

**EAST HOPEWELL TOWNSHIP
YORK COUNTY, PENNSYLVANIA**

ORDINANCE NO. 03-2026

**AN ORDINANCE OF EAST HOPEWELL TOWNSHIP, YORK COUNTY,
COMMONWEALTH OF PENNSYLVANIA AMENDING THE ZONING ORDINANCE
OF EAST HOPEWELL TOWNSHIP TO PROVIDE FOR REGULATION OF A
WINERY**

WHEREAS, East Hopewell Township ("Township") is a second-class township existing under the Law of the Commonwealth of Pennsylvania; and,

WHEREAS, Section 1506 of the Second Class Township Code grants general powers to the Township to adopt ordinances necessary for the proper management, care and control of the Township; and,

WHEREAS, The Pennsylvania Municipalities Planning Code, 53 P.S. s. 10101, et. seq, provides municipalities, including Second Class Townships, with the exclusive procedural mode for enacting Land Use Ordinances; and,

WHEREAS, Wineries have proliferated in recent years; and,

WHEREAS, the Board of Supervisors deems it in the best interest of the Township and its citizens to provide regulations for a Winery in the Zoning Ordinance of East Hopewell Township; and,

NOW, THEREFORE, BE IT ENACTED, AND IT IS HEREBY ENACTED AND ORDAINED BY THE EAST HOPEWELL TOWNSHIP BOARD OF SUPERVISORS THAT THE ZONING ORDINANCE OF EAST HOPEWELL TOWNSHIP IS AMENDED AS FOLLOWS:

SECTION 1. Section 303 c) is hereby amended to add the following item:

27. Winery as an accessory use to agriculture (See Section 750)

SECTION 2. Section 305 b) is hereby amended to add the following item:

27. Winery (See Section 518)

SECTION 3. Article V Supplementary Regulations, is hereby amended with the addition of the following section:

SECTION 518 WINERY

a) Must meet all requirements of Section 750 herein.

SECTION 4. Article VII Standard for Special Exception Uses, is hereby amended with the addition of the following section:

SECTION 750 WINERY

- a) A winery is permitted as an Accessory Use by Special Exception in the Agricultural Zone (A-1) and as a Principal or Accessory Use by Right in the General Commercial (GC) Zone. A winery is not permitted in the Rural Residential (RR) Zone.
- b) The following regulations apply to a winery:
 - 1. No part of the winery or similar use, except the growing of grapes (or other fruits) shall be located within 500 feet of a residential zone or within 200 feet of a dwelling not on the same lot.
 - 2. A minimum of twenty-five percent of the grapes (or other fruits) used in the manufacturing of wine shall be grown on the premises. Applicant may satisfy this requirement by submitting a cultivation plan prepared by a certified viticulturist, agricultural consultant, or Penn State Extension viticulture specialist demonstrating the capacity to meet the on-site production requirement within 5 years of approval. This requirement shall not be applicable in the General Commercial Zone.
 - 3. The applicant shall furnish evidence with the zoning permit request that the proposed use shall comply with all regulations, including but not limited to hours of operation, exterior lighting, disposal of trash and/or litter, adverse noise pollution, or other nuisance. The owner shall be responsible for ensuring that no nuisances are allowed to adversely affect neighboring people or properties.
 - 4. Evidence must be provided with the zoning permit request to the Township that the sanitary sewer system (on-lot or public) has been approved by the Pennsylvania Department of Environmental Protection and the Township sewage enforcement officer for the proposed use.
 - 5. The applicant shall provide evidence that they are in compliance with all off-street parking, noise, lighting, and all other applicable requirements of this ordinance.
 - 6. Wine consumption is permitted on-site, provided the following criteria are met:
 - a) Wine consumption and sale shall only be for the products processed on the premises or otherwise permitted by a Limited

Winery License issued by the PLCB specially excepting PA Sprits.
There shall be no sale or consumption of Spirits on premises.

- b) Retail sale of wine-related items is permitted, such as products to display, serve, or consume wine, or written material relating to wine or the experience of consuming the same, or apparel displaying the name and/or logo of the specific wine as permitted by the PLCB.
 - c) There shall be no outside display of wine products or retail-related items.
 - d) Hours of operation shall not be earlier than 8:00 a.m. or later than 10:00 p.m.
 - e) Days of outdoor wine consumption shall not exceed three days per week in the agricultural zone.
- 7. In the Agricultural Zone (A-1), wineries are only permitted as an accessory use to active agricultural operations; it cannot be a principal use on a vacant lot.
 - 8. A Land Development plan shall be required, even if being proposed as an accessory use.
 - 9. This use shall require a 10 acre minimum lot size in the Agricultural Zone. This requirement shall not be applicable in the General Commercial Zone.

SECTION 5. Section 409 c) is hereby amended to add the following item at the end:

Winery	100 sq. ft. of retail floor area, plus 1 space per employee not residing on the property
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SECTION 6. Section 203 Specific Words and Phrases, is hereby amended to add the following definition after “WIND AND ENERGY CONVERSION SYSTEM (WECS)” and before “YARD”:

WINERY: A facility for the production of harvested grapes (or other fruits) and manufacturing including the consumption of wine on site.

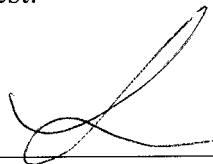
SECTION 7. - Effective Date

This Ordinance shall be effective immediately after enactment.

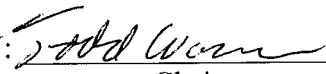
Enacted and Ordained by the Board of Supervisors of East Hopewell Township, York County, Pennsylvania, in lawful session assembled, this 15th day of July, 2026.

TOWNSHIP OF EAST HOPEWELL

Attest:



Laura A. Vasold, Secretary

BY: 

Chairman
Board of Supervisors

CERTIFICATE

I, the undersigned, Secretary of the Board of Supervisors of the East Hopewell Township, York County, Pennsylvania (the "Township"), certify that the foregoing is a true and correct copy of an Ordinance of the Board of Supervisors of the Township which was duly enacted 3 to 3 affirmative vote majority of the members of the Board of Supervisors of the Township at an open public meeting held after notice required by law on July 1, 2026, and that said Ordinance has been recorded in the Ordinance Book of the Township; that said Ordinance was duly published as required by law; and that said Ordinance remains in effect, unaltered and unamended as of the date of this Certificate.

IN WITNESS WHEREOF, I set my hand and affix the official seal of the Township on this 15th day of July 2026.



Laura Vasold, Secretary