

SECTION 404 CLASSES OF ZONING DISTRICTS

For the purpose of this Ordinance, Hanover Township is hereby divided into Zoning Districts as designated below:

- R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
- R-2 TWO FAMILY RESIDENTIAL DISTRICT
- R-3 MULTI-FAMILY RESIDENTIAL DISTRICT
- R-MHP RESIDENTIAL MOBILE HOME PARK DISTRICT
- C-1 NEIGHBORHOOD COMMERCIAL DISTRICT
- C-2 HIGHWAY COMMERCIAL DISTRICT
- MU MIXED USE DISTRICT
- I-1 GENERAL INDUSTRIAL DISTRICT
- I-2 HEAVY INDUSTRIAL DISTRICT
- C-OP CONSERVATION/OPEN SPACE DISTRICT

**ARTICLE 5  
ZONING DISTRICT REGULATIONS**

**SECTION 501            PERMITTED USES, CONDITIONAL USES, SPECIAL EXCEPTION USES AND NON-PERMITTED USES.**

- (1) **Permitted Uses.** The letter “P” designated under any of the zoning districts in the Use Table of this Ordinance indicates a permitted use in that district, which use is permitted by right within that zoning district, thereby not requiring approval of the Board of Commissioners or Zoning Hearing Board approval, but only a determination by the Zoning Officer.
- (2) **Conditional Uses.** The letters “C” designated under any of the zoning districts in the Use Table of this Ordinance indicates a conditional use in that district, which use requires approval by the Board of Commissioners. The Board of Commissioners may either approve or deny a conditional use in accordance with the provisions of this Ordinance. The Zoning Officer has no discretion to approve any permit where the use is classified as requiring a conditional use approval.
- (3) **Special Exception Uses.** The letters “SE” designated under any of the zoning districts in the Use Table of this Ordinance indicates a special exception use in that district, which use requires Zoning Hearing Board approval. The Zoning Hearing Board may either approve or deny a special exception use in accordance with the provisions of this Ordinance. The Zoning Officer has no discretion to approve any permit where the use is classified as requiring special exception approval.
- (4) **Non-Permitted Uses.** The letter “N” designated under any of the zoning districts in the Use Table of this Ordinance indicates a use not permitted in that particular district.

**Symbol Key**  
P- Permitted Use  
SE- Special Exception  
C – Conditional Use  
N- Non-Permitted Use

**SECTION 502**

**HANOVER TOWNSHIP  
RESIDENTIAL USE TABLE**

**ZONING DISTRICTS**

<b>TYPES OF LAND USES</b>						
<b>RESIDENTIAL USES <sup>1</sup></b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-MHP</b>	<b>C-OP</b>	<b>MU</b>
Single-Family Dwelling Units	P	P	P	P	P	P
Two-Family Dwelling Units	N	P	P	P	N	P
Multi Family Dwelling Units	N	N	SE	N	N	P
Townhouses	N	P	P	N	N	P
Condominium (form of ownership of dwelling unit)	N	N	N	N	N	P

<b>RESIDENTIAL USES <sup>1</sup></b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-MHP</b>	<b>C-OP</b>	<b>MU</b>	<b>I-2</b>
Mobile Home on Permanent Foundation	N	SE	SE	P	SE	N	N
Mobile Home	N	N	N	P	N	N	N
Mobile Home Park	N	N	N	C	N	N	N
Boarding House/Rooming House	N	N	N	N	SE	SE	N
Bed and Breakfast	N	N	N	N	SE	N	N
Personal-Care Home	N	N	N	N	SE	SE	N
No Impact Home Based Business	P	P	P	P	P	P	N
Home Office	P	P	P	P	P	P	N
Home Occupation	SE	SE	SE	SE	SE	SE	N
Group Home	N	N	N	N	SE	SE	N
Half-Way House	N	N	N	N	N	C	N
Non-Hospital Drug Free Residential Substance Abuse Treatment Facility	N	N	N	N	N	C	N
Recovery and/or Sober House	N	N	N	N	C	N	C
Short-Term Home Rentals	N	SE	SE	N	N	N	N
Short-Term Transient Rentals	N	N	SE	N	N	N	N
Forestry	P	P	P	P	P	P	N
Accessory Residential Structures	P	P	P	P	P	P	N

<sup>1</sup> Uses may be subject to supplemental regulations contained in Article 3, Article 7 and/or Article 8.

<b>MISCELLANEOUS USES <sup>1</sup></b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-MPH</b>	<b>C-OP</b>	<b>MU</b>
Outdoor Wood-Fired Boilers	SE	SE	SE	SE	SE	SE
Standalone Noncommercial Windmill (freestanding)	SE	SE	SE	SE	SE	SE
Minor Solar Energy System (Freestanding)	SE	SE	SE	SE	SE	SE
Satellite Dish Antenna ( Noncommercial)	P	P	P	P	P	P

<sup>1</sup> Uses may be subject to supplemental regulations contained in Article 3, Article 7 and/or Article 8.

SECTION 503

**HANOVER TOWNSHIP  
NONRESIDENTIAL USE TABLE**

**ZONING DISTRICTS**

<b>NONRESIDENTIAL USES <sup>1</sup></b>	<b>C-1</b>	<b>C-2</b>	<b>I-1</b>	<b>I-2</b>	<b>C-OP</b>	<b>MU</b>
Agri-Tourism	N	N	N	N	P	N
Agriculture Use	N	N	N	N	P	N
Animal Cemetery	N	N	N	N	SE	N
Animal Hospital	N	P	N	N	P	N
Animal Kennel	N	N	N	N	SE	N
Artist and Hobby Supplies (sale of)	P	P	N	N	N	P
Asphalt, Batch Or Concrete Plant	N	N	N	SE	N	N

<b>NONRESIDENTIAL USES <sup>1</sup></b>	<b>C-1</b>	<b>C-2</b>	<b>I-1</b>	<b>I-2</b>	<b>C-OP</b>	<b>MU</b>
Automotive Repair Garage	N	SE	P	P	N	N
Automotive Sales	SE	P	N	N	N	N
Automotive Supplies (sale of)	P	P	P	N	N	P
Automotive Wrecking Yard	N	N	N	C	N	N
Banks & Similar Financial Services	P	P	N	N	N	P
Bakery	P	P	N	N	N	N
Beauty and Barber Shops	P	P	N	N	P	P
Big Box Retail Store	N	C	N	N	N	C
Bulk Fuel Storage Facility	N	N	SE	SE	N	N
Bottle Club or BYOB Club	N	N	C	N	N	N
Car Wash and Auto Detailing	SE	P	P	N	N	N
Business Park	N	N	N	N	N	C
Cemetery	N	N	N	N	P	N
Clothing and Clothing Accessories (sale of)	P	P	N	N	N	P
Commercial Communications Facility	N	C	C	C	C	C
Commercial Communications Antenna (attached to an existing building)	P	P	P	P	P	P
Commercial Communications Antenna (attached to an existing Public Utility Transmission Tower)	P	P	P	P	P	P
Commercial Greenhouses and Nurseries	N	P	N	N	N	N
Continuing Care Facility	N	P	N	N	P	P
Contractors Storage Yards	N	N	P	P	N	N
Convenience Store	P	P	N	N	P	P
Convenience Stores with Gas Sales	SE	P	P	N	N	P
Country Club	N	N	N	N	P	P
Day Care Facilities	SE	P	N	N	SE	SE
Detention Facility	N	N	N	N	C	N
Drive Through Commercial Uses	N	P	N	N	N	P
Drug Treatment Center	N	N	N	N	N	C
Emergency Services Facility	P	P	P	P	P	P
Entertainment Facilities	SE	P	N	N	N	P
Equipment Sales and Repairs	SE	P	P	P	N	P
Extraction of Minerals	N	N	C	C	C	N
Flea Market	N	SE	N	N	N	N
Food Processing Establishment	N	N	P	P	N	P
Food Products (sale of) includes grocery stores	P	P	N	N	N	P
Forestry (as defined in Article 2)	P	P	P	P	P	P
Furniture or Office Supplies and Equipment	SE	P	N	N	N	P
Garden Center	N	P	N	N	P	N
Gas Station, Limited-Service	P	P	P	P	P	P
Greenhouse	N	P	N	N	P	N
Health Spa	SE	P	N	N	N	P

<b>NONRESIDENTIAL USES<sup>1</sup></b>	<b>C-1</b>	<b>C-2</b>	<b>I-1</b>	<b>I-2</b>	<b>C-OP</b>	<b>MU</b>
Home Improvements Store	SE	P	P	P	N	P
Hookah Lounge or Bar	N	SE	N	P	N	SE
Hotels and Motels	N	C	N	N	C	C
Hospital	N	N	N	N	N	C
Household Goods and Appliances	P	P	N	N	N	P
Hunting or Fishing Club	N	N	N	N	P	N
Industry, Heavy	N	N	N	C	N	N
Industry, Light	N	N	P	P	N	N
Institutional Use	N	N	N	N	N	P
Intermediate-Care Facility	N	N	N	N	N	SE
Junk Yards	N	N	N	C	N	N
Library	SE	P	N	N	N	P
Laundromat, Self-Service	SE	P	N	N	N	N
Machine Shop	N	N	P	P	N	N
Municipally Owned Building	P	P	P	P	P	P
Manufactured Home Sales Lot	N	P	N	N	N	N
Massage Establishment by Medical Practitioner	SE	P	N	N	N	P
Medical Clinic	SE	P	N	N	N	P
Methadone Treatment Facility	N	N	N	N	C	C
Mineral Extraction	N	N	N	C	C	N
Mixed Use Structure	P	N	N	N	N	P
Mortuaries and Crematories	SE	P	N	N	N	SE
Newspapers, Books and Stationery Supplies	P	P	N	N	N	P
Night Club	N	P	N	N	N	N
Nonprofit Social Hall And Clubs	SE	P	N	N	SE	N
Outdoor Storage as a principal use	N	N	P	P	N	N
Personal Services	P	P	N	N	P	P
Pharmaceutical Products (sale of)	P	P	N	N	N	P
Photocopying Services	P	P	N	N	N	P
Photographic Studios & Commercial Photography	P	P	N	N	N	P
Place of Worship	SE	SE	N	N	SE	SE
Professional Offices	P	P	P	P	N	P
Public Building and/or Facility	P	P	P	P	P	P
Public Utility Facilities, Essential	SE	SE	SE	SE	SE	SE
Radio and/or Television Broadcasting Station	N	SE	SE	SE	N	SE
Recreational Facilities, Commercial	N	N	P	N	SE	N
Recreational Facilities, Private	N	N	SE	N	N	N
Recreational Facilities, Public	P	P	P	P	P	P
Recycling Collection Center (publicly owned)	N	N	N	C	N	C
Repair Services, Miscellaneous Small Appliances	P	P	P	N	N	P
Restaurants	SE	P	N	N	SE	P

<b>NONRESIDENTIAL USES <sup>1</sup></b>	<b>C-1</b>	<b>C-2</b>	<b>I-1</b>	<b>I-2</b>	<b>C-OP</b>	<b>MU</b>
Retail Sale Establishments (as defined in Article 2)	P	P	P	P	N	P
School	SE	SE	N	N	N	SE
Self-Storage Facility	P	P	P	N	P	P
Skilled Nursing Facility	N	P	N	N	N	N
Service Offices	P	P	P	P	N	P
Sexually Oriented Uses as defined in Article 2	N	N	C	N	N	N
Shopping Center	N	SE	N	N	N	SE
Solar Energy System (Major):	N	N	N	N	C	N
Solar Energy System (Minor):	SE	SE	SE	SE	SE	SE
Solar Energy System (Minor): (Roof-Mounted)	P	P	P	P	P	P
Solid Waste Facility	N	N	N	C	N	N
Sporting Goods (sale of)	P	P	P	P	N	P
Substance Abuse Detoxification Treatment Facility	N	N	N	N	N	C
Tattoo Parlor/Body-Piercing Studio	P	P	N	N	N	P
Taverns	P	P	N	N	N	P
Trucking Facility	N	N	C	C	N	N
Truck Repair & Storage	N	N	N	C	N	N
Variety and Sundry Goods (sale of)	P	P	N	N	N	P
Warehouse and Distribution Facilities (including storage yards)	N	P	P	P	N	P
Welding Shop	N	P	P	P	N	N
<b>WIND ENERGY CONVERIONS SYSTEMS</b>						
Wind Energy Facility	N	N	N	N	C	N
Accessory Nonresidential Structures <sup>1</sup>	P	P	P	P	P	P

<sup>1</sup> Uses may be subject to supplemental regulations contained in Article 3, Article 7 and/or Article 8.

<b>OTHER MISCELLANEOUS USES<sup>1</sup></b>	<b>C-1</b>	<b>C-2</b>	<b>I-1</b>	<b>I-2</b>	<b>C-OP</b>	<b>MU</b>
Any use which utilizes and/or stores any hazardous substances (as defined in Article 2)	N	N	N	C	N	N
Standalone Noncommercial Windmill (freestanding)	SE	SE	SE	SE	SE	SE
Satellite Dish Antenna ( Noncommercial)	P	P	N	N	P	P

<sup>1</sup> Uses may be subject to supplemental regulations contained in Article 3, Article 7 and/or Article 8.

<b>RESIDENTIAL USES IN THE C-1 DISTRICT <sup>1</sup></b>	<b>C-1</b>
Single-Family Dwelling Units <sup>2</sup>	P
Two-Family Dwelling Units <sup>2</sup>	P
Manufactured Home on Permanent Foundation <sup>2</sup>	P
Home Office	P
Home Occupation	SE
Dwellings on Upper Floors of Commercial Uses <sup>2</sup>	P
Accessory Residential Structures	P

<sup>1</sup> Uses may be subject to supplemental regulations contained in Article 3, Article 7 and/or Article 8.

<sup>2</sup> Footnote: Because of existing residential uses located in the C-1 Neighborhood Commercial District, the above uses are deemed to be appropriate for inclusion in the C-1 District and to avoid having such existing uses classified as nonconforming.