

TOWNSHIP OF KILBUCK
ORDINANCE NO. __O-20-01__

AN ORDINANCE AMENDING THE KILBUCK TOWNSHIP CODE OF ORDINANCES, CHAPTER 215, ZONING, TO PROVIDE THAT SHORT-TERM RENTALS, AS DEFINED HEREIN, SHALL BE AVAILABLE AS ACCESSORY USES IN CERTAIN DESIGNATED ZONING DISTRICTS, ESTABLISHING CERTAIN OTHER REQUIREMENTS PERTAINING TO SUCH USES, AND PROVIDING FOR CERTAIN DEFINED TERMS IN CONNECTION THEREWITH

WHEREAS, the Township desires to designate the zoning districts in which short-term rental uses may be conducted in such a manner as to provide the benefits of such rentals while protecting the character and residential qualities of the neighborhoods in which such rentals are conducted ; and

WHEREAS, the Kilbuck Township Planning Commission has recommended that such short-term rental uses be available in certain districts as designated herein; and

WHEREAS, the Allegheny County Department of Economic Development has been duly informed of the proposed amendment.

I. NOW THEREFORE, the Board of Supervisors of the Township of Kilbuck ordains that the Kilbuck Township Zoning Ordinance, Chapter 215 of the Kilbuck Township Code of Ordinances, be amended as follows:

- A. Article II, Terminology, § 215-6, Definitions and Word Usage, is revised by adding the following defined terms:

SHORT-TERM RENTAL – The act of offering temporary living quarters and/or meeting rooms within a dwelling unit by the owner or lessee for a negotiated price to a house guest with or without the mediating use of a rental housing exchange agency. Rentals of 30 consecutive days or more shall not constitute short-term rentals.

RENTAL HOUSING EXCHANGE AGENCY – A web- or non-web-based application or similar platform, including real estate agent(s), that mediates the short-term rental of living quarters and/or meeting rooms within a dwelling unit for a set or negotiated price.

HOUSE GUEST – A temporary occupant of a short-term rental living quarter and/or meeting room(s) within a dwelling unit.

OWNER OR LESSEE – The owner of record of the dwelling unit, or person leasing the dwelling unit from the owner of record, or otherwise occupying the dwelling unit by permission of the owner, for a period of at least six (6) consecutive months in a calendar year.

- B. Article IV, Supplementary Regulations, is amended by adding thereto a new Section 215-43.1, Short-Term Rentals, to provide as follows:

§ 215-43.1 Short-Term Rentals.

- (1) Short-term rentals are permitted as an accessory use within the R-1, R-2, R-3, SUD and CON Zoning Districts, provided that the dwelling unit is registered with the Township.
- (2) The owner or lessee must reside at the dwelling for at least six (6) months of the calendar year.
- (3) The owner or lessee shall register as a Short-Term Rental with the Township of Kilbuck prior to commencing a Short-Term Rental accessory use.
 - (a) Registration shall be done by providing such information as the Township may require accompanied by a registration fee of \$50.00 or such other fee as the Board of Supervisors may from time to time set by resolution.
 - (b) Once completed, registration will remain in effect without need for renewal; provided, however, that upon a finding of violation of this ordinance the Township may revoke such registration. The Township shall be notified of any change in the identity of the owner or lessee.
- (4) An owner or lessee of the dwelling may provide short-term rentals up to twelve (12) times in one calendar year.
 - (a) The maximum total number of days short-term rental activity shall be permitted to occur per dwelling unit shall not exceed forty-two (42) calendar days in one calendar year.
 - (b) Before each short-term rental, the owner or lessee shall notify the Township as to the start and ending dates of the

short-term rental and the number of overnight house guests, such notification to be given in such form or manner as may be directed by the Township Secretary.

- (5) The short-term rental shall not permit more than two (2) persons over the age of 18 to occupy one (1) bed.
- (6) If the short-term rental pertains specifically to couches, the short-term rental shall not permit more than one (1) house guest to occupy one (1) couch. Additionally, if the short-term rental does not offer private sleeping quarters, then the house guests shall be limited to one (1) per dwelling at a time.
- (7) The owner or lessee shall be responsible for assuring compliance with the Township's noise, nuisance and property maintenance ordinances and shall be responsible for any violation of such ordinances by short-term rental house guests, along with the house guests themselves.
- (8) Any noise caused by the house guests that disturbs the neighboring dwellings shall not be permitted, and if house guests cause any such disturbances more than once during the short-term rental, the owner or lessee shall not be permitted to continue to offer short-term rentals and shall have their registration revoked.
- (9) Within the context of short-term rentals, a meeting room shall refer to the location within the dwelling unit where people gather for personal and/or professional purposes.
- (10) Any property used for a short-term rental shall provide off-street parking of at least one space per bedroom.

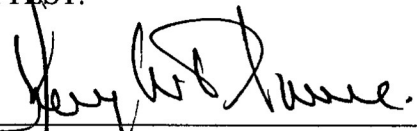
II. Repeal. Any ordinance or part of any ordinance conflicting with this Ordinance is repealed to the extent of such conflict.

III. Severability. It is intended that the provisions in this Ordinance are severable and if any provisions are held or declared illegal, invalid or unconstitutional by a court of competent jurisdiction, the decision shall not affect or impair any of the remaining sections.

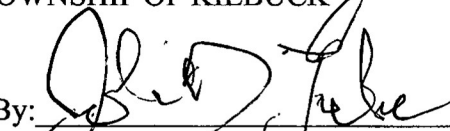
IV. Effective Date. This Ordinance shall be effective immediately upon adoption and shall be further in effect prior to adoption as a pending ordinance as of the date of publication of notice to the public that the Township Board of Supervisors has resolved to consider such an Ordinance.

This Ordinance adopted at a duly assembled public meeting held this 28 day of April, 2020.

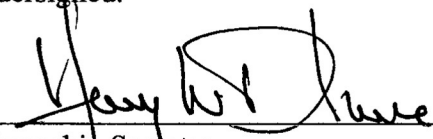
ATTEST:


Secretary

TOWNSHIP OF KILBUCK

By: 
Chair, Board of Supervisors

Recording Certification: This Ordinance recorded in the Township Ordinance book on Apr. 26, 20, 2020 by the undersigned.


Township Secretary