

ORDINANCE NO. 266

AN ORDINANCE OF LOWER HEIDELBERG TOWNSHIP, SOUTH HEIDELBERG TOWNSHIP AND THE BOROUGH OF WERNERSVILLE, BERKS COUNTY, PENNSYLVANIA, AMENDING THE SOUTHWESTERN BERKS COUNTY JOINT ZONING ORDINANCE RELATIVE TO REVERSE LOT FRONTAGES.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of the Township of Lower Heidelberg, Berks County, Pennsylvania, the Board of Supervisors of South Heidelberg Township, Berks County, Pennsylvania, and the Borough Council for the Borough of Wernersville, Berks County, Pennsylvania, and it is hereby enacted and ordained by the authority of the same as follows:

SECTION 1. Article II, Section 201(4) is hereby amended to revise the definition of "Front Lot Line" and to incorporate a definition of "Reverse Frontage Lot," as follows:

FRONT LOT LINE – "The line separating a lot from a street right of way, except with respect to Reverse Frontage Lots. The front lot line is also the street line for lots other than Reverse Frontage Lots (in which circumstance the Front Lot line is the Lot Frontage along the street providing vehicular access to the Lot)."

REVERSE FRONTAGE LOT - A lot extending between and having frontage on two generally parallel streets, with vehicular access only from one of the streets. The Lot Frontage along the street providing vehicle access to the Lot shall be considered as the Front Lot Line, while the Lot Frontage along the other, parallel street (having no vehicular access) shall be considered the Rear Lot Line. In the circumstance of Reverse Frontage Lots, residential accessory structures in Lower Heidelberg Township must be setback from the other, parallel street (having no vehicular access) a minimum: of ten (10) feet if a landscaped planting screen is installed pursuant to Zoning Ordinance Section 506; or, otherwise, of twenty-five (25) feet.

SECTION 2. Severability. If any sentence, clause, section or party of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining sections, sentences, clauses, parts or provisions of the Ordinance. It is hereby declared to be the intent of the Board of Supervisors of Lower Heidelberg Township that this Ordinance would have been adopted if such illegal, invalid or unconstitutional section, sentence, clause, or part thereof had not been included herein.

SECTION 3. Effective Date. This Ordinance shall become effective five (5) days from the date of enactment.

SECTION 4. The Code of Ordinances of the Township of Lower Heidelberg, Berks County, Pennsylvania, as amended, shall be and remain unchanged and in full force and effect except as amended, supplemented and modified by this Ordinance. This Ordinance shall become a part of the Code of Ordinances of the Township of Lower Heidelberg, Berks County, Pennsylvania, as amended, upon adoption.

DULY ENACTED AND ORDAINED this 8th day of June, 2017.

SOUTH HEIDELBERG TOWNSHIP
BOARD OF SUPERVISORS

ATTEST:



David A. Schaff

Richard E. Hummel

CERTIFICATE OF ENACTMENT

I hereby certify that the foregoing is a true and accurate copy of Ordinance No. 266 adopted by the Board of Supervisors of South Heidelberg Township, Berks County, Pennsylvania at a regular meeting held on June 8, 2017, pursuant to notice as required by law.

Dated: 6/8/17

Richard E. Hummel
Township Secretary