

ADMINISTRATIVE ORDINANCE NO. 07 - 2023

ADMINISTRATIVE BILL NO. 07 - 2023

INTRODUCED – MAY 9, 2023

ADOPTED BY COUNCIL – MAY 23, 2023

AN ORDINANCE OF THE LANCASTER CITY COUNCIL AMENDING THE CITY OF LANCASTER ZONING ORDINANCE, ORDINANCE NO. 6 – 2013, CHAPTER 300 OF THE CITY CODE, AS AMENDED BY ORDINANCE NO. 07 – 2022; TO REVISE THE DEFINITION OF SHORT TERM RENTAL BY CHANGING THE REFERENCE TO A “SINGLE FAMILY DWELLING UNIT” TO “DWELLING UNIT”; TO ADD A FOOTNOTE TO SCHEDULE OF DISTRICT REGULATIONS, TABLE OF PERMITTED USES, COMMERCIAL SERVICES, §300 REQUIRING A UNIT TO QUALIFY AS A SINGLE FAMILY HOME OR APARTMENT; AND TO MAKE EDITING IMPROVEMENTS TO SECTION §300-63 REGARDING OFF STREET PARKING AND LOADING REQUIREMENTS; PROVIDING FOR THE REPEAL OF INCONSISTENT ORDINANCES; PROVIDING FOR THE SEVERABILITY OF THE ORDINANCE; AND PROVIDING THAT THE ORDINANCE SHALL TAKE EFFECT IN ACCORDANCE WITH PENNSYLVANIA LAW.

WHEREAS, the City of Lancaster Comprehensive Plan, *Growing Together*, contains goals, objectives and strategies that support zoning updates to improve affordable housing options, including higher densities; that protect and strengthen neighborhoods; that promote livability; and that improve opportunities for employment and economic development by attracting more businesses to the City; and

WHEREAS, the City of Lancaster 2018-2022 Strategic Plan promotes the strengthening of neighborhoods, increasing the supply of affordable housing, and attracting investment in the City; and

WHEREAS, the proposed Zoning Ordinance amendments are consistent with the Comprehensive Plan, Strategic Plan and Building on Strength Strategic Plan; and

WHEREAS, on April 5, 2023 the Lancaster City Planning Commission voted to recommend to City Council approval of proposed amendments to the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Lancaster that the City of Lancaster Zoning Ordinance, Chapter 300 of the City Code, shall be amended as follows:

Section 1. Article XVII, Definitions, §300:121, is amended by editing the definition for “Short-term rental” as follows:

A fully furnished ~~single-family~~ dwelling unit that is rented on a short-term basis by written contract to registered guests visiting the Lancaster area and that is not occupied by an owner or manager. Guests have use of the facilities as provided for in any contract or agreement with the owner or management company, and no services, such as meals or house cleaning, are provided to the guests.

Section 2. Article V, Schedule of District Regulations, Table of Permitted Uses, Commercial Services, §300 Attachment 2:13, is amended by adding footnote (8)(g) as follows:

(g) The dwelling unit must qualify as a single-family home or apartment, as defined in Chapter 300, Article XVII Definitions of the City Zoning Ordinance.

Section 3. Article VIII, Off-Street Parking and Loading Requirements, §300-41A, Parking Requirements, §300:63, is amended as follows:

| | |
|----------|---|
| Homestay | 1 per 2 bedrooms dedicated as Homestay 1 for 2 bedrooms dedicated as Homestay and 0 if only 1 bedroom is dedicated as Homestay |
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Section 4. All ordinances or resolutions or parts of ordinances or resolutions insofar as they are inconsistent herewith are hereby repealed and rescinded.

Section 5. In the event any provision, section, sentence, clause or part of this Ordinance shall be held to be invalid, such invalidity shall not affect or impair any of the remaining provisions, sections, sentences, clauses or parts of this Ordinance; it being the intent of the City of Lancaster that the remainder of the Ordinance shall be and shall remain in full force and effect.

Section 6. This Ordinance shall become effective as provided by the laws of the Commonwealth of Pennsylvania.

DULY ORDAINED AND ENACTED this 23rd day of May, 2023, by the Council of the City of Lancaster, Lancaster County, Pennsylvania, in lawful session duly assembled.

ATTEST:

CITY OF LANCASTER


Bernard W. Harris, Jr. City Clerk

By: 
Danene Sorace, Mayor