

WILLIAMS TOWNSHIP
NORTHAMPTON COUNTY

ORDINANCE NO. 2024-02

AN ORDINANCE OF WILLIAMS TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA AMENDING CHAPTER 27, PART 2, §27-201, OF THE WILLIAMS TOWNSHIP ZONING ORDINANCE BY MODIFYING THE DEFINITION OF “IN-LAW SUITE”; AMENDING CHAPTER 27, PART 12, §27-1204, BY ALLOWING FOR “IN-LAW SUITE” AS A SPECIAL EXCEPTION USE IN THE “SC” SPECIAL CONSERVATION DISTRICT; AMENDING CHAPTER 27, PART 6, §27-603, BY REMOVING THE “ACCESSORY APARTMENT WITHIN AN EXISTING SINGLE-FAMILY DETACHED DWELLING” USE IN THE “MDR” MODERATE-DENSITY RESIDENTIAL ZONING DISTRICT; AND FURTHER AMENDING CHAPTER 27, §27-1403 BY PROVIDING FOR ADDITIONAL REQUIREMENTS FOR THE IN-LAW SUITE USE AND REMOVING STANDARDS FOR THE ACCESSORY APARTMENT WITHIN AN EXISTING SINGLE-FAMILY DETACHED DWELLING USE.

The Board of Supervisors of Williams Township, hereby enacts and ordains the following Ordinance:

ARTICLE I. DEFINITIONS

Chapter 27, Part 2, “Definitions,” Section 27-201, Subsection B of the Williams Township Code of Ordinances is hereby amended by modifying the definition of “In-Law” Suite” with the following:

In-Law Suite – A self-contained attached residential dwelling unit resulting from the conversion of an existing single-family detached dwelling into two dwelling units and inhabited by persons related by blood, marriage or adoption to the owner(s) or one of the owners living in the primary dwelling unit or inhabited by persons employed as a health aid worker or child care worker by the owner(s) who live in the primary dwelling unit. The accessory unit shall contain a kitchen and bath facilities, have direct access to the outdoors or to a hall from which there is direct access to the outdoors and be physically subordinate to the primary unit that exists in the dwelling. An in-law suite must meet the requirements of Chapter 27, Part 14, §27-1403(E)(1).

ARTICLE II. ADDITION OF IN-LAW SUITE USE IN “SC” SPECIAL CONSERVATION ZONING DISTRICT

Chapter 27, Part 12, ““SC” Special Conservation District,” Section 1204, related to Special Exception Uses in the “SC” Special Conservation District, is hereby amended by including a new subsection, placed alphabetically and numerically in order, to read as follows:

In-Law Suite **

ARTICLE III. REMOVAL OF ACCESSORY APARTMENT WITHIN AN EXISTING SINGLE-FAMILY DETACHED DWELLING USE IN THE “MDR” MODERATE DENSITY RESIDENTIAL ZONING DISTRICT

Chapter 27, Part 6, ““MDR” Moderate Density Residential Zoning District,” Section 603(B), related to Accessory Uses in the “MDR” Moderate Density Residential Zoning District, is hereby amended by removing the “Accessory apartment within an existing single-family detached dwelling” use.

ARTICLE IV. USE REGULATIONS

Chapter 27, Part 14, “Additional Requirements for Specific Uses,” Section 1403, Subsection E (1) “Accessory Apartment Within an Existing Single-Family Detached Dwelling” is hereby revised to read as follows:

- (1) In-Law Suite
 - (a) Only one in-law suite shall be allowed per lot.
 - (b) If the in-law suit will be inhabited by a relative(s), the owner(s) shall provide proof that the occupant(s) of the in-law suite are related by blood, marriage or adoption to the owner(s) or one of the owners who live in the primary dwelling unit shall be required before any permit is issued to allow an in-law suite.
 - (c) The in-law suite shall be a maximum of 33% of the size of the primary residence and no larger than 1,000 square feet.
 - (d) The owner(s) of the residence in which the in-law suite is created shall occupy either the primary residence or the in-law suite.
 - (e) The occupants of the in-law suite shall be limited to two in number.
 - (f) The in-law suite shall be an integral part of the primary residence, with an interior connection such that, upon the termination of its use as in-law suite, the rooms may be incorporated back into the original single-family dwelling unit.

- (g) There shall be no changes to the exterior of the residence which suggest that the dwelling unit is other than a single-family detached dwelling or which otherwise detract from the single-family character of the neighborhood.
- (h) The converted dwelling shall have no more than the existing number of entrances along the front of the building. All other entrances to either the single-family dwelling or in-law suite shall be located on the side or rear of the building.
- (i) No new unenclosed exterior stairways shall be allowed on the front of the converted dwelling.
- (j) Necessary changes in the number or placement of windows to provide adequate light and air will be allowed, but shall be minimized; any changes which occur must be done in a manner consistent with the architectural character of the dwelling.
- (k) A minimum of one all-weather off-street parking space, with unrestricted ingress and egress to the street, shall be provided for the in-law suite, in addition to that required for the original single-family detached dwelling unit.
- (l) The single-family detached dwelling and the in-law suite shall conform to all requirements of the applicable building, health, fire and sanitary codes which regulate structural soundness, overcrowding, fire protection, sewage disposal and water supply.
- (m) If an on-site sewer or water system are to be used, the applicant shall submit evidence to the Zoning Officer showing that the total number of occupants in the single-family detached dwelling and the in-law suite will not exceed the maximum capacities for which the original single-family detached dwelling was designed, unless those systems are to be expanded, in which case the expansion approvals are to be submitted. Any connection to or addition to an existing onsite sewer system shall be subject to the review and approval of the Sewage Enforcement Officer.
- (n) Under no circumstances may the in-law suite ever be rented to or otherwise occupied by a non-family member. Any violation of this restriction shall subject the occupants of the principal residence and the occupant of the in-law suite.
- (o) It shall be a violation of this section to advertise or otherwise offer an in-law suite for rent or lease or to describe in any offer of sale or advertisement thereof of the principal residence that the in-law suite may be rented or occupied by other than a family member of one or more of the occupants of the principal residence as above set forth.
- (p) The record owner(s) of the property must be an individual or individuals, and cannot be a limited partnership, general partnership, limited liability company, corporation, or other form of an entity.

(q) The record owner of the property shall grant a deed restriction limiting such use in accordance with the foregoing provisions in favor of Williams Township, which agreement shall contain the following provisions:

[1] A description of the dimensions and location of the in-law suite;

[2] Identification of the initial occupant or occupants of the in-law suite;

[3] A covenant restricting the occupancy of the in-law suite to family members (that is, parents, grandparents, children, grandchildren, and in-laws) or a health aid worker and prohibiting the creation of a for-profit apartment; and

[4] A covenant restricting the property from being converted into a condominium, or subject to a Planned Unit Community Declaration or other form of division of the living space into multi-ownership units;

[5] Being in a recordable document acceptable to the Township for filing with the Northampton County Recorder of Deeds Office. All costs for the preparation and recording of the foregoing document are the responsibility of the applicant for the in-law suite.

ARTICLE V. REPEALER

All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed.

ARTICLE VI. SEVERABILITY

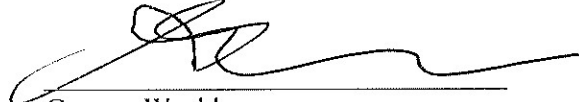
If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance. It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

ARTICLE VII. EFFECTIVE DATE

This Ordinance shall become effective five (5) days after enactment.

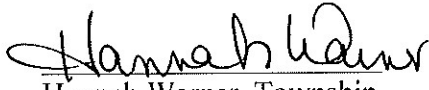
ENACTED AND ORDAINED this 14 day of February, A.D., 2024.

**WILLIAMS TOWNSHIP
BOARD OF SUPERVISORS**



George Washburn

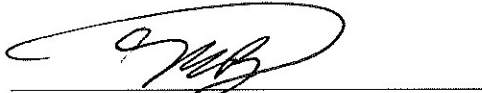
ATTEST:



Hannah Warner, Township
Secretary



Raymond Abert



N. Michael Bryant