

**EAST HOPEWELL TOWNSHIP
YORK COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2 -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
SPECIAL EVENT VENUE; AND PROVIDING AN EFFECTIVE DATE**

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, Special Event Venues 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 Special Event Venue 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:

28. Special Event Venue (See Section 749)

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

28. Special Event Venue (See Section 519)

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

SECTION 519 SPECIAL EVENT VENUE

a) Must meet all requirements of Section 749 herein.

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

SECTION 749 SPECIAL EVENT VENUE

- a) A Special Event Venue is permitted as a Principal Use by Special Exception in the Agricultural Zone (A-1) and as a Principal Use by Right in the General Commercial (GC) Zone. A Special Event Venue is not permitted in the Rural Residential (RR) Zone.
- b) The following regulations apply to a special event venue:
 - 1. **Setbacks:** The use shall not be located within any required setback or street right-of-way areas and must be at least three hundred(300) feet from any existing residence on adjacent land. All structures, then, and parking areas must be set back at least thirty-five (35) feet from all property lines.
 - 2. **Structures and fixtures:** Any booths or structures used for the collection of admission, parking, or any other fees shall be set back and arranged to prevent vehicle back-ups on adjoining roads during peak arrival times. Tents must be temporary and removed when not in use between October 31st and April 1st.
 - 3. **Capacity:** Maximum attendance per event shall not exceed two hundred (200) patrons, excluding staff.
 - 4. **Access:** Access to the activity shall be from a public street or road and shall consist of two (2) access drives [see Section 411 d)] for ingress and egress to the parcel. Any new access drives shall be constructed in accordance with the access drive requirements set forth in Section 411 d) of this Ordinance.
 - 5. **Parking:** A minimum of one (1) space for every two (2) patrons of the event maximum capacity must be provided. Parking for events in a field is permitted and is exempt from Section 409 g). Parking must be located on the same contiguous parcel and shall not require crossing any public road. Offsite parking (public or private) and parking on any public street shall not be permitted. If any conflict shall arise between this section and Section 409 c), this section shall supersede.
 - 6. **Lighting and Noise:** Any exterior lighting shall comply with Section 414. Lighting shall be prohibited between 11:00 p.m. and 6:00 a.m. All music shall cease by 10:00 p.m.
 - 7. **Signs:** Any permanent sign must comply with Section 408. Temporary “No Parking” signs must be posted along the property’s street frontage not

less than twenty-five feet (25') apart and shall not interfere with the ingress and egress sight triangles. The amount of signs is exempt from section 408 c) so long as all "No Parking Signs" are removed from the street frontage within 24 hours of the end of each event. If a conflict occurs between this section and another section of this ordinance, this Section shall supersede other sections.

8. **Sanitation:** The applicant must provide evidence that separate toilet facilities will be provided in such quantity, and at such locations, so as to meet the existing requirements of the Pennsylvania Department of Environmental Protection; or in lieu of such requirements, as shall be determined necessary by the Sewage Enforcement Officer of East Hopewell Township.
9. **Trash:** Sufficient evidence must be provided to show that the landowner/operator has arranged for, or is providing directly, facilities for the secure collection and storage of trash. Trash must be removed within forty-eight (48) hours of event conclusion.
10. **Alcohol:** Alcohol service must comply with Pennsylvania Liquor Control Board Regulations.

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

Special Event Venue one (1) space for every two (2) patrons

SECTION 6. Section 203 Specific Words and Phrases, is hereby amended to add the following definition after "SOUTH" and before "SPECIAL EXCEPTION":

SPECIAL EVENT VENUE: A property or facility designed, adapted, or regularly used for hosting organized events such as weddings, receptions, banquets, concerts, or other gatherings. A Special Event Venue may include permanent structures (e.g., barns, pavilions, halls) and associated amenities such as parking, restrooms, and catering areas.

SECTION 7. - Effective Date

This Ordinance shall be effective immediately after enactment.

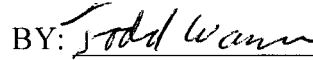
Enacted and Ordained by the Board of Supervisors of East Hopewell Township, York County, Pennsylvania, in lawful session assembled, this 15th day of July, 2026.

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 5 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 1st day of July 2026.



Laura Vasold, Secretary