

Ordinance No. 2025-2

AN ORDINANCE OF THE TOWNSHIP OF HEIDELBERG, LEHIGH COUNTY , PENNSYLVANIA, AMENDING THE “TOWNSHIP OF HEIDELBERG CODE OF ORDINANCES (CODE)” TO PROVIDE AS FOLLOWS: AMENDMENTS TO THE HEIDELBERG TOWNSHIP ZONING ORDINANCE OF 1981 AS AMENDED TO AMEND THE GENERAL REGULATIONS OF SAME, TO PROVIDE A DEFINITION FOR AN “ACCESSORY DWELLING UNIT”, “TO ALLOW AN ACCESSORY DWELLING UNIT AS AN ACCESSORY USE IN ALL DISTRICTS, TO PROVIDE GUIDELINES FOR ACCESSORY DWELLING UNITS, AND PROVISION FOR A GENERAL REPEALER, VALIDITY CLAUSE, AND EFFECTIVE DATE.

WHEREAS, the Township of Heidelberg, Lehigh County, Pennsylvania has enacted the “Heidelberg Township Zoning Ordinance of 1981” pursuant to the Pennsylvania Municipalities Planning Code and the authority of the same provides for amendments from time to time as are consistent with the Pennsylvania Municipalities Planning Code; and

WHEREAS, the “Heidelberg Township Zoning Ordinance of 1981”, as most recently amended in ordinance 2024-5, is adopted as part of the “Township of Heidelberg Code of Ordinances (hereinafter “Code”) which together with other ordinances were enacted and codified pursuant to the authority of the Second Class Township Code in Chapter 27.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of the Township of Heidelberg, Lehigh County, Pennsylvania, in lawful session duly assembled, it is hereby ordained and enacted by the authority of the same as follows:

SECTION 1: Code Chapter 27, §27-302 is amended such that a definition of an “Accessory Dwelling Unit” is added; said definition reads as set forth in the attached Exhibit A.

SECTION 2: Code Chapter 27, §27-1006 (B)(1) is removed in its entirety.

SECTION 3: Code Chapter 27, §27-404, Table 2 is amended such that an “Accessory Dwelling Unit” is permitted in the Blue Mountain Preservation, Agricultural Preservation, Rural, and Rural Village Districts respectively.

SECTION 4: Code Chapter 27, §27-1001 A., is amended to now add Sub-Section 9. as set forth in the attached Exhibit B.

SECTION 5: GENERAL REPEALER. All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of the conflict.

SECTION 6: SEPARABILITY. If any section, subsection, paragraph, sentence, clause, phrase or portion of this Ordinance is for any reason declared unconstitutional, illegal, or otherwise invalid by the judgment or decree of a court of competent jurisdiction, then, such

portion shall be deemed a separate, distinct and independent provision and such invalidity shall not affect the validity of any of the remaining sections, subsections, paragraphs, sentences, clauses, phrases or portions of this Ordinance

SECTION 7: EFFECTIVE DATE. The provisions of this Ordinance shall become effective five (5) days following enactment.

DULY ENACTED AND ORDAINED this 25th day of September, 2025 by the Board of Supervisors of Heidelberg Township, in lawful session duly assembled.

ATTEST:

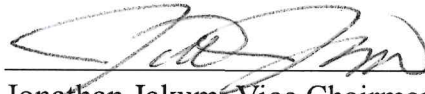
TOWNSHIP OF HEIDELBERG



Dawn Didra, Secretary



David Fink, Chairman



Jonathan Jakum, Vice Chairman



Steven Bachman, Member

EXHIBIT A:

Accessory Dwelling Unit- a separate housekeeping unit, usually with its own kitchen and bathroom, either within or adjacent to an existing one-family house. In some areas, the accessory dwelling unit may be in a structure that is physically separated from the house, like a garage.

EXHIBIT B:

9. Accessory Dwelling Unit.

- A. Only one accessory dwelling unit shall be permitted in a single-family dwelling unit or its accessory structure.
 1. Only one accessory dwelling unit shall be permitted in a single-family dwelling unit or its accessory structure.
 2. When the accessory dwelling unit increases the total number of bedrooms to four (4) or more, the Township Sewage Enforcement Officer shall review a certification provided by the applicant, of the existing system and its components. This review shall determine the adequacy of the existing facilities and be made considering the current D.E.P. regulation and policies.
 3. Additions to the principal dwelling or its accessory structure for the purpose of creating an accessory dwelling unit shall not increase the square footage of the original structure by more than 25 percent.
 4. The accessory dwelling unit shall not comprise more than 30 percent of the dwelling unit's total floor area (after any additions or modifications thereto).
 5. At least one additional off-street parking space shall be provided for the occupants of the accessory dwelling unit.
 6. Any accessory dwelling unit added to a single-family home must be designed so the property appears as a single-family dwelling from the road. The accessory dwelling unit's entrance must not face the street unless it looks like a secondary or side door. No visible changes should make the home appear to be a two-family or multi-unit dwelling.