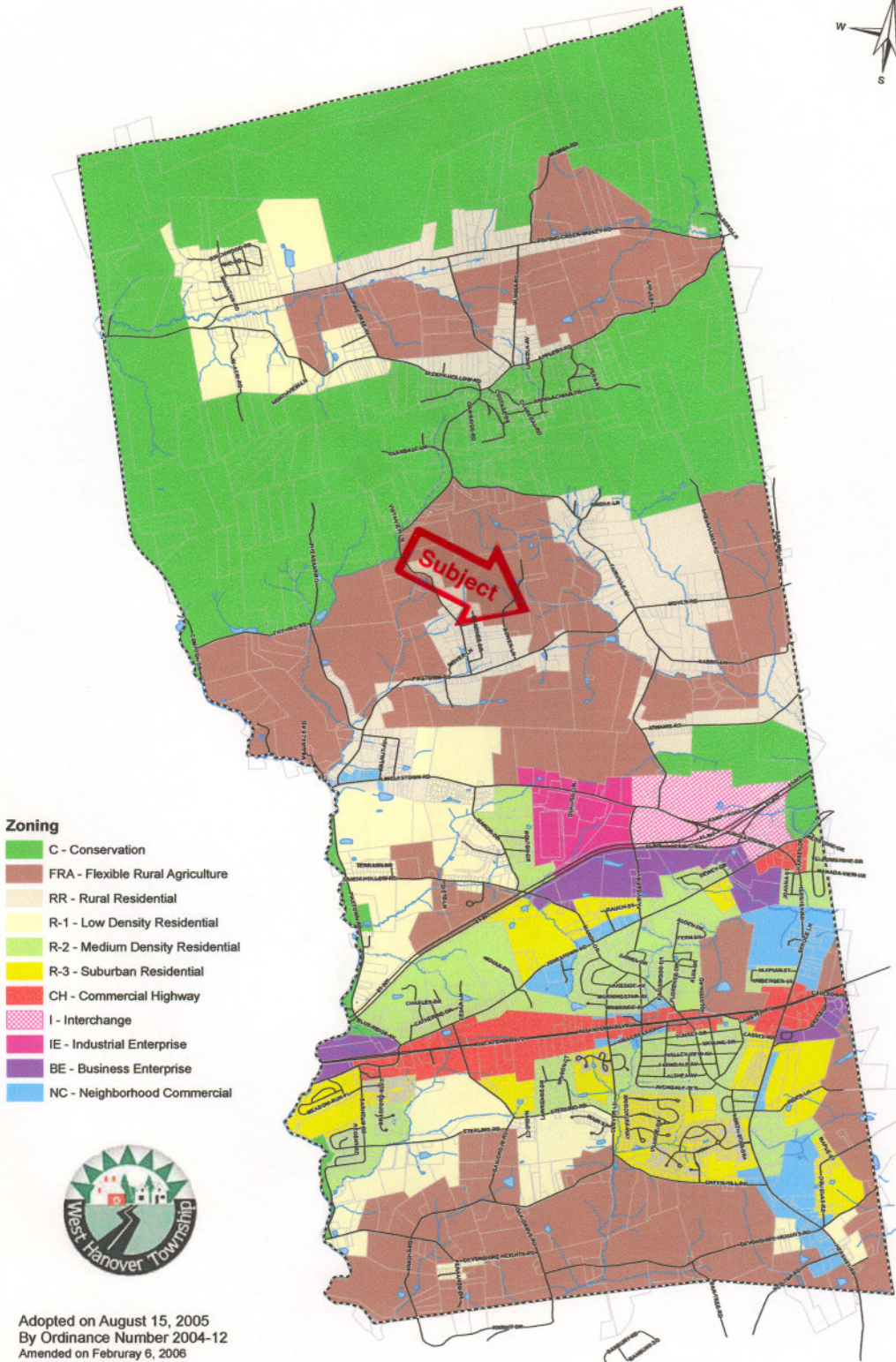


West Hanover Township Dauphin County, Pennsylvania

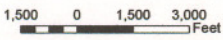


Zoning

- C - Conservation
- FRA - Flexible Rural Agriculture
- RR - Rural Residential
- R-1 - Low Density Residential
- R-2 - Medium Density Residential
- R-3 - Suburban Residential
- CH - Commercial Highway
- I - Interchange
- IE - Industrial Enterprise
- BE - Business Enterprise
- NC - Neighborhood Commercial



Adopted on August 15, 2005
 By Ordinance Number 2004-12
 Amended on February 6, 2006
 By Ordinance Number 2006-1
 Amended May 15, 2006
 By Ordinance Number 2006-7



ARTICLE V Flexible Rural Agriculture District

§ 195-20. Purpose.

[Amended 9-5-2006 by Ord. No. 2005-8]

The Flexible Rural Agriculture (FRA) District is to protect and preserve land with productive soils which are suitable for farming and for the conservation of natural open space resources which are considered highly desirable in West Hanover Township. The application of this district shall be for undeveloped lands and existing agricultural properties within West Hanover, with the intent of protecting the environment, agricultural viability, small farm preservation, and the deteriorating effects to the Township's rural character from sprawling rural development and urban encroachment.

§ 195-21. Principal permitted uses, buildings and structures.

Principal permitted uses, buildings and structures are as follows:

- A. Agriculture operations.
- B. Animal kennels, including but not limited to animal shelters, boarding horses and boarding kennels.
- C. Animal services, including but not limited to dog grooming, pet training, horse training, pedigree record services and breeding services.
- D. Community residential homes.
- E. Forestry activities in accordance with § 195-103O. **[Added 8-15-2005 by Ord. No. 2004-12** *Editor's Note: This ordinance also provided for the redesignation of former Subsections E through O as Subsections F through P, respectively.]*
- F. Golf courses in accordance with § 195-103C. **[Amended 3-5-2001 by Ord. No. 2001-1; 8-15-2005 by Ord. No. 2004-12]**
- G. Cemeteries and memorial gardens.
- H. Crop preparation services, including but not limited to corn shelling, grain cleaning, packaging fresh and farm dried fruits, and seed cleaning.
- I. Government buildings and uses.
- J. Public recreation areas, such as but not limited to parks, playgrounds, greenways, pedestrian/bicycle trails and open space.
- K. Public utilities and facilities in accordance with § 195-103H. **[Amended 8-15-2005 by Ord. No. 2004-12]**
- L. Retail nurseries and garden stores limited to 3,000 square feet of floor area.
- M. Single-family dwellings.
- N. Transient business stands for the sale of agricultural products produced on the property where offered for sale.
- O. Veterinary services.
- P. Any use determined by the Zoning Officer to be of the same general character as the above-listed permitted uses.

§ 195-22. Principal conditional uses, buildings and structures.

[Amended 4-16-1996 by Ord. No. 1996-2; 11-19-2001 by Ord. No. 2001-5; 8-4-2003 by Ord. No. 2003-12]

Principal conditional uses, buildings and structures, when authorized by the Board of Supervisors in accordance with Article XXV, are as follows:

- A. Churches.
- B. Concentrated animal operation (CAO)/concentrated animal feeding operation (CAFO) in accordance with § 195-181. **[Added 8-15-2005 by Ord. No. 2004-12** Editor's Note: This ordinance also provided for the redesignation of former Subsections B through D as Subsections C through E, respectively. **]**
- C. Sportsman clubs.
- D. Elementary and secondary schools and institutions of higher education.
- E. Radio and television towers in accordance with § 195-180.
- F. Heliports/helipads in accordance with § 195-182.1. **[Added 11-6-2006 by Ord. No. 2006-7]**
- G. Airports in accordance with § 195-182.2. **[Added 5-7-2007 by Ord. No. 2007-1]**

§ 195-23. Accessory permitted uses, buildings and structures.

[Amended 8-4-2003 by Ord. No. 2003-12; 8-15-2005 by Ord. No. 2004-12; 9-5-2006 by Ord. No. 2005-8]

Accessory permitted uses, buildings and structures customarily incidental to the principal permitted uses are as follows, including but not limited to:

- A. Accessory apartments in accordance with § 195-94. **[Added 5-7-2007 by Ord. No. 2007-6** Editor's Note: This ordinance also provided for the redesignation of former Subsections A through I as Subsections B through J, respectively. **]**
- B. Barns in accordance with § 195-95A.
- C. Fences in accordance with § 195-95D.
- D. Manure storage facilities in accordance with § 195-103N.
- E. No-impact home-based business in accordance with § 195-103M.
- F. Signs in accordance with Article XXIII.
- G. Storage buildings in accordance with § 195-95A.
- H. Swimming pools in accordance with § 195-95F.
- I. The keeping of farm animals in accordance with the following requirements:
 - (1) The minimum lot area is five acres.
 - (2) One animal is permitted for the initial five acres.
 - (3) One animal per acre will be permitted for each additional acre over five acres.
 - (4) A buffer will be required abutting a residential use or district wherein the minimum setback for a fence shall be 30 feet.
 - (5) Where abutting a residential property or district, barns, stables and manure piles must be at least 100 feet from the property line.
- J. Private antenna tower in accordance with § 195-95G.

§ 195-24. Development requirements.

[Amended 9-5-2006 by Ord. No. 2005-8]

- A. Height regulations. The height of a principal building shall not be greater than 35 feet. Accessory buildings, structures and barn heights are specified in § 195-96A.
- B. Lot area regulations. The minimum lot area shall be two acres except as modified by Article XVII, § 195-86A, open space residential and nonresidential development.
- C. Width regulations. At the required minimum front building setback line, the lot width shall be a minimum of 200 feet except as modified by Article XVII, Open Space Residential and Nonresidential Development.
- D. Yard regulations. Each lot shall have front, side and rear yards of not less than the depth and width indicated below, except as modified by Article XVII, Open Space Residential and Nonresidential Development.
 - (1) Front yard depth: 35 feet.
 - (2) Side yards for an interior lot shall be a minimum of 20 feet for each side. On a corner lot, the side yard abutting the street shall be not less than 35 feet in width.
 - (3) Rear yard depth: 50 feet.
 - (4) Interior yards:
 - (a) Front: 35 feet.
 - (b) Side: 20 feet.
 - (c) Rear: 50 feet.
- E. Coverage regulations. The building(s), structures(s) and impervious surface coverage shall not exceed 20% except as modified by Article XVII, Open Space Residential and Nonresidential Development.
- F. Floodplain Overlay District. Development located in affected floodplain areas shall be in accordance with the requirements of the Floodplain Overlay District of Article XV.
- G. Environmental Protection Overlay District. Development shall meet the requirements of the Environmental Protection Overlay District in accordance with Article XVI.
- H. Open space residential and nonresidential development. Open space residential and nonresidential development shall be in accordance with Article XVII.
- I. Development standards. Development shall meet the development standards in accordance with Article XIX.
- J. Performance standards. Development shall meet the requirements of the performance standards in accordance with Article XX.
- K. Motor vehicle access. When motor vehicle access is provided from a public or private street onto the lot, the motor vehicle access requirements of Article XXI shall apply.
- L. Off-street parking requirements. Off-street parking shall be provided in accordance with the provisions of Article XXII.