

ORDINANCE NO. 2021-4

**THE TOWNSHIP OF CONEWAGO
DAUPHIN COUNTY, PENNSYLVANIA**

AN ORDINANCE OF THE TOWNSHIP OF CONEWAGO, DAUPHIN COUNTY PENNSYLVANIA TO AMEND THE CODE OF ORDINANCES, CHAPTER 27 ZONING, TO ADD REQUIREMENTS RELATING TO SHORT-TERM RENTALS

WHEREAS, the Board of Supervisors had determined that Short-Term Rentals are being established within Conewago Township;

WHEREAS, the Board of Supervisors has determined that the Zoning Ordinance should be updated to allow for such a use in certain areas of the Township;

WHEREAS, the Board of Supervisors has determined that it is in the best interest of the residents of the Township to impose certain regulations or requirements for such a use within the Township; and

WHEREAS, the Board of Supervisors has determined that to protect the health, safety and welfare of the public, both residents of the Township as well as visitors to the Township utilizing such Short-Term Rentals, and to ensure that public services are available for such a use, certain regulations and requirements should be imposed.

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

Section 1. Chapter 27, Zoning is hereby amended as follows:

- a. Part 2 Definitions, Section 201 Definition of Terms, to add the following definition:
SHORT-TERM RENTAL – A dwelling unit where lodging is provided for a period of less than thirty (30) consecutive days, and where the owner or manager of the lot is not residing on the lot while the guests are staying in the dwelling.
- b. Part 4 “A”- Agricultural District, Section 403, Conditional Uses, to add the following:
E. Short-Term Rental, subject to the requirements of Section 1020.
- c. Part 8 “C-G” – Commercial-General District, Section 803, Conditional Uses, to add the following:
B. Short-Term Rental, subject to the requirements of Section 1020.

d. Part 9 "W-M" Wholesale-Manufacturing District, Section 903, Conditional Uses to add the following:

E. Short-Term Rental, subject to the requirements of Section 1020.

Section 2. Chapter 27, Zoning, is further amended to add the following section to Part 10, General Provisions:

§1020. Short-Term Rental Standards:

A Short-Term Rental shall meet all the following requirements:

1. No more than one short-term rental unit may be located on a lot. Multiple short-term rental units shall not be permitted in a single structure.
2. The owner of the short-term rental unit shall be title owner of the lot which contains the short-term rental unit. No modifications to the external appearance of the structure (except fire escapes) which would alter its residential character shall be permitted.
3. The applicant for a conditional use approval shall demonstrate that the short-term rental unit contains or meets the following:
 - A. Hard-wired Smoke detector in each bedroom.
 - B. Hard-wired Smoke detector outside each bedroom in the common hallway.
 - C. Hard-wired Smoke detector on each floor, including attic and basement.
 - D. GFI outlet required if an outlet located within six feet of water source.
 - E. Metal exhaust from dryer (if dryer provided)
 - F. Carbon monoxide detector if fossil fuel appliances or furnace is installed.
 - G. Carbon monoxide detector if garage is attached to unit.
 - H. Any Carbon monoxide detector shall be placed immediately outside of the sleeping quarters.
 - I. Fire extinguisher in kitchen mounted in conspicuous location with a current charging tag.

- J. Indoor and outdoor stairs in good condition with handrails.
 - K. All outlets and switches shall be properly covered.
 - L. Fully functional bathing and toilet facilities.
 - M. Fully functional kitchen.
4. The applicant shall prepare and present to the Board of Supervisors a notice which shall be prominently and continuously posted in the short-term rental unit which shall contain all of the following information:
- A. The name of the owner of the short-term rental unit and a telephone number at which that party may be reached on a 24-hour basis.
 - B. The 911 address of the property.
 - C. The maximum number of occupants permitted to stay in the short-term rental. No more than two (2) persons per bedroom, excluding children under the age of 3, shall be permitted in the short-term rental unit.
 - D. The maximum number of vehicles allowed to be parked on the lot and the requirement that parking is not permitted in any public road right-of-way.
 - E. Notification that trash and refuse shall not be left or stored on the exterior of the structure except in secure, watertight metal or plastic cans designed for such storage.
 - F. Notification that an occupant may be cited and fined for creating a disturbance or for violating other provisions of applicable Township Ordinances.
 - G. Identification of the local contact person and an alternate local contact person who each shall have access and authority to assume management of the short-term rental unit and take remedial measures, together with a telephone number for each. The local contact person and alternate contact person shall be located within 15 miles of the short-term rental unit. An owner may designate himself/herself as the local contact person.
5. A short-term rental unit may be rented only to a person 21 years of age or older.

6. The owner shall use his/her best efforts to assure that the occupants of the short-term rental unit do not create unreasonable noise or disturbances, engage in disorderly conduct, or violate provisions of Township Ordinances or any state law pertaining to noise or disorderly conduct by notifying occupants of the rules regarding short-term rental units and responding when notified that occupants are violating laws regarding their occupancy.
7. The owner shall, upon notification that the occupants of the short-term rental unit have created unreasonable noise or disturbances, engaged in disorderly conduct or violated provisions of the Township Ordinances or state law pertaining to noise or disorderly conduct or littering, promptly use his/her best effort to prevent recurrence of such conduct by those occupants or guests.
8. The owner of the short-term rental unit shall pay a fee to defray the cost of response by the Zoning Officer if the Zoning Officer has to respond to a complaint that the occupants of the short-term rental unit have created unreasonable noise or disturbances, engaged in disorderly conduct or violated provisions of Township Ordinances or state law pertaining to noise or disorderly conduct or littering and determines that the activity alleged in the complaint occurred at the short-term rental unit. The Zoning Officer shall forward a report of the Zoning Officer's investigation to the owner of the short-term rental unit and the Board of Supervisors. Such report shall also include the time the Zoning Officer was required to devote to the complaint. The Township shall bill the owner of the short-term rental unit for the time incurred in accordance with the then-current hourly rate for services of the Zoning Officer. Notwithstanding the foregoing, a response by police or emergency services which falls within the protection of Act 200 of 2014 shall not be considered a complaint for which an owner is subject to a fee.
9. The short-term rental unit shall be inspected by the Zoning Officer and the Building Code Official prior to the issuance of a permit to verify compliance with the requirements of this Ordinance and other applicable Township Ordinances. The short-term rental unit shall thereafter be inspected every year commencing on the date of the initial short-term rental permit.
10. Special events and functions such as concerts, weddings, conferences, or banquets are prohibited on the lot in which the short-term rental unit is located.
11. All off-street parking spaces shall be provided on the lot, and shall be configured so as to prevent the backing into a public right-of-way. The

required number of off-street parking spaces shall be equal to the number of bedrooms on the lot, but no fewer than two (2).

12. The owner of the short-term rental unit shall submit an application every year for a permit to authorize continued operation of the short-term rental unit, accompanied by any fee which the Board of Supervisors may establish by resolution. The application shall require that the owner provide sufficient information for the Zoning Officer to confirm the name and contact information for the local contact person and alternate local contact person, confirm that all short-term rental units meet the life and safety requirements of this Section as verified per the required inspection schedule, confirm the required notice posting, confirm that any fees billed under Section 1020.8 have been paid, and confirm that the short-term rental unit meets all other applicable Township Ordinances. If the Zoning Officer confirms that the short-term rental unit meets such requirements, the Zoning Officer may issue a permit to authorize continued operation of the short-term rental unit for a one (1) year period. The failure to obtain a permit within 90 days of the expiration date of such permit shall require the owner to reapply to obtain conditional use approval for the continued operation of a short-term rental unit. The operation of the short-term rental unit without the required permit is a violation of this Ordinance.

Section 3. The provisions of this Ordinance shall be severable, and if any of the provisions thereof shall be found to be invalid or unenforceable, the remaining provisions of this Ordinance shall remain in effect.

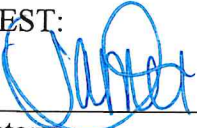
Section 4. All ordinances or parts of ordinances or resolutions conflicting or inconsistent with any of the provisions of this Ordinance are hereby repealed but only insofar as same are in direct conflict or directly inconsistent with this Ordinance.

Section 5. This Ordinance shall take effect five (5) days after the date of its enactment.


DULY ORDAINED, this 8th day of September, 2021 by the Board of Supervisors of the Township of Conewago, Dauphin County, Pennsylvania.

**BOARD OF SUPERVISORS OF THE
TOWNSHIP OF CONEWAGO**

ATTEST:



Secretary



Chair, Board of Supervisors

(SEAL)