

## LEGAL NOTICE

**YOU ARE HEREBY NOTIFIED** that the Borough Council of the Borough of Hanover, York County, Pennsylvania, in accordance with Section 609 of Act 247 of 1968, as amended, the “Pennsylvania Municipalities Planning Code”, will hold a public hearing to consider Ordinance No. 2308, a proposed amendment to the Borough of Hanover Zoning Ordinance summarized below, and to receive and review written or verbal public comment relative thereto, on January 28, 2021 at 6:30 p.m., prevailing time, via an “Authorized telecommunications device” pursuant to 35 Pa. C.S.A. §5741, as follows:

The public hearing will be held via Zoom teleconference. Log into [www.zoom.us](http://www.zoom.us) or dial 1-301-715-8592 (no Internet required). The following **Meeting ID 819 0718 3686 and Passcode 424866 will be required to participate**. All individuals wishing to participate will be placed in a virtual “waiting room” until the start of the hearing. The direct website link for the hearing is as follows:

<https://us02web.zoom.us/j/81907183686?pwd=bDBWcGVjQjQzZDCL1BvNIRvOXJrUT09>

The full text of Proposed Ordinance No. 2308 can be viewed on the Borough’s website ([hanoverboroughpa.gov](http://hanoverboroughpa.gov)) or may be examined without charge or obtained for a charge not greater than the cost thereof at the Borough of Hanover Municipal Building, 44 Frederick Street, Hanover, Pennsylvania 17331, during normal business hours.

Written comments may be mailed/hand-delivered to the Borough for receipt prior to the public hearing to the following address: 44 Frederick Street, Hanover, PA 17331 or e-mailed to the following address: [emains@hanoverboroughpa.gov](mailto:emains@hanoverboroughpa.gov). If anyone wishes to present exhibits at the public hearing, they may be emailed in PDF format to the same e-mail address. All comments and exhibits will be accepted up to four (4) hours prior to start time of the public hearing.

Any persons requiring special accommodations to facilitate participation may contact the Borough at 717-637-3877.

A summary of the proposed amendment to the Borough of Hanover Zoning Ordinance (proposed Ordinance No. 2308), as aforesaid, is as follows:

The proposed amendment to the Borough of Hanover Zoning Ordinance provides a new definition of “Dwelling Unit, Senior Housing” [a building designed and used as the residence of three (3) or more families living independently in an age-restricted community] and amends the Zoning Ordinance to permit “Dwelling Unit, Senior Housing” as a permitted use in the LM-Limited Manufacturing District subject to certain restrictions. The proposed amendment amends the parking space regulations applicable to “Dwelling Unit, Senior Housing” [one (1) parking space for each dwelling unit] and provides new specific area and height regulations for “Dwelling Unit, Senior Housing” relating to lot area [not less than 40,000 square feet total and 2,000 square feet per senior unit], lot width [150 feet], coverage regulations [not more than 50% for principal and

accessory uses, not more than 80% for buildings and paved surfaces], and yard regulations: front yard [50 feet for buildings and loading spaces/4.5 feet for parking spaces], side yard [30 feet from buildings to lot, alley or street right of way lines/15 feet from parking and loading spaces to lot or street right of way lines], and rear yard [depth 10 feet from buildings to lot, alley or street right of way lines/10 feet from parking and loading spaces to lot or street right of way lines]. The proposed amendment also contains provisions for severability, repeal, effective date, and for the continuation of the Borough of Hanover Zoning Ordinance unchanged by the proposed amendment.

Timothy J. Shultis, Solicitor  
Borough of Hanover  
York County, Pennsylvania