

**HEIDELBERG TOWNSHIP  
LEBANON COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 169**

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF HEIDELBERG TOWNSHIP,  
LEBANON COUNTY, PENNSYLVANIA, AMENDING THE HEIDELBERG TOWNSHIP  
ZONING ORDINANCE, ORDINANCE 114-2009, AS PREVIOUSLY AMENDED.**

**WHEREAS**, the Board of Supervisors of Heidelberg Township enacted the Heidelberg Township Zoning Ordinance, Ordinance 114-2009 on September 8, 2009, and thereafter amended said Zoning Ordinance by adoption of Ordinance 128-2012 (April 24, 2012), Ordinance 132-2012 (June 12, 2012), Ordinance 142-2014 (June 24, 2014), and Ordinance 163 (June 23, 2020); and

**WHEREAS**, the Board of Supervisors of Heidelberg Township wishes to more specifically address uses not provided for in the Zoning Ordinance and provide guidelines therefor; and

**WHEREAS**, the Board of Supervisors of Heidelberg Township wishes to define Short-Term Rentals and provide for such use within Heidelberg Township.

NOW, THEREFORE, be it ENACTED AND ORDAINED, and it is hereby ENACTED AND ORDAINED by the Board of Supervisors of Heidelberg Township, Lebanon County, as follows:

**SECTION 1.** Section 202 of the Zoning Ordinance, related to Terms Defined, shall be amended to include the following definition:

**SHORT-TERM RENTALS.** Any dwelling unit within a residential or mixed-use structure which is rented or leased for overnight lodging for a period of not less than one (1) day nor more than thirty (30) consecutive calendar days. Short-term rentals shall include vacation homes but shall not include bed and breakfast establishments or hotels/motels as defined in this Ordinance.

**SECTION 2.** Section 402 of the Zoning Ordinance, related to Uses Not Provided For, shall be amended to state as follows:

Section 402. **USES NOT PROVIDED FOR**

When a specific use is neither specifically permitted nor prohibited in the schedule of district regulations, the Zoning Officer shall refer the application to the Zoning Hearing Board to Board to hear and decide such request as a Special Exception. The Zoning Hearing Board shall have the authority to permit the use or deny the use in accordance

with the standards governing special exception applications. To approve the use, the Board must find that the proposed use:

1. Is similar to and compatible with the permitted uses in the Zoning District in which the subject property is located.
2. Is not permitted in any other Zoning District under the terms of this Ordinance.
3. Is proposed in a manner that complies with all applicable requirements imposed upon other uses that in the opinion of the Zoning Hearing Board most closely reflect the likely impacts that will be generated by the proposed use.
4. Complies with all other applicable sections of this Ordinance and other ordinances of the Township.
5. In no way conflicts with the general purposes and intent of this Ordinance.
6. Would not be detrimental to the public health, safety and welfare of the neighborhood or Township.
7. The burden of proof shall be upon the applicant to demonstrate that the proposed use meets the foregoing criteria and meets all applicable regulations contained within this Ordinance including but not limited to those general criteria contained within Section 1904.

**SECTION 3.** Article 12, Highway Commercial District (HC), Section 1203 of the Zoning Ordinance, shall be amended to state as follows:

**Section 1203. SPECIAL EXCEPTION USES**

The following use is permitted as a Special Exception, upon issuance of a permit by the Zoning Hearing Board as provided in Article 19 of this Ordinance, and provided that the proposed use is not found to have an adverse effect on the welfare of the area due to noise, odor, dust, glare, lighting, traffic circulation, or design:

- A. Short-term rentals, subject to the standards set forth in Section 1904.

(The language of current Section 1203 shall remain but shall be renumbered as set forth in Section 4 of this Ordinance.)

**SECTION 4.** As a result of the inclusion of Section 1203 as set forth in Section 3 of this Ordinance, current Sections of Article 12, Highway Commercial District (HC), of the Zoning Ordinance, shall be renumbered as follows:

Current Section 1203. PERFORMANCE REQUIRED shall be renumbered as Section 1204.

Current Section 1204. LOT AREA, BUILDING HEIGHT AND YARD REQUIREMENTS shall be renumbered as Section 1205.

Current Section 1205. MINIMUM OFF-STREET PARKING AND LOADING REQUIREMENTS shall be renumbered as Section 1206.

**SECTION 5.** In the event any provision, section, sentence, clause or part of this Ordinance shall be held to be invalid, such invalidity shall not affect or impair any remaining provision, section, sentence, clause or part of the Ordinance, it being the intent of Heidelberg Township that such remainder shall be and shall remain in full force and effect.

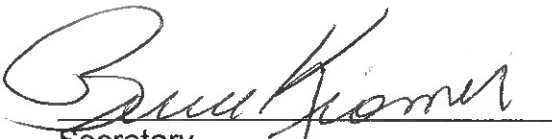
**SECTION 6.** All Ordinances and Resolutions or parts of Ordinances and Resolutions of Heidelberg Township, Lebanon County, Pennsylvania that are inconsistent herewith expressly shall be and are repealed.


**SECTION 7.** This Ordinance shall become effective five (5) days after its enactment by the Board of Supervisors of the Township of Heidelberg, County of Lebanon, Commonwealth of Pennsylvania.

Enacted this 28 day of June, 2022.

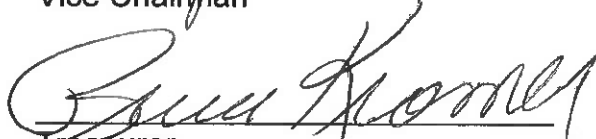
ATTEST:

BOARD OF SUPERVISORS  
TOWNSHIP OF HEIDELBERG

  
Secretary

By:   
Chairman

  
Vice Chairman

  
Treasurer

