential ground floor uses fronting specific blocks

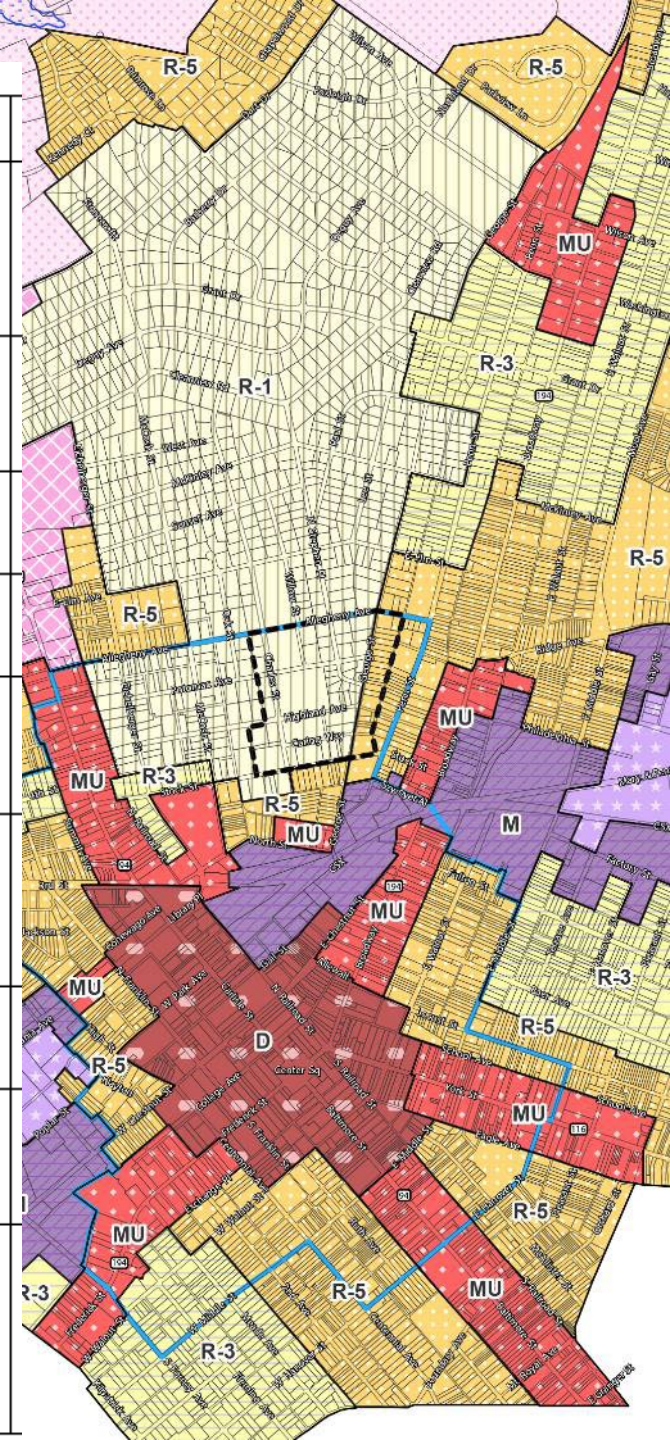


MIXED USE DISTRICTS: BULK CONTROLS

- Along main corridors out of downtown where established uses were non-conforming
- Allows small narrow lots for townhouses, slightly larger for other uses
- Front setbacks match adjacent buildings
- Height, coverage and densities reflect established neighborhoods

D. Area and Bulk Requirements.

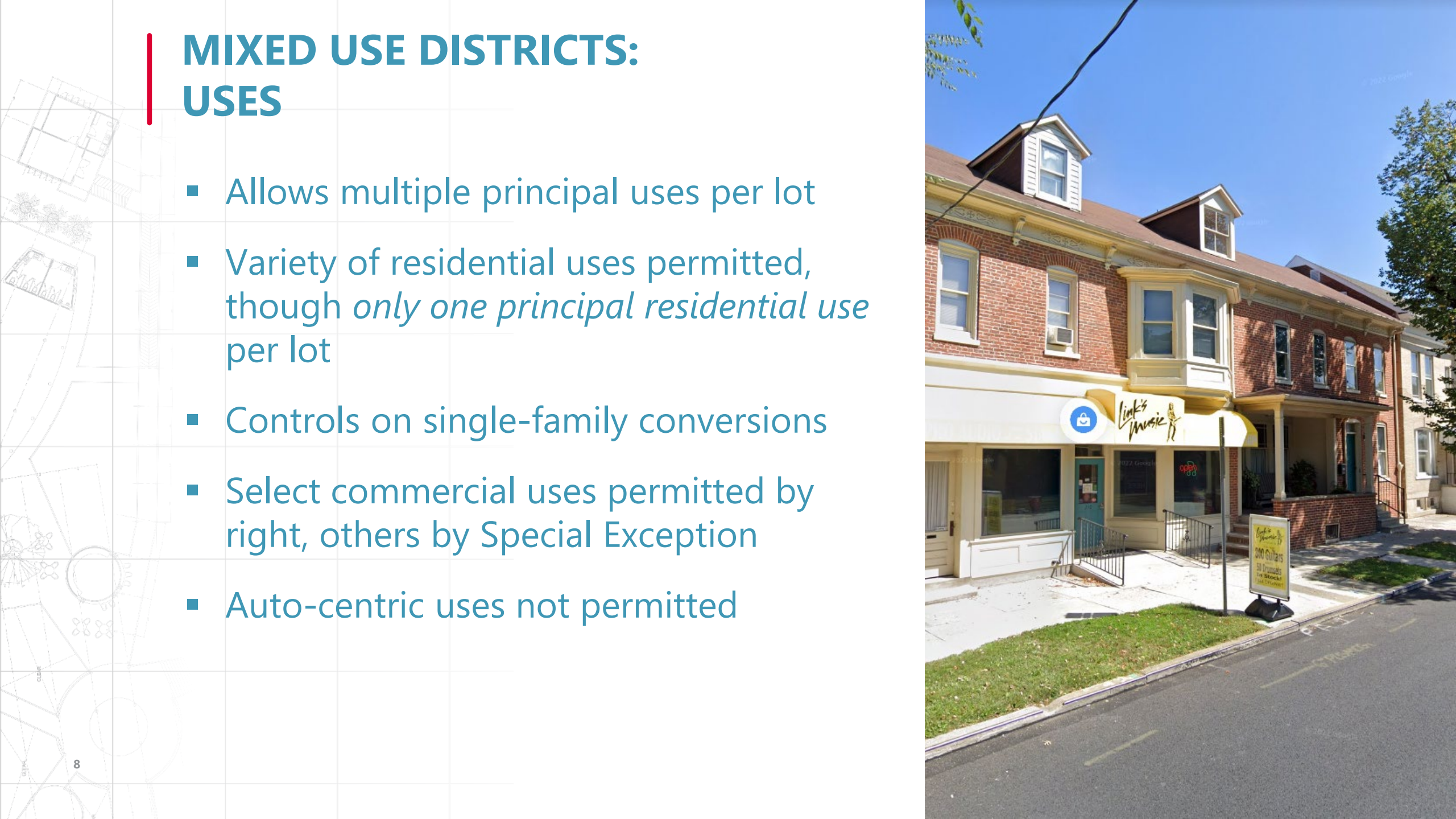
	MU
Minimum Lot Area	3,200 sf Rowhouse: 1,600 sf Multifamily: 6,400 sf
Minimum Lot Width	30' Rowhouse: 20' Multifamily: 40'
Max. Bldg. Coverage	50%
Max. Impervious Coverage	80%
Front Yard	Minimum: 0' Maximum: 20' See Note 1
Minimum Side Yard	5' Twin: 5' on open side Rowhouse: 0' Accessory bldg.: 2'
Minimum Rear Yard	Principal: 20' Accessory: 3'
Maximum Height	3 stories or 40' Acc. bldg.: 20'
Maximum Density	Rowhouse and Multifamily: 27 dwellings/acre; Other uses: 18 dwelling units/ac



MIXED USE DISTRICTS: USES

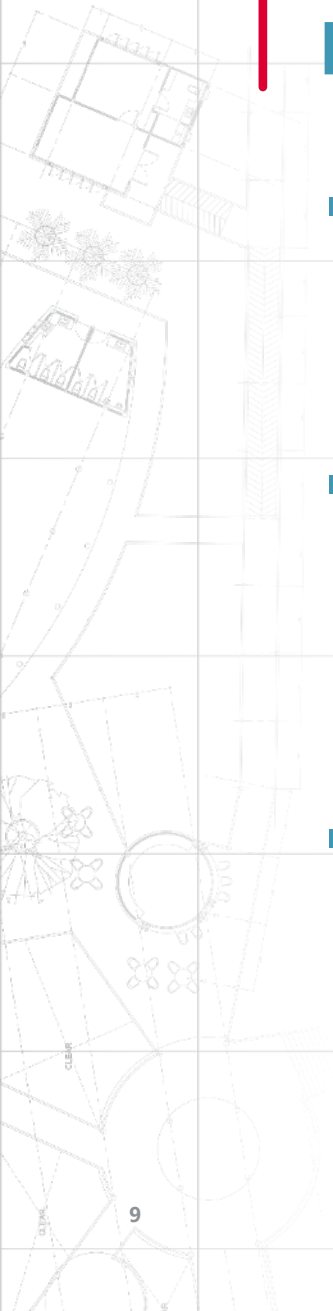
- Allows multiple principal uses per lot
- Variety of residential uses permitted, though *only one principal residential use* per lot
- Controls on single-family conversions
- Select commercial uses permitted by right, others by Special Exception
- Auto-centric uses not permitted

- ## MIXED USE DISTRICTS: USES
- Allows multiple principal uses per lot
 - Variety of residential uses permitted, though *only one principal residential use* per lot
 - Controls on single-family conversions
 - Select commercial uses permitted by right, others by Special Exception
 - Auto-centric uses not permitted
- A photograph of a row of three-story brick townhouses with yellow awnings. The central unit has a sign for 'Link's Music' and a blue door. A yellow sign on the sidewalk advertises 'Link's Music' and '50 Guitars for \$100'. The street is paved and has a grassy area in front of the buildings.



PLANNED DEVELOPMENT DISTRICT

- Encourages redevelopment of aging large commercial sites into denser mixed-use walkable forms
- Defined *Traditional Neighborhood Development* as a use type, with regulations for common space, street grid, etc
- Housing is the carrot – only allowed if part of a TND





MODERN USES ADDED

- Short-term rentals
 - Controls in sensitive residential areas
 - Expedited path in downtown area
- Accessory dwelling units
- Drive-thru facility as accessory use
- Breweries, convention/banquet halls , urban agriculture, food trucks
- Home occupations beyond MPC's No-Impact Home Businesses



SITE IMPROVEMENT STANDARDS

- Parking
 - “Right-size” parking minimums
 - Allows nearby public parking to count towards required parking (only for commercial uses in MU)
 - 40% by-right reduction in D and MU
 - Further reductions for off-setting uses or by Special Exception
- Lighting
- Landscape Buffers
- Sight Lines



ZONING AS A LIVING DOCUMENT

- Spreadsheet of zoning concerns
- Biennial amendment process

	A	B	C	D	E	F	G
1	Edit	Zoning Section	Requested	Subject	Reasoning	Gannet Fleming Notes	Questions for Planning Comm.
2	1	MAP	DESCO Services, JS Construction, Ave Emerge Church	R3 to MU near Penn St/Wilson	Current zoning creates non-conformance for their business (in a residential district)	MU district expanded south to Dart Dr.	Changes made, reviewed with PC in June.
3	2	MAP	Michael Bowersox	R5 to R3 near Fleming Ave/Middle St	Density of existing properties would more align with lesser density district	Expanded R3 district.	Changes made, reviewed with PC in April.
4	3	MAP	YCPC	Recreation Conservation Zone	Concern with new map not specifically excluding these areas now	All Recreation Conservation parcels are existing schools/municipal parks and are now R districts. Added parks so schools & parks are by-right uses in all R districts. As such, a special district is not necessary for these parcels.	No need for Recreation Conservation district
5	4	MAP	YCPC	R5 to CB Cherry Tree Ct offices off Wilson Ave	New map doesn't reflect existing medical office uses.	Create new CB district in northeast corner Hanover.	Changes made, reviewed with PC in April.
6	5	MAP	Rairigh	New R1 district in NE Hanover (Ash Dr, Spruce Dr, Wilson Ave, undeveloped parcels along railtrail)	Better reflects existing houses, schools, church.	Question about future of two undeveloped parcels along rail trail	Changed to R1 per May meeting
7	6	MAP	Mains	Extend PD to cover full parcel at Dart Dr/Eichelberger. Extend CB to include Santander Bank	Avoid split zone parcel, encourage infill, reflect existing uses.	Discussion about businesses in former houses along Dart Dr, decided to remain R district (allowed to continue as nonconforming)	Edits made per June/July meetings
8	7	MAP	Mains	Extend MU along Carlisle St north to Maple Ave / Allegheny Ave	Reflect existing uses, encourage appropriate redevelopment	Discussion, edits made	Edits made per June meeting
9	8	140-202	YCPC	Group Home vs Group Care Facility (Fair Housing Act)	Group Care Home is not defined - is different than Group Home? Also, Fair Housing Act prohibits discriminating against Group Homes.	Added GROUP HOME as separate from GROUP CARE FACILITY. (Former most like a traditional household; latter is larger/more intense, has separated dwelling units, common dining hall, recreation facilities, support services, etc.) Defined GROUP HOME per FHA definition. Allowed GROUP HOME in R, D, MU districts by right. GROUP CARE FACILITY remain only in D, MU by spec except. HALFWAY HOUSE remains separate, only in R5, D, MU by conditional review.	Changes made, reviewed with PC in April.
10	9	140-202	DPE	No Impact Home Based Business	Refine criteria and process for NIHB (as a license)	Added Specific Use Regs for NoImpact Home Based businesses. Must apply for zoning permit.	Changes made, reviewed with PC in April.
11	10	140-303	YCPC	Medical Marijuana	Review against Senate Bill 3	Uses by SpecExep instead of Conditional (reflects other commercial uses rather	Changes made, reviewed with PC in April.