

ORDINANCE 2014-03

TOWNSHIP OF LANCASTER

LANCASTER COUNTY, PENNSYLVANIA

AN ORDINANCE TO AMEND THE ZONING ORDINANCE FOR LANCASTER TOWNSHIP TO REVISE THE PROVISIONS RELATING TO BED-AND-BREAKFAST ESTABLISHMENT USES AND TO AMEND THE SECTION 280-201 AND SECTION 280-1505 OF THE CODE OF LANCASTER TOWNSHIP

BE AND IT IS HEREBY ORDAINED AND ENACTED by the Board of Supervisors of the Township of Lancaster, Lancaster County, Pennsylvania, as follows:

Background: The Board of Supervisors of Lancaster Township has determined that certain provisions of the Lancaster Township Zoning Ordinance, codified in Chapter 280 Of the Code of Lancaster Township should be revised, particularly those relating to Bed-and-Breakfast Establishments. Accordingly, the Board has determined that the following revisions, additions and amendments should be made.

1. Section 280-201 – Definitions – Bed-and-Breakfast Establishment is amended to read as follows:

An establishment within a residential building in which the owner offers temporary overnight lodging accommodations and meal service, for less than 15 days in any 30 day period, to transient guests, visitors, or tourists for compensation; excludes "boardinghouses" and "visitor accommodations," as defined in Article II of this chapter.

2. Section 280-1505 – Bed-and-Breakfast Establishment is amended to read as follows:

Bed-and-breakfast establishments shall comply with the following requirements:

A. Bed-and-breakfast establishments shall only be permitted in single-family detached dwelling units. The owner shall be the primary occupant of the establishment. There shall be no external alteration to the building except as may be necessary for safety facilities such as fire escapes.

B. No more than four guest bedrooms shall be permitted if located in the Residential District R-1 and no more than eight guest bedrooms if located in the Local Commercial District (LC) or the General Commercial District (GC).

C. Meals may be served to guests as part of the room fee, but in no case shall meals be served to persons not staying in a guest bedroom.

D. No cooking facilities shall be permitted in any guest bedroom.

E. Signs shall comply with the professional, name or address sign regulations and other applicable sign regulations in Article XII of this chapter relating to sign regulations.

F. Guest bedrooms shall be rented for periods not to exceed 14 consecutive nights in a thirty-day period.

G. The applicant for a zoning permit and certificate of use and occupancy shall demonstrate that adequate public sewer and public water service will be provided to the establishment.


3. This Ordinance shall take effect five (5) days after enactment by the Board of Supervisors of the Township of Lancaster as provided by law.

DULY ORDAINED this 14th day of April, 2014, by the Board of Supervisors of the Township of Lancaster, Lancaster County, Pennsylvania.




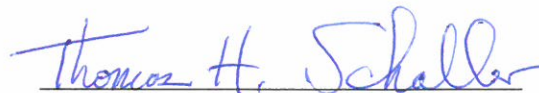
**BOARD OF SUPERVISORS OF
LANCASTER TOWNSHIP**


Chair


Vice Chair

ATTEST:


Secretary


Treasurer