

TOWNSHIP OF SOUTH HANOVER
DAUPHIN COUNTY, PENNSYLVANIA

ORDINANCE NO. ____-2024

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE TOWNSHIP OF SOUTH HANOVER, DAUPHIN COUNTY, PENNSYLVANIA, AS AMENDED AND SUPPLEMENTED, CHAPTER 27, ZONING, BY AMENDING ARTICLE III, DESIGNATION OF DISTRICTS, SECTION 27-302, ZONING MAP BY REZONING ALL OR PORTIONS OF THE TRACTS OF LAND IDENTIFIED AS PROPERTY ID NOS. (AND ADDRESSES): 56-016-004-000-0000 (GRANDVIEW ROAD) AND 56-016-124-000-0000 (WAGNER STREET LOT 1) FROM THE RESIDENTIAL-CLUSTER DISTRICT TO THE INDUSTRIAL PARK DISTRICT; AMENDING ARTICLE IX, INDUSTRIAL PARK DISTRICT: IP, SECTION 27-1102 BY **ADDING MIXED OCCUPANCY BUILDINGS AND CONFIRMING WAREHOUSING AND DISTRIBUTION FACILITIES AS USES PERMITTED BY RIGHT IN THE INDUSTRIAL PARK DISTRICT**; AMENDING ARTICLE XV, GENERAL REGULATIONS, SECTION 27-1502, USE REGULATIONS BY **ADDING SPECIFIC USE STANDARDS FOR MIXED OCCUPANCY BUILDINGS AND WAREHOUSING AND DISTRIBUTION FACILITIES**; DIRECTING THE ZONING OFFICER TO REVISE THE ZONING MAP; **REPEALING INCONSISTENT ORDINANCES OR PARTS OF ORDINANCES**; PROVIDING FOR A SAVINGS CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Board of Supervisors of the Township of South Hanover, Dauphin County, Pennsylvania, has the authority pursuant to Section 1506 of The Second Class Township Code, 53 P.S. § 66506, Section 601 of the Pennsylvania Municipalities Planning Code, 53 P. S. § 10601, and Article XX of Chapter 27, Zoning, of the Code of Ordinances of the Township of South Hanover to enact and amend the Zoning Ordinance to advance the health, safety, and welfare of the citizens of the Township of South Hanover; and

WHEREAS, the Board of Supervisors of the Township of South Hanover, Dauphin County, Pennsylvania, has previously ordained and enacted an ordinance entitled, the "Township of South Hanover Zoning Ordinance", which is found at Chapter 27 of the Code of Ordinances of the Township of South Hanover; and

WHEREAS, the Zoning Map set forth in Chapter 27, Zoning, of the Code of Ordinances of the Township of South Hanover depicts the Pennsy Supply Incorporated Quarry land that is located along Wagner Street as zoned as part of the Industrial Park District and certain land adjoining the Pennsy Supply Incorporated Quarry land zoned as part of the Residential-Cluster District;

WHEREAS, Chapter 27, Zoning, of **the Code of Ordinances of the Township of South Hanover defines and contemplates Mixed Occupancy Buildings, but does not specify Mixed Occupancy Buildings as a permitted use within any zoning district. Further, although the Zoning Ordinance defines and contemplates warehousing and distribution as a separate use, such use is not specifically listed in the Industrial Park District or other zoning district and is incorporated as part of a light industrial use.**

WHEREAS, the Board of Supervisors of the Township of South Hanover, Dauphin County, Pennsylvania believes that it is in the best interest of the Township of South Hanover and the residents of the Township of South Hanover to amend Chapter 27, Zoning, of the Code of Ordinances of the Township of South Hanover to: (i) rezone certain land adjoining the Pennsy Supply Incorporated Quarry land that is located along Wagner Street and already is zoned as part of the Industrial Park District; and

(ii) specifically list Mixed Occupancy Buildings or Warehousing and Distribution Facilities as permitted uses within the Industrial Park District and impose specific standards for such uses;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Board of Supervisors of the Township of South Hanover, Dauphin County, Pennsylvania, that Chapter 27, Zoning, of the Code of Ordinances of the Township of South Hanover is hereby amended as follows:

SECTION 1: Chapter 27, Zoning, of the Code of Ordinances of the Township of South Hanover is hereby amended by amending Article III, Designation of Districts, Section 27-302, Zoning Map, by rezoning portions of the tracts of land identified as Dauphin County Property ID Nos.: 56-016-004-000-0000 (Grandview Road) and 56-016-124-000-0000 (Wagner Street Lot 1) from the Residential-Cluster District ("Area to be Rezoned"), as more particularly described by metes and bounds in Exhibit 'A' and depicted on Exhibit 'B', to the Industrial Park District. The area that is to be rezoned is hereby intended and deemed to include the entire contiguous area that is shaded in green and outlined in red on Exhibit 'B', which area generally is bounded to the:

- A. North by the southern boundaries of tracts identified as Dauphin County Property Id. Nos. 56-016-100-000-0000, 56-011-063-000-0000, and 56-011-096-000-0000;
- B. East by the eastern boundaries of tracts identified as Dauphin County Property Id. Nos. 56-016-004-000-0000 and 56-016-124-000-0000 within or along Swatara Creek and the western boundary of Dauphin County Property Id. No. 56-016-058-000-0000;
- C. South by the northern boundaries of Dauphin County Property Id. Nos. 56-016-058-000-0000 and 56-016-125-000-0000; and
- D. West by eastern boundary of Dauphin County Property Id. Nos. 56-016-058-000-0000 and a line established by metes and bounds description in Exhibit 'A'.

SECTION 2: Chapter 27, Zoning, of the Code of Ordinances of the Township of South Hanover is hereby amended by amending Article XI, Industrial Park District: IP, Section 27-1102, Principal Uses by adding Mixed Occupancy Buildings and Warehousing and Distribution Facilities as uses permitted by right in the Industrial Park District, as follows:

...

- 9. Mixed Occupancy Buildings, subject to the requirements of Section 27-1502.31 of this chapter.
- 10. Warehousing and Distribution Facilities, subject to the requirements of Section 27-1502.32 of this chapter.

SECTION 3: Chapter 27, Zoning, of the Code of Ordinances of the Township of South Hanover is hereby amended by amending Article XV, General Regulations, Section 27-1502, Use Regulations by adding specific use standards for Mixed Occupancy Buildings and Warehousing and Distribution Facilities, as follows:

...

31. Mixed Occupancy Buildings. Where permitted, Mixed Occupancy Buildings shall be subject to the following conditions:
- A. Mixed Occupancy Buildings may include one or more of the following nonresidential uses:
- (1) Light industrial activities which engage in the manufacture, predominantly from previously prepared materials, of finished products or parts including business, administrative and corporate offices, processing, fabrication, assembly, treatment, packaging, storage, sales and distribution of such products but excluding basic industrial processing activities defined as heavy industry
 - (2) Research and development
 - (3) Warehousing and distribution
 - (4) Wholesale supply
 - (5) Assembly and fabrication of products
 - (6) Contractor offices
 - (7) Academic clinical research centers
 - (8) Offices
 - (9) Medical clinics
 - (10) Studios for radio and television stations
 - (11) Commercial photography and art studios
 - (12) Employment agencies
 - (13) Computer and data processing services
 - (14) Office supplies and equipment
 - (15) Health/fitness centers
 - (16) Building materials and garden supplies
 - (17) Retail stores
 - (18) Business service stores
 - (19) Automotive rentals and storage facilities
 - (20) General automotive repair and body shops
 - (21) Mechanical, plumbing, lumber, heating and electrical supply stores
 - (22) Membership sports and recreation clubs
 - (23) Health service clinics
 - (24) Computer services and sales
 - (25) Commercial recreation
- (2) The maximum floor area for an individual Mixed Occupancy Building shall be 100,000 square feet.
- (3) All manufacturing, processing, fabrication, assembly, treatment and packaging activities shall be entirely contained within a completely enclosed building.
- (4) Loading berths and dock doors shall not be located on more than one (1) building wall of a Mixed Occupancy Building.

- (5) Loading berths and dock doors shall not be located along any building wall that is designed so as to be oriented and face directly towards an existing dwelling on an abutting residential lot. This requirement shall not apply where another building of equal or greater size is located between such loading berths and dock doors and the existing dwelling.
 - (6) The Mixed Occupancy Building, parking spaces and loading spaces shall be set back a distance not less than 200 feet from the nearest existing dwelling on an abutting residential lot.
 - (7) The minimum landscape buffer yard requirements are set forth in Section 27-1507.1.F of this chapter.
 - (8) The outdoor storage of equipment, materials or products is prohibited.
 - (9) All operations and activities must be conducted in accordance with the applicable performance standards of Section 27-1512 of this chapter.
 - (10) All exterior lighting fixtures shall be LED fixtures with cutoffs. Such fixtures shall be directed downward and inward. Glare onto adjoining parcels shall not exceed 1 footcandle measured at grade level. The maximum height of exterior wall mounted fixtures shall be 18 feet and the maximum height of pole mounted fixtures shall be 30 feet.
31. Warehousing and Distribution Facilities. Where permitted, Warehousing and Distribution Facilities shall be subject to the following conditions:
- A. The principal building shall be set back a distance not less than 500 feet from the nearest existing dwelling on an abutting residential lot.
 - B. The facility shall provide sufficiently long stacking lanes and on-site loading and unloading areas so that trucks waiting to be loaded and unloaded will not stack or back up onto an adjacent public street.
 - C. All gates, guard shacks and other barriers shall be set back and arranged to prevent vehicle backups onto adjacent public streets during peak arrival periods.
 - D. The minimum landscape buffer yard requirements are set forth in Section 27-1507.1.F of this chapter.
 - E. Accessory service or repair of onsite vehicles used as part of the facility is limited to locations within a completely enclosed building.
 - F. The outdoor storage of unlicensed or uninspected motor vehicles is prohibited.
 - G. The outdoor storage of equipment, materials or products is prohibited.
 - H. All operations and activities must be conducted in accordance with the applicable performance standards of Section 27-1512 of this chapter.

- I. Any exterior public address system shall be designed and operated so that the audible levels of any messages conveyed over the system shall not exceed the ambient noise levels of the use.
- J. The operator of the facility shall enforce State limits on truck idling. See Act 124 of 2008. Additionally, any facility where diesel operated trucks periodically congregate must have in place an anti-idling policy, with a maximum idling time per truck of five (5) minutes.
- K. Jockey trucks operating at the proposed distribution center buildings shall be equipped with cameras, sonars, white noise alarms or other technology so that beeping back-up alarms are not required to be used.
- L. The maximum permitted building height may be increased to 55 feet, provided that for each additional foot of building height beyond 40 feet the required building setbacks are increased by 2 additional feet.
- M. All exterior lighting fixtures shall be LED fixtures with cutoffs. Such fixtures shall be directed downward and inward. Glare onto adjoining parcels shall not exceed 1 footcandle measured at grade level. The maximum height of exterior wall mounted fixtures shall be 18 feet and the maximum height of pole mounted fixtures shall be 30 feet.

SECTION 4: Chapter 27, Zoning, of the Code of Ordinances of the Township of South Hanover is hereby amended by amending Article XVIII, Off-Street Parking, Section 27-1802, Facilities Required, Subsection 15 (Industrial Uses) by changing the required number of off-street parking spaces for industrial uses to read:

1 space for each employee on the two largest shifts

SECTION 5: The Zoning Officer of the Township of South Hanover, or assigned designee, is directed to revise the Zoning Map to delineate the rezoned area and boundary line changes as adopted hereby.

SECTION 6: All other sections, parts, and provisions of Chapter 27, Zoning, shall remain in full force and effect as previously enacted.

SECTION 7: Savings Clause. The provisions of this Ordinance are severable. If any section, clause, sentence, part, or provision thereof shall be held illegal, invalid, or unconstitutional by any court of competent jurisdiction, such decisions of the court shall not impair the validity of any of the remaining sections, clauses, sentences, parts, or provisions of the Ordinance. It is hereby declared the intent of the Board of Supervisors of the Township of South Hanover that this Ordinance would have been enacted if such illegal, invalid, or unconstitutional section, clause, sentence, part, or provision had not been included herein.

SECTION 8: Repealer. Any specific provisions of Chapter 27, Zoning, or any other Township of South Hanover ordinance or resolution that is in direct conflict within this Ordinance, are hereby repealed to the extent of such conflict.

SECTION 9: Effective Date. This Ordinance shall become effective five (5) days after enactment.

DULY ENACTED and ORDAINED into law this ____ day of _____, 2024, by the Board of Supervisors of the Township of South Hanover, Dauphin County, Pennsylvania, in lawful session duly assembled.

ATTEST

BOARD OF SUPERVISORS
TOWNSHIP OF SOUTH HANOVER
DAUPHIN COUNTY, PENNSYLVANIA

_____, Secretary

_____, (Vice) Chairman



Issued : December 7, 2023
Revised : December 22, 2023

Project No. 1190-04

**LEGAL DESCRIPTION
RE-ZONING BOUNDARY AREA**

ALL THAT CERTAIN tract, piece, or parcel of land for right of way boundary situated in South Township, Dauphin County, Commonwealth of Pennsylvania, as shown on plan by Livic Civil, entitled Re-zoning Exhibit, Project No. 1190-04, dated December 1, 2023, being more fully described as follows:

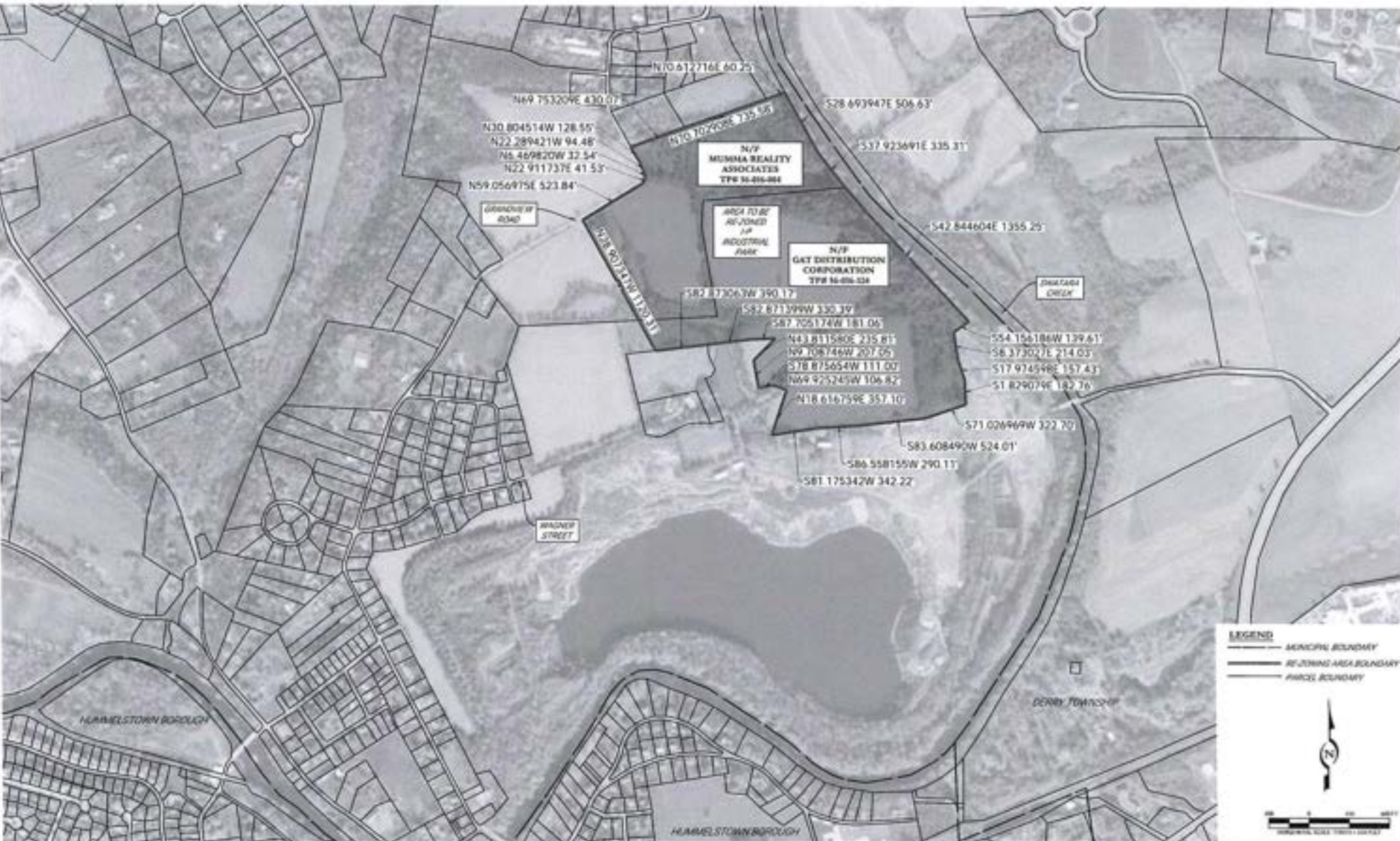
BEGINNING at the northeastern side of the right-of-way of Grandview Road, along lands now or late Mumma Reality Associates, at an existing property corner, the True Point of Beginning;

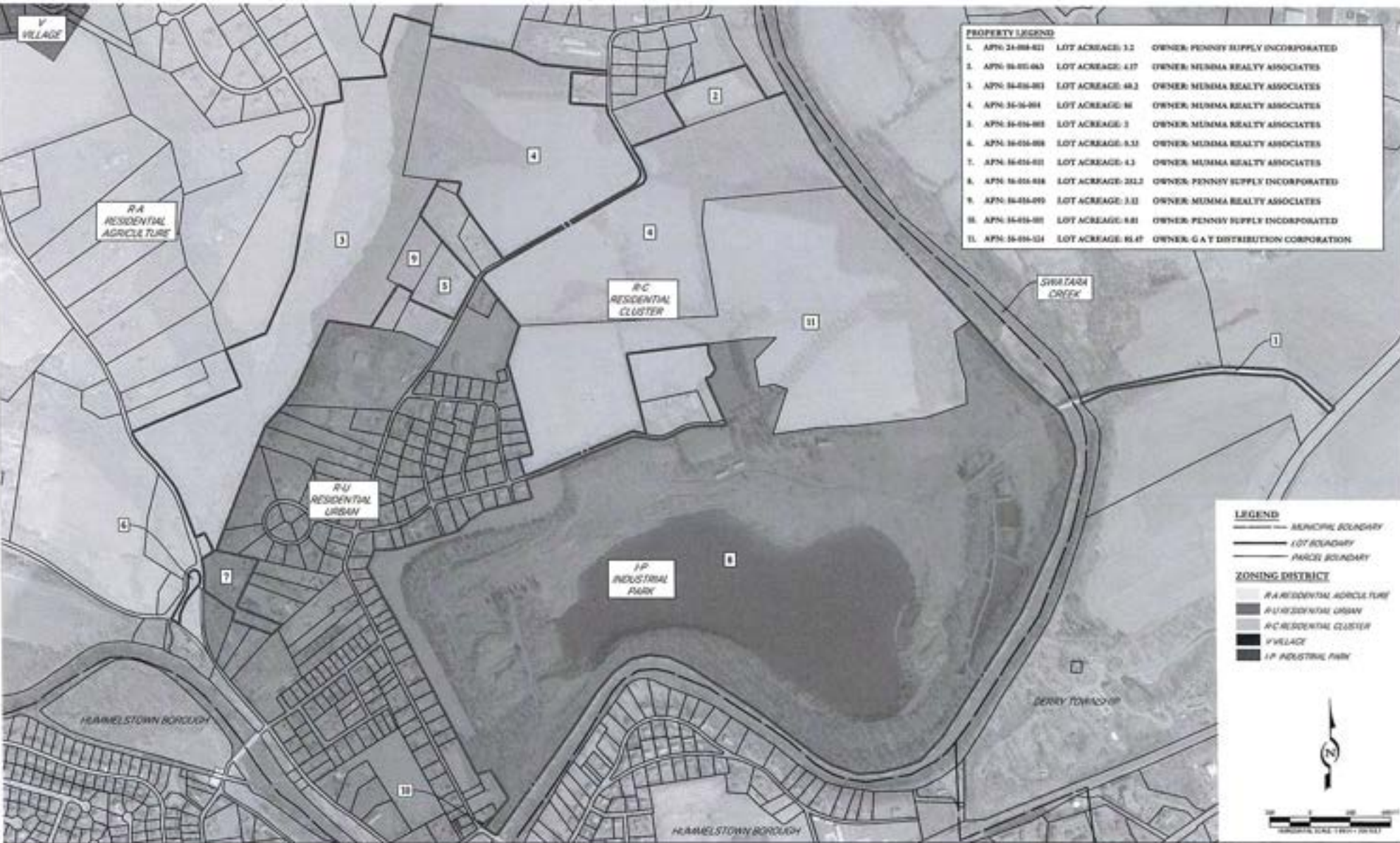
- Thence (1) From said Point of Beginning heading North 59.056975° East along lands now or late Mumma Reality Associates a distance of 523.84 feet to another point;
- Thence (2) Heading North 22.911737° East along lands now or late Mumma Reality Associates a distance of 41.53 feet to another point;
- Thence (3) From aforementioned point heading North 6.469820° West along lands now or late Mumma Reality Associates a distance of 32.54 feet to another point;
- Thence (4) Heading North 22.289421° West along lands now or late Mumma Reality Associates a distance of 94.48 feet to another point;
- Thence (5) From said point heading North 30.804514° West along lands now or late Mumma Reality Associates a distance of 128.55 feet to another point;
- Thence (6) Heading North 69.753209° East along lands now or late Mumma Reality Associates a distance of 430.07 feet to another point;
- Thence (7) From aforementioned point heading North 70.702908° East along lands now or late Mumma Reality Associates a distance of 735.58 feet to a point;
- Thence (8) Heading North 70.612716° East along lands now or late Mumma Reality Associates a distance of 60.25 feet to another point;
- Thence (9) From said point heading South 28.693947° East along lands now or late Mumma Reality Associates a distance of 506.63 feet to another point;
- Thence (10) Heading South 37.923691° East along lands now or late Mumma Reality Associates a distance of 335.31 feet to another point;
- Thence (11) From aforementioned point heading South 42.844604° East along lands now or late GAT Distribution Corporation a distance of 1355.25 feet to a point;
- Thence (12) Heading South 54.156186° West along lands now or late GAT Distribution Corporation a distance of 139.61 feet to another point;



- Thence (13) From said point heading South 8.373027° East along lands now or late GAT Distribution Corporation a distance of 214.03 feet to a point;
- Thence (14) Heading South 17.974598° East along lands now or late GAT Distribution Corporation a distance of 157.43 feet to another point;
- Thence (15) From aforementioned point heading South 1.829079° East along lands now or late GAT Distribution Corporation a distance of 182.76 feet to a point;
- Thence (16) Heading South 71.026969° West along lands now or late GAT Distribution Corporation a distance of 322.70 feet to another point;
- Thence (17) From said point heading South 83.608490° West along lands now or late GAT Distribution Corporation a distance of 524.01 feet to a point;
- Thence (18) Heading South 86.558155° West along lands now or late GAT Distribution Corporation a distance of 290.11 feet to another point;
- Thence (19) From aforementioned point heading South 81.175342° West along lands now or late GAT Distribution Corporation a distance of 342.22 feet to a point;
- Thence (20) Heading North 18.616759° East along lands now or late GAT Distribution Corporation a distance of 357.10 feet to another point;
- Thence (21) From said point heading North 69.925245° West along lands now or late GAT Distribution Corporation a distance of 106.82 feet to a point;
- Thence (22) Heading South 78.875654° West along lands now or late GAT Distribution Corporation a distance of 111.00 feet to another point;
- Thence (23) From aforementioned point heading North 9.708746° West along lands now or late GAT Distribution Corporation a distance of 207.05 feet to a point;
- Thence (24) Heading North 43.811580° East along lands now or late GAT Distribution Corporation a distance of 235.81 feet to another point;
- Thence (25) From said point heading South 87.705174° West along lands now or late GAT Distribution Corporation a distance of 181.06 feet to a point;
- Thence (26) Heading South 82.871399° West along lands now or late GAT Distribution Corporation a distance of 330.39 feet to another point;
- Thence (27) From said point heading South 82.873063° West along lands now or late GAT Distribution Corporation a distance of 390.17 feet to a point;
- Thence (28) From said point heading North 28.907347° West along lands now or late Mumma Reality Associates and GAT Distribution Corporation a distance of 1,120.31 feet to the Point of Beginning;

CONTAINING 95.986 Acres (4,181,165.8719 sq.ft.) more or less.





PROPERTY LEGEND		
1. APN: 34-008-021	LOT ACREAGE: 3.2	OWNER: PENNY SUPPLY INCORPORATED
2. APN: 34-008-043	LOT ACREAGE: 4.17	OWNER: MUMMA REALTY ASSOCIATES
3. APN: 34-008-083	LOT ACREAGE: 49.3	OWNER: MUMMA REALTY ASSOCIATES
4. APN: 34-008-084	LOT ACREAGE: 36	OWNER: MUMMA REALTY ASSOCIATES
5. APN: 34-008-085	LOT ACREAGE: 3	OWNER: MUMMA REALTY ASSOCIATES
6. APN: 34-008-088	LOT ACREAGE: 9.33	OWNER: MUMMA REALTY ASSOCIATES
7. APN: 34-008-091	LOT ACREAGE: 4.3	OWNER: MUMMA REALTY ASSOCIATES
8. APN: 34-008-098	LOT ACREAGE: 232.7	OWNER: PENNY SUPPLY INCORPORATED
9. APN: 34-008-099	LOT ACREAGE: 3.32	OWNER: MUMMA REALTY ASSOCIATES
10. APN: 34-008-091	LOT ACREAGE: 9.81	OWNER: PENNY SUPPLY INCORPORATED
11. APN: 34-008-104	LOT ACREAGE: 63.47	OWNER: GAT DISTRIBUTION CORPORATION

LEGEND	
	MUNICIPAL BOUNDARY
	LOT BOUNDARY
	PARCEL BOUNDARY
ZONING DISTRICT	
	RA RESIDENTIAL AGRICULTURE
	RU RESIDENTIAL URBAN
	RC RESIDENTIAL CLUSTER
	VP VILLAGE
	IP INDUSTRIAL PARK







1029 MUMMA ROAD
2ND FLOOR
WORMLEYSBURG, PA 17043
PHONE: 888.987.1993
WWW.LIVICCIVIL.COM

HUMMELSTOWN QUARRY

PREPARED FOR:

LOCATION:

SOUTH HANOVER TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

December 27, 2023

3 BUILDING INDUSTRIAL & FLEX
COMMERCIAL WITH CLUSTER DEVELOPMENT