

Township of Hanover, PA  
Sunday, March 8, 2026

## Chapter 185. Zoning

### Article VIII. Employment Districts

#### § 185-35. Regulations applicable to PIBD Planned Industrial/Business District.

- A. General. A planned industrial/business development shall be designed, developed, and constructed according to a unified site and architectural plan which shall be reviewed by the Planning Commission and approved by the Board of Supervisors before a permit may be issued. This development shall conform to the Chapter **159**, Subdivision and Land Development, as it is applicable.
- (1) No Planned Industrial/Business District use shall be permitted unless evidence has been submitted to the satisfaction of the Board of Supervisors that such use is or will be in compliance with § **185-20** of this chapter, and all other sections of this chapter.
  - (2) A site plan review and approval is required for all proposed uses. Site plans shall be submitted in accordance with § **185-22C** (site plan) of this chapter. Section **185-54**, Conditional uses, reviews can occur at the same time as site plan reviews.
- B. Permitted uses. Only the following building types of uses shall be permitted in this district, except nonconforming uses or buildings as provided for in Article **XI**:
- (1) Administrative, sales, medical, executive, professional, or other general business offices, including but not limited to, computer and data processing facilities, banks or other financial institutions and other uses of the same general nature.
  - (2) Office parks, office clusters.
  - (3) Light industrial, light manufacturing plant, excepting however, those whose primary uses involve chemical manufacturing or whose primary use involves hazardous chemicals or materials.
  - (4) Printing, publishing, lithographic plants.
  - (5) Telephone exchange or other public or quasi-public utility installation.
  - (6) Forestry.  
[Amended 11-20-2001 by Ord. No. 01-12]
  - (7) Professional practice office, such as law, medicine, architecture, engineering and the like.
  - (8) Wholesaling and warehousing, but not storage buildings or truck terminals. (Note: Section **185-54E(4)** does not apply to these permitted uses.)
- C. Accessory uses. Only the following accessory building types and uses shall be permitted in this district, except nonconforming uses or buildings as provided for in Article **XI**.
- (1) Parking garage, parking areas or loading areas, pursuant to §§ **185-17**, **185-18** and **185-33C**.

- (2) Customary accessory uses to a permitted principal use of the land, on the same parcel of land.
  - (3) Signs, pursuant to § **185-19**.
  - (4) Small wind-energy system, provided that it complies with Chapter **145**, Small Wind-Energy Systems, of the Hanover Township Codified Ordinances.  
[Added 5-26-2009 by Ord. No. 09-10]
- D. Conditional uses. Only building types and uses shall be permitted pursuant to Board of Supervisor approval, in accordance with the review procedures and use restrictions described in § **185-54**, Conditional uses, of this chapter and the use restrictions described therein.
- (1) Building materials sales and storage areas.
  - (2) Farm equipment sales and service.
  - (3) Nonprofit cultural centers, such as art galleries, museums, indoor theatres, auditoriums, exhibition halls and performing arts center.  
[Amended 2-12-2002 by Ord. No. 02-01]
  - (4) Hospital, nursing home, convalescent home, home for the elderly.
  - (5) Municipal offices and governmental buildings.
  - (6) Research institute, research laboratory, excepting however, those dealing primarily with chemical research and whose primary use involves hazardous chemicals and materials.<sup>[1]</sup>  
[1] *Editor's Note: Original Section 724.7, regarding art galleries, museums and nonprofit cultural centers, which immediately followed this subsection, was deleted 2-12-2002 by Ord. No. 02-01.*
  - (7) Day-care and preschool care facilities which are intended to serve the employees of the Planned Industrial/Business District (PIBD) Zone.
  - (8) Exercise facility, such as racquetball courts, indoor tennis or indoor swimming pool.
  - (9) Retail shops, including drug, variety, and hardware stores.
  - (10) Personal service shops, including dry cleaning and laundry pickup establishments, laundromat, barbershop and beauty parlor, and shoe repair shop.
  - (11) Food service stores, including restaurant, bakery, confectionery, and one or more food markets. Drive-in restaurants are not permitted.
  - (12) General service and repair shops, such as watch, radio, television, and other home appliance shops.
  - (13) Shopping center, civic or community rooms, or similar meeting rooms.
  - (14) Storage building, excepting however, a building whose primary use is the storage of chemicals.
  - (15) Truck terminal.
  - (16) Arena, stadium and betting parlor, provided, however, a betting parlor can be the only principal use on the property.
  - (17) Commercial communications tower and/or antenna.
  - (18) Extraction of minerals.  
[Added 11-20-2001 by Ord. No. 01-12]
  - (19) Billboards.  
[Added 2-12-2002 by Ord. No. 02-01]
  - (20) Postsecondary school.  
[Added 10-14-2008 by Ord. No. 08-10A]

- (21) Brew pub.  
[Added 11-22-2016 by Ord. No. 16-06]
- (22) Microbrewery.  
[Added 11-22-2016 by Ord. No. 16-06]
- (23) Distillery.  
[Added 5-9-2017 by Ord. No. 17-05]
- (24) Limited distillery.  
[Added 5-9-2017 by Ord. No. 17-05]
- (25) Winery.  
[Added 5-9-2017 by Ord. No. 17-05]
- (26) Limited winery.  
[Added 5-9-2017 by Ord. No. 17-05]
- (27) Dealer vehicle storage facility.  
[Added 10-22-2019 by Ord. No. 19-08]
- (28) Limited service hotel and motel establishments, subject to the approval of the Board of Supervisors and restrictions contained in § **185-54E(9)**.  
[Added 6-25-2024 by Ord. No. 24-03]

E. Special exceptions. Only the following building types or uses shall be permitted, pursuant to Zoning Hearing Board review requirements of Article **XIV**:

- (1) Veterinary office.
- (2) Gasoline service station or automobile service shop, pursuant to § **185-21**.

F. Area and bulk regulations. The following requirements shall be observed:

- (1) Minimum size of planned industrial/business development: 50 acres.
- (2) General criteria.  
[Amended 9-22-2020 by Ord. No. 20-4]

Principal Use	Minimum Lot Area (acres)	Minimum Lot Width (feet)	Maximum Building Maximum Lot Coverage	Height (stories)	(feet)
All uses	3	225	70%	4	45
	2 <sup>1</sup>	175	65%	4	45
	1 <sup>1</sup>	150	60%	4	45

**NOTES:**

<sup>1</sup> The minimum lot area may be reduced below three acres only if the average lot area throughout the approved PIBD development is equal to or greater than three acres.

(3) Minimum yard requirements. The following yard requirements shall be observed:

Principal Uses	Lot Area (acres)	Front Yard (feet)	Side Yard		
			One (feet)	Both Combined (feet)	Rear Yard (feet)
All uses	3	50	20	80 <sup>1</sup>	40 <sup>1</sup>

Principal Uses	Lot Area (acres)	Front Yard (feet)	Side Yard		
			One (feet)	Both Combined (feet)	Rear Yard (feet)
	2	50	20	60 <sup>1</sup>	40 <sup>1</sup>
	1	50	20	40 <sup>1</sup>	40 <sup>1</sup>

**NOTES:**

<sup>1</sup> A twenty-foot parking setback shall be required for side and rear yard setbacks.

- (4) Except for parking lots approved as part of the site or land development plan, no planned industrial/business structure shall be located within 100 feet to the boundary of any other district, except along municipal boundaries with compatible abutting zoning districts.

## G. Other regulations.

- (1) Off-street parking regulations. The provisions of §§ **185-17** and **185-33C** shall apply.
- (2) Off-street loading regulations. The provisions of §§ **185-18** and **185-33C** shall apply.
- (3) Landscaping requirements.
- (a) A fifty-foot-wide planting strip shall be provided along all side and rear planned industrial/business property lines abutting all agricultural districts, residential districts and office and institutional districts.
- (b) Except as regulated above, planting strip shall conform to Chapter **67**, Construction Standards.
- (c) Except as may be modified by § **185-28.1D(4)(b)**.  
[Added 3-22-2005 by Ord. No. 05-02]

- H. Temporary uses. Temporary commercial or industrial uses, not to exceed five days in duration shall be permitted as a conditional use pursuant to Board of Supervisors review requirements of § **185-54**.