

**GREGG TOWNSHIP
UNION COUNTY, PENNSYLVANIA
ORDINANCE NO. 2019- 02**

AN ORDINANCE AMENDING THE OFFICIAL ZONING ORDINANCE OF GREGG TOWNSHIP, ADOPTED JULY 7, 2014, UNION COUNTY, PENNSYLVANIA PROVIDING CRITERIA FOR SHORT TERM RENTAL UNITS;

SECTION 1. INTRODUCTION

WHEREAS, Gregg Township enacted an Official Zoning Ordinance in 1968 and the same has been amended from time to time, the last amendment being on June 3, 2019;

WHEREAS, the Board of Supervisors of Gregg Township, Union County, Pennsylvania, wishes to enact additional provisions to the Zoning Ordinance adopted July 7, 2014 to provide greater opportunity for the reasonable use of residential property by authorizing short term rental units in appropriate locations;

WHEREAS, the Board of Supervisors of Gregg Township, Union County, Pennsylvania, desires to establish criteria for establishing short term rental units;

NOW THEREFORE, BE IT ORDAINED AND ENACTED THAT THE OFFICIAL ZONING ORDINANCE OF GREGG TOWNSHIP, UNION COUNTY, PENNSYLVANIA, ADOPTED JULY 7, 2014, BE AMENDED AS FOLLOWS:

SECTION 2. PURPOSE

The purpose of the Ordinance is to address current market trends in rental housing and to establish appropriate controls to protect occupants and adjoining property owners.

SECTION 3. SECTION 2.2 DEFINITIONS OF THE ZONING ORDINANCE ADOPTED ON JULY 7, 2014 IS AMENDED BY ADDITION OF THE FOLLOWING:

Short Term Rental: Any dwelling unit owned or managed by a person, firm or corporation which is rented or leased for a period less than 30 days per person per year. This use shall only be considered for an approved residential dwelling structure built prior to the date of adoption of this zoning provision.

SECTION 4. WOODLAND PRESERVATION DISTRICT: Section 4.2.2 is amended by adding Short Term Rental as a Special Exception Use.

SECTION 5. AGRICULTURE DISTRICT: Section 5.2.2 is amended by adding Short Term Rental as a Special Exception Use.

SECTION 6. COMMERCIAL DISTRICT: Section 6.2.1 is amended by adding Bed and Breakfast and Short Term Rental as a Permitted Uses.

SECTION 7. INSTITUTIONAL DISTRICT: Section 9.2.1 is amended by adding Short Term Rental as a Permitted Use.

SECTION 8. COMMERCIAL MANUFACTURING DISTRICT: Section 10.2.2 is amended by adding Short Term Rental as a Permitted Use.

SECTION 9. ARTICLE 16 OF THE ZONING ORDINANCE ADOPTED ON JULY 7, 2014 IS AMENDED TO READ AS FOLLOWS:

Section 16.20 Short Term Rental

- 16.20.1 All necessary state and municipal permits, certifications, or requirements shall be obtained as a condition of approval of the short term rental.
- 16.20.2 The applicant shall prepare and present to the Zoning Hearing Board or Zoning Officer a notice which shall be prominently and continuously posted at the short-term rental unit which shall contain all of the following information:
 - 16.20.2.1 The name of the local contact person or owner of the short-term rental unit and a telephone number at which that party may be reached on a 24-hour basis.
 - 16.20.2.2 The 911 address of the property.
 - 16.20.2.3 The maximum number of occupants permitted to stay in the short-term rental unit.
 - 16.20.2.4 The maximum number of all vehicles allowed to be parked on the property and the requirement that parking is not permitted in any public road right-of-way unless such designated right-of-way is not parking restricted.
 - 16.20.2.5 Notification that trash and refuse shall only be stored on the exterior of the property in secure, water-tight metal or plastic cans or similar containers designed for such storage.
 - 16.20.2.6 Notification that an occupant may be cited and fined for creating a disturbance or for violating other provisions of applicable Township Ordinances.
- 16.20.3 The applicant shall designate a local contact person who shall have access and authority to assume management of the short-term rental unit and take remedial measures. An owner who resides within the Township or within 30 miles of the short-term rental unit may designate himself/herself as the local contact person. If the application is approved, the local contact person shall respond to the Township or to a police officer after being notified by such official of the existence of a violation of this chapter or any disturbance

requiring immediate remedy or abatement. If the local contact person is not the owner, the local contact person shall immediately advise the owner of any notification of a violation. There shall be a local contact person at all times the short-term rental unit is operated. The owner may change the local contact person only after written notice to the Zoning Officer, and any new local contact person shall meet all requirements of this subsection.

- 16.20.4 If the application is granted, the applicant shall maintain a manifest of the occupants of the short-term rental unit and emergency contact information for such occupants.
- 16.20.5 If the application is granted, the applicant shall provide the Zoning Officer with confirmation that the applicant has taken all action required to register with the Union County Treasurer to enable the applicant to pay the hotel and/or room taxes imposed by Union County. The Zoning Officer shall not issue a certificate of occupancy for the short-term rental unit until the applicant presents such confirmation of registration.
- 16.20.6 A short-term rental unit may be rented only to a person 21-years of age or older.
- 16.20.7 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 the occupants of the rules regarding short-term rental units and responding when notified that occupants are violating laws regarding their occupancy.
- 16.20.8 The owner shall, upon notification that 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, promptly use their best effort to prevent a recurrence of such conduct by those occupants or guests.
- 16.20.9 The owner of the short-term rental unit shall apply each 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 provides sufficient information for the Zoning Officer to confirm the name and contact information for the local contact person, confirm that the short-term rental unit meets all requirements of this Section 16.20 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 year period. Operation of a short-term rental without the required annual permit is a violation of this Section.

SECTION 10. REPEALER

All Ordinances or parts of Ordinances conflicting or inconsistent with the provisions of this Ordinance hereby adopted are hereby repealed.

SECTION 11. SEVERABILITY

The provisions of this Ordinance shall be severable, and if any provision hereof shall be declared unconstitutional, illegal or invalid, such decision shall not affect the validity of any of the remaining provisions of this Ordinance. It is hereby declared as the legislative intent of the Township that this Ordinance would have been amended as if such unconstitutional, illegal or invalid provision or provisions had not been included herein.

SECTION 12. EFFECTIVE DATE

DULY ENACTED AND ORDAINED this 4th day of November 2019, by the Board of Supervisors of Gregg Township in public session as duly assembled.

BOARD OF SUPERVISORS OF GREGG TOWNSHIP

By:

David E. Masse
Chairman

Mark Stein
Vice-Chairman/Supervisor

Supervisor

ATTEST:

Jodi With
Secretary

(SEAL)

NOTICE OF PROPOSED ORDINANCE

NOTICE IS HEREBY GIVEN THAT THE GREGG TOWNSHIP BOARD OF SUPERVISORS, UNION COUNTY, PENNSYLVANIA, AT A MEETING TO BE HELD ON NOVEMBER 4, 2019 AT 4:30 P.M. IN THE GREGG TOWNSHIP MUNICIPAL BUILDING LOCATED ON RUSSELL ROAD, ALLENWOOD, UNION COUNTY, PENNSYLVANIA, INTENDS TO HOLD A PUBLIC HEARING REGARDING THE PROPOSED ENACTMENT OF AN ORDINANCE AMENDING THE OFFICIAL ZONING ORDINANCE OF GREGG TOWNSHIP, ADOPTED JULY 7, 2014 TO PROVIDE CRITERIA FOR SHORT TERM RENTAL UNITS. THE ORDINANCE WILL BE CONSIDERED AND IT IS ANTICIPATED THAT FINAL ACTION WILL BE TAKEN THEREON BY THE BOARD OF SUPERVISORS, ON NOVEMBER 4, 2019 AT 4:45 P.M. IN THE GREGG TOWNSHIP MUNICIPAL BUILDING, OR AS SOON THEREAFTER AS THE BOARD MAY CONSIDER THE ISSUE. A COPY OF THE FULL TEXT OF THE PROPOSED ORDINANCE MAY BE EXAMINED AT THE GREGG TOWNSHIP MUNICIPAL BUILDING, OR AT THE LAW OFFICE OF BRIAN L. KERSTETTER, 3948 WESTBRANCH HIGHWAY, LEWISBURG, PENNSYLVANIA. COPIES MAY ALSO BE OBTAINED FROM EITHER OF THESE LOCATIONS FOR A CHARGE NOT GREATER THAN THE COST THEREOF.

GREGG TOWNSHIP SUPERVISORS
BRIAN L. KERSTETTER, SOLICITOR
(570) 538-5499

100

()

()

()