

**TOWNSHIP OF HARRISON
ALLEGHENY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2019

AN ORDINANCE AMENDING THE HARRISON TOWNSHIP CODE OF ORDINANCES, CHAPTER 27, ZONING, TO CREATE A SHORT-TERM RENTAL USE, PERMIT SAID USE AS A CONDITIONAL USE IN THE R-1, R-2, R-3, S-1 AND V ZONING DISTRICTS, ESTABLISH CERTAIN REQUIREMENTS PERTAINING TO SUCH USE, AND PROVIDE FOR CERTAIN DEFINED TERMS IN CONNECTION THEREWITH

WHEREAS, the Township of Harrison Zoning Ordinance, Ordinance No. 1944, as amended (the "Zoning Ordinance"), regulates zoning and land use matters with the Township of Harrison, Allegheny County, Pennsylvania (the "Township"); and

WHEREAS, the Township Board of Commissioners (the "Board") 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 Township Planning Commission, pursuant to the provisions of the Zoning Ordinance, has reviewed the following amendments to the Zoning Ordinance and made a recommendation to the Board to approve the same; and

WHEREAS, the Board has given due public notice and held the requisite public hearing on the following amendments to the Zoning Ordinance; and

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

NOW, THEREFORE, the Board hereby ordains that the Harrison Township Zoning Ordinance, Chapter 27 of the Harrison Township Code of Ordinances, be amended as follows:

SECTION 1. Part 6, Definitions, § 27-602, Specific Definitions, is revised by adding the following terms:

SHORT-TERM RENTAL – The act of offering temporary living quarters within a dwelling unit by the owner or lessee for a set or negotiated price to a house guest with or without the mediating use of a rental housing exchange agency.

SHORT-TERM RENTAL UNIT – A dwelling unit, a portion of a dwelling unit, or any other structure or space that is offered to guests for temporary living quarters. The term does not include a bed-and-breakfast, boardinghouse, hotel or motel, as those terms are separately defined by the Zoning Ordinance.

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

HOUSEGUEST – A temporary occupant of a short-term rental living quarter within a dwelling unit.

SECTION 2. Part 2, District Regulations, § 205, Conditional Uses, is amended to add the following Conditional Use to the Table of Permitted and Conditional Uses in the R-1, R-2, R-3, V and S-1 Zoning Districts:

<u>District</u>	<u>Conditional Uses</u>
R-1 Single-Family Residential District	Short-Term Rental Unit (§ 408.55)
R-2 Two-Family Residential District	Short-Term Rental Unit (§ 408.55)
R-3 Special Residential District	Short-Term Rental Unit (§ 408.55)
V Village	Short-Term Rental Unit (§ 408.55)
S-1 Special District	Short-Term Rental Unit (§ 408.55)

SECTION 3. Part 4, Standards and Criteria for Conditional Uses and Special Exceptions, is amended to add a new Section 27-408.55, as follows:

§ 408.55. Short-Term Rental Unit.

- A. The dwelling unit must be the permanent address of the owner or lessee, and the owner or lessee must occupy the dwelling unit for at least six months of the calendar year.
- B. The dwelling unit may be used as a short-term rental no more than six times in one calendar year. The maximum total number of consecutive days that the dwelling unit can be used as a short-term rental shall not exceed 30 days.
- C. The short-term rental shall not permit more than two houseguests to occupy one bed and one houseguest to occupy one couch.
- D. If the short-term rental unit does not offer private sleeping quarters, the houseguests shall be limited to one (1) houseguest per dwelling unit at a time.
- E. Short-term rentals shall not be permitted on a lot that is nonconforming with respect to minimum lot size and setbacks.

- F. The short-term rental unit shall provide parking in accordance with the parking regulations contained in § 27-305, Off-Street Parking, in addition to the following:
 - a. All off-street parking spaces shall be located on the same property as the short-term rental unit;
 - b. The required number of off-street parking spaces may include spaces in a garage which can accommodate vehicles; and
 - c. All off-street parking spaces shall be improved to a mud-free condition with paving, stone or similar material.

- G. The short-term rental unit shall not have any outside appearance indicating a change of the use from the surrounding residential uses.

- H. Houseguests shall not engage in disorderly conduct or disturb the peace and quiet of any nearby residence or person by loud, unusual, or excessive noise, by tumultuous or offensive conduct, public indecency, threatening, quarreling, challenging to fight or fighting, or creating a dangerous or physically offensive condition. If a houseguest is convicted of any disturbance of the peace, the property owner or lessee shall not be permitted to continue to offer short-term rentals.

- I. Overnight occupancy of recreational vehicles, camper trailers, and or tents by houseguests at the property are prohibited. Outdoor overnight sleeping of houseguests is prohibited.

- J. The transient use of property by means of temporary structures, such as tents, camper trailers, and recreational vehicles which lack permanent bathroom facilities or sanitation facilities is harmful to the public health, safety, and welfare, and shall be prohibited as a short term rental unit.

- K. Subleasing, by a houseguest, of all or a portion of a short-term rental unit is prohibited.

SECTION 4. Part 3, General Regulations, § 305, Off-Street Parking, is amended to add the following to the Off-Street Parking Table:

<u>Use</u>	<u>Parking Spaces Required</u>
Short-Term Rental Unit	1 space for each bedroom

SECTION 5. Any ordinance or part of any ordinance conflicting with this Ordinance is repealed to the extent of such conflict.

SECTION 6. 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.

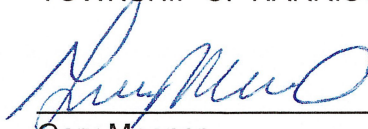
ORDERED and ENACTED this 22nd day of July, 2024 by the Board of Commissioners of the Township of Harrison in lawful session duly assembled.

ATTEST:

TOWNSHIP OF HARRISON



Amy Rockwell
Township Manager



Gary Meanor
Chairman, Board of Commissioners



Certification of Recording: This Ordinance recorded in the Township Ordinance book on July 23, 2024 by the undersigned.



Township Manager/Secretary