

BOROUGH OF AKRON

ORDINANCE NO. _____

AN ORDINANCE OF THE BOROUGH OF AKRON, COUNTY OF LANCASTER, AMENDING CHAPTER 27 OF THE BOROUGH OF AKRON CODE OF ORDINANCES (THE “AKRON BOROUGH ZONING ORDINANCE”) BY ADDING PROVISIONS RELATING TO “SHORT-TERM RENTALS” INCLUDING A DEFINITION OF “SHORT-TERM RENTAL”, CREATING CONDITIONS FOR APPROVAL BY RIGHT OF THAT USE, ESTABLISHING SHORTTERM RENTALS AS PERMITTED USES BY RIGHT IN ALL ZONING DISTRICTS AND MODIFYING OTHER ZONING RELATED REGULATIONS ASSOCIATED THEREWITH AND ALSO MODIFYING THE DEFINITION PERTAINING TO “LOT COVERAGE” AND DELETING THE DEFINITION FOR “MAXIMUM IMPERVIOUS SURFACE”

A. Upon review, Borough Council finds that the Borough’s Zoning Ordinance should make provisions for “short-term rentals” in all its Zoning Districts, subject to certain regulations relating to that use.

B. Borough Council also finds that there needs to be some clarification on the Definitions as they apply to “Lot Coverage” and “Maximum Impervious Surface.”

C. Upon recommendation of staff and following review and recommendation by the Akron Borough Planning Commission and review by the Lancaster County Planning Commission, and proper advertisement, in conformance with the Pennsylvania Municipalities Planning Code, and the holding of a Hearing thereon by the Council of the Borough of Akron, the Borough of Akron Council hereby determines that the adoption of amendments to Chapter 27 of the Borough of Akron Code of Ordinances, (The “Akron Borough Zoning Ordinance”), as hereinafter set forth, are in the best interests of the Borough; and

D. Council further finds that the changes as described above and as set forth hereinafter are consistent with the Borough’s Comprehensive Plan and with the Preambles (purposes) set forth in Chapter 27 of the Borough of Akron Code of Ordinances (The “Akron Borough Zoning Ordinance”).

NOW THEREFORE, BE IT HEREBY ENACTED AND ORDAINED and it is hereby enacted and ordained by the authority of the Council of the Borough of Akron, that Chapter 27 of the Borough of Akron Code of Ordinances (hereinafter “Code of Ordinances”), the Akron Borough Zoning Ordinance, is amended in the following respects:

- I. A. Chapter 27, Section 502 “Definitions” is amended by adding the following Definition and by incorporating it into this Section 502 in alphabetical order:

“Short-term Rentals: “Short-Term Rentals shall be defined as a fully furnished single family or portion of a single family dwelling owned by an Akron Borough resident that is rented on a short-term basis to registered guests for a period less than thirty (30) continuous days. Guests have use of the facilities as provided for in any contract of agreement with the owner or management company, and no services, such as meals or daily house cleaning are provided to the guests and as are Licensed under Chapter 13 Part 4 of the Code Of Ordinances.

- B. Chapter 27, Section 502 “Definitions” is also amended by substituting the following definition for “Lot Coverage”:

Lot Coverage – The percentage of lot covered or occupied by man-made structures or surfaces (whether impervious, semi-impervious, or pervious). All structures (such as buildings, parking areas, driveways, roads, streets, sidewalks, decks, pools, areas of concrete or asphalt, stone, or other compacted soil) shall be considered for the purpose of this calculation, whether they are termed “pervious” or not. This is calculated by dividing the maximum horizontal cross section of all man-made structures and surfaces on a lot by the total area of the lot upon which the buildings are located.

- C. Chapter 27, Section 502 “Definitions” is amended by deleting “Maximum impervious surface.”

- II. Chapter 27, Section 704.A (8) of the Code of Ordinances is amended to read as follows:

“(8) Maximum lot coverage: 60%”

- III. Chapter 27, Section 805.A(8) of the Code of Ordinances is amended to read as follows:

“(8) Maximum lot coverage: 60%”

- IV. Chapter 27, Section 904.1.C.(8) of the Code of Ordinances is amended to read as follows:

“(8) Maximum lot coverage: 60%”

- V. Chapter 27, Section 1004.B (5) of the Code of Ordinances is amended to read as follows:

“(8) Maximum lot coverage: 80%”

- VI. Chapter 27, Section 1104 is amending by adding:

“D. Maximum lot coverage: 80%”

VII. Chapter 27, Section 1205. “Offstreet Vehicle Storage and Parking” is amended at subparagraph 3 thereof by adding a new subparagraph to read as follows:

“T. Short-term Rentals – Two additional off street parking spaces for each rental bedroom shall be provided. If off street parking is not permitted on the lot of a single family dwelling, then two additional off-street parking spaces for each rental bedroom may be located off lot, as long as there is a written lease with the owner of the land where the spaces are located. In the event of the loss of such off lot spaces, no short term rentals shall be permitted until further parking is established.

VIII. Chapter 27, Part 12 of the Code of Ordinances is amended by adding a new Section 1240 “Requirements for Short-term Rentals” as follows:

- 1) The maximum length of stay per registered party shall be less than thirty (30) consecutive days.
age.
- 2) No exterior or interior sign intended to be seen by the public shall be permitted.
- 3) In addition of meeting the Pennsylvania Uniform Construction Codes and the International Property Maintenance Code (latest editions adopted by Borough) as adopted by the Borough of Akron, the premises must meet all of the following:
 - A) Operating smoke detector in each bedroom
 - B) Operating smoke detector outside each bedroom in the common hallway
 - C) An additional operating smoke detector and carbon monoxide detector on each level.
 - D) GFI outlet required if outlet located within six feet of water source (all sinks, sump pumps, etc.)
 - E) Aluminum and metal exhaust from dryer (if dryer is provided)
 - F) Mounted and visible fire extinguisher in kitchen (2-A, 10BC fire extinguisher or better)
 - G) Stairs, including handrail, (indoor and outdoor) in good condition.
 - H) Covers on all outlets.
 - I) Fully functioning bathing and toilet facilities.
 - J) Fully functioning kitchen (if one has been installed)
- 4) The owner of the Dwelling shall reside in the Borough of Akron.
- 5) The applicant must meet the International Property Maintenance Code as adopted by the Borough of Akron. The property for such purposes shall be continued to be considered as a single family dwelling.
- 6) The owner shall in all respects comply with Chapter 13 “Licensing Permits and General Business Regulations” Part IV “Short Term Rental Permits”, of The Borough of Akron Code of Ordinances.

IX. Amend all District “Permitted Uses” so that “Short-Term Rentals in single family dwellings subject to Section 1240” shall be considered “Permitted Uses” in all Zoning Districts.

X. In all other respects, Chapter 27 of the Borough of Akron Code of Ordinances is hereby ratified and reconfirmed.

XI. This Ordinance shall take effect immediately.

ENACTED AND ORDAINED this ____ day of _____, 2019.

AKRON BOROUGH COUNCIL

By: _____
John Williamson, President
Borough of Akron

Attest: _____
Susan Davidson, Secretary

(Seal)

APPROVED this _____ Day of _____, 2019.

John McBeth, Mayor