

HEIDELBERG TOWNSHIP, LEBANON COUNTY, PENNSYLVANIA

ORDINANCE No. 154

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF HEIDELBERG TOWNSHIP, IN THE COUNTY OF LEBANON, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE ZONING ORDINANCE TO ADDRESS THE REQUIREMENT FOR OFF-STREET PARKING RELATED TO RESIDENTIAL USES.

WHEREAS, the Board of Supervisors find that the number of required off-street parking spaces accessory to residential dwelling units in the Township has, in some cases, created congestion on Township roads and instances of illegal parking on neighboring properties; and

WHEREAS, the Board of Supervisors finds that within the Township congestion on Township roads and instances of illegal parking directly affects the public safety and welfare; and

WHEREAS, after a public hearing to consider the issues, and consideration of all the comments, testimony, and information provided to the Board of Supervisors by the public, the Heidelberg Township Planning Commission, and the Lebanon County Planning Department, the Board of Supervisors has determined that it is in the public interest to amend the Zoning Ordinance (herein "Ordinance") to make these clarifications.

NOW THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of the Township of Heidelberg, and it is hereby enacted and ordained as follows:

Section 1. The following definitions in Section 202 are hereby revised to read as follows:

DWELLING, TWO FAMILY, ATTACHED. A building used by two families and having two side party walls in common with other dwellings, except in the case of an end-of-row unit that only has one sidewall that is a party or lot-line wall.

TOWNHOUSE. A single-family dwelling which may or may not be located on an independent lot and which is constructed as part of a series of three (3) or more connected single-family dwellings with one (1) dwelling unit from floor to floor. Townhouses are generally owner-occupied and provide residents with individual yards, parking, and utility access. Common areas and facilities, including parking areas, may be designed for joint utilization by all residents of the townhouse development.

Section 2. The initial portion of Section 1804 is hereby amended by adding the following:

SECTION 1804. SCHEDULE OF REQUIRED OFF-STREET PARKING SPACES

Except as may be provided for elsewhere in this Ordinance, the minimum number of off-street parking spaces required by a specific structure or use is as follows:

Section 3. Section 1804 B. is hereby amended to read as follows:

<u>Structure or Use</u>	<u>Parking Spaces Required</u>
<u>B. Residential</u>	
Single-family detached, single-family semi-detached, two-family detached, two-family semi-detached, and conversion apartment dwellings	3 spaces per dwelling unit; must be off-street, but need not be improved with hard surface
Single-family attached dwellings (townhouses), two-family attached dwellings and apartment buildings	3 spaces per dwelling unit
Group family dwellings	2 spaces plus sufficient additional off-street parking spaces shall be provided to adequately handle the parking needs of the use (e.g. one additional space for each resident).

Section 4. Section 1806 is hereby amended to read as follows:

SECTION 1806. PARKING AND GARAGE FACILITIES FOR RESIDENCES

Accessory parking facilities for single-family detached, single-family semi-detached, two-family detached, two-family semi-detached, and conversion apartment dwellings shall be located on the same lot as the dwellings served. Such parking spaces can take the form of private driveways or garages.

Accessory parking facilities for single-family attached dwellings (townhouses), two-family attached dwellings and apartment buildings shall be located on the same lot as the dwellings served and/or elsewhere within the townhouse or apartment development, provided that all parking spaces are located within 150 feet of the dwelling unit served. Such parking spaces can take the form of private driveways or garages and/or common parking lots.

Section 5. All other sections, parts and provisions of the Ordinance shall remain in full force and effect as previously enacted and amended.

Section 6. In the event any provision, section, sentence, clause, or part of this Ordinance shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality, or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses, or parts of this Ordinance, it being the intent of the Board of Supervisors that the remainder of the Ordinance shall remain in full force and effect.

Section 7. This Ordinance shall take effect and be in force five (5) days after its enactment by the Board of Supervisors of Heidelberg Township as provided by law.

Duly ORDAINED and ENACTED this 19 day of December, 2017, by the Board of Supervisors of the Township of Heidelberg, Lebanon County, Pennsylvania, in lawful session duly assembled.

ATTEST:

TOWNSHIP OF HEIDELBERG
LEBANON COUNTY, PENNSYLVANIA



Bruce Kramer, Secretary

By: 

Paul K. Fetter, Chairman