

**SHREWSBURY TOWNSHIP
YORK COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2025-02

**AN ORDINANCE OF SHREWSBURY TOWNSHIP, YORK COUNTY, PENNSYLVANIA,
AMENDING CHAPTER 27, ZONING, OF THE MUNICIPAL CODE OF ORDINANCES
FOR SHREWSBURY TOWNSHIP PROVIDING DEFINITIONS AND REGULATIONS
FOR SHORT-TERM RENTALS WITHIN THE TOWNSHIP**

BE IT ENACTED AND ORDAINED, and it is hereby enacted and ordained by the Board of Supervisors of Shrewsbury Township, York County, Pennsylvania (the "Township"), that Chapter 27 of the Shrewsbury Township Code of Ordinances, The Zoning Ordinance, is amended as follows:

SECTION 1. Section 202 of the Zoning Ordinance, "Definitions" shall be amended as follows (additions denoted by double underline; deletions denoted by ~~strikethrough~~):

BED-AND-BREAKFAST

An owner-occupied single-family dwelling in which a room or rooms are rented on a nightly basis for periods of not more than seven (7) days. Meals may or may not be provided.
~~A use accessory to a single family dwelling offering overnight accommodations for a rental fee.~~

BEDROOM

Any room or space designed to be used or intended to be used for sleeping purposes. Space used for eating, cooking, bathrooms, toilet rooms, closets, halls, storage or utility room and similar uses are not considered "bedrooms."

DWELLING

A building or structure designed for living quarters for one or more families, including mobile homes, but not including rooming houses, convalescent homes, motels, hotels, and ~~tourist homes~~ short-term rental or other accommodations used for transient occupancy.

DWELLING UNIT

~~A building, or portion thereof, which provides complete housekeeping facilities for one family.~~

A single habitable living unit occupied by only one family. See the definition of "family." Each dwelling unit shall have its own toilet, bath or shower, sink, sleeping and cooking facilities and separate access to the outside or to a common hallway or balcony that connects to outside access at ground level.

FAMILY

- ~~1. One or more persons related by blood, marriage, or adoption (including persons receiving foster care), and any domestic servants or gratuitous guests thereof, that maintain one common household and live within one dwelling unit; or~~
- ~~2. A group of not more than four unrelated persons and any servants or gratuitous guests thereof who live together in a single dwelling unit with single cooking facilities and maintain a common household; or~~
- ~~3. Any number of unrelated persons who reside within a group home, as defined in this chapter; or~~
- ~~4. A roomer, boarder, or lodger shall not be considered as a member of a family.⁴~~

Any number of individuals living and cooking together as a single housekeeping unit, including not more than three unrelated individuals. The term "unrelated individual" shall include any individual who is unrelated by blood, marriage, legal adoption or foster relationship to any other individual in the dwelling unit. A family shall also expressly include any number of unrelated persons who reside within a licensed group home, as defined herein.

HOTEL or MOTEL

~~A building, other than group quarters, arranged or used for sheltering, sleeping or feeding, for compensation, and in which no provision is made for cooking in any individual room or suite.~~

A building(s) offering transient occupancy to the general public and which may include additional facilities and services, such as restaurants, meeting rooms, entertainment, personal services, and recreational facilities. Excludes those uses defined as bed-and-breakfast, boarding houses, and short-term rentals elsewhere within.

OWNER OCCUPIED

A dwelling unit that is the primary, permanent residence and domicile of a natural person who is identified as the owner or one of the owners on the deed for the property. In order for a dwelling unit to be considered owner occupied, the dwelling must be considered the domicile of the record owner or at least one of the record owners under Pennsylvania law, and the owner must physically reside in the dwelling not less than six (6) months each calendar year, and the owner cannot be registered to vote at any other address, and the owner must use the dwelling at the owner's address for payment of taxes including, but not limited to, earned income taxes.

PERSON IN CHARGE

A person or agent with actual authority to represent the owner for purposes of contact and communication regarding the owner's STRs.

ROOMER or BOARDER

A person occupying any room or group of rooms forming a single habitable unit used or intended to be used for living and sleeping, but not for cooking or eating purposes, and paying compensation for lodging and/or board and lodging by pre-arrangement for a week or more at a time to an owner or operator. Any person occupying such room or rooms and paying such compensation without pre-arrangement or for less than one week at a time shall be classified, for purposes of this chapter, not as a roomer or boarder but as a guest or lodger of a commercial lodging establishment (motel, hotel, ~~tourist home~~ short-term rental).

SHORT-TERM RENTAL (STR)

A fully furnished single-family dwelling owned by a Shrewsbury Township resident that is rented on a short-term basis to registered guests for a period less than 30 days.

~~SHORT-TERM LODGING LICENSE~~

~~The written grant of the right to operate a STR pursuant to the specific terms of the license granted to a specific owner.~~

~~SHORT-TERM LODGING LICENSE TERM~~

~~January 1 to December 31 of each calendar year.~~

TENANT

For the purposes of this chapter, the term "tenant" shall refer to the primary individual (transient tenant) who signed an agreement with the owner or owner's agent for the temporary use of a STR for less than 30 consecutive calendar days.

~~TOURIST HOME~~

~~A private residential dwelling that is not occupied by an owner or manager and that is rented, leased, or furnished in its entirety to transient guests on a daily or weekly basis.~~

TRANSIENT OCCUPANCY

Use, occupancy, and/or possession of a dwelling unit or portion thereof for a period of

thirty (30) consecutive calendar days or less.

SECTION 2. The following sections of the Zoning Ordinance, “Use Regulations”, shall be amended to provide permitted uses for Bed-and-Breakfasts and Short-Term Rentals as follows:

§ 27-402 Agricultural District

“Short-Term Rental” shall be permitted under § 27-402.6 as a permitted accessory use.

§ 27-602 Rural Residential District

“Short-Term Rental” shall be permitted under § 27-602.2 as a permitted accessory use.

§ 27-702 Rural Residential Receiving District

“Short-Term Rental” shall be permitted under § 27-702.3 as a permitted accessory use.

§ 27-802 Suburban Residential District

“Short-Term Rental” shall be permitted under § 27-802.4 as a permitted accessory use.

§ 27-902 Suburban Residential Receiving District

“Bed-and-Breakfast” and “Short-Term Rental” shall be permitted under § 27-902.4 as permitted accessory uses.

§ 27-1002 Commercial District

“Short-Term Rental” shall be permitted under § 27-1002.4 as a permitted accessory use.

§ 27-2102 The Historic Village Overlay District

“Short-Term Rental” shall replace “Tourist Home” and shall be permitted under § 27-2102.3 as a permitted accessory use.

SECTION 3. Section 1404, Specific Use Standards of the Zoning Ordinance, shall be amended as follows (additions denoted by double underline; deletions denoted by ~~strikethrough~~):

BED-AND-BREAKFAST

~~A rental license shall be issued upon applicant's proof of compliance with the restrictions and requirements of Chapter 11 Part 2, § 11-202.1 & 202.2.~~

- ~~1. The bed and breakfast shall be operated only by members of the immediate family residing therein.~~
- ~~2. A maximum of two nonresident employees.~~
- ~~3. Provide only short-term overnight lodging. Maximum guest stays shall be limited to seven days in a calendar month, excepting longer stays not exceeding 90 days may occur where the occupant(s) are in transit, or in local temporary employment.~~
- ~~4. The character or external appearance of the dwelling unit must be consistent with the surrounding dwellings.~~

Bed-and-Breakfast rentals shall be permitted in designated districts as permitted accessory uses subject to the requirements as set forth in Chapter 11, Part 2, Short-Term Lodging, of The Code of Ordinances of Shrewsbury Township.

SHORT-TERM RENTAL

Short-Term rentals shall be permitted in designated districts as permitted accessory uses subject to the requirements as set forth in Chapter 11, Part 2, Short-Term Rentals, of The Code of Ordinances of Shrewsbury Township. A rental license shall be issued upon applicant's proof of compliance with the restrictions and requirements of Chapter 11, Part 2, § 11-202.1. & 202.3.

TOURIST HOME

- ~~1. Provide only short-term overnight lodging. Maximum guest stay shall be limited to seven days in a calendar month.~~
- ~~2. The maximum number of guest rooms shall be four per structure.~~
- ~~3. Individual guest rooms and suites may include partial facilities for cooking.~~
- ~~4. Individual guest rooms shall be served by a separate bathroom facilities. Occupancy of whole house by an individual or individual family requires only one bathroom facility.~~
- ~~5. Parking requirements shall be one space for each guest room plus one space for each property (for management/maintenance).~~

SECTION 4: Repealer. All Ordinances or parts of Ordinances inconsistent with this Amendment to Chapter 27 of the Township Code of Ordinances are hereby repealed to the extent of such inconsistency.

SECTION 5: Severability. If any section, subsection, sentence or clause of this Zoning Ordinance is held, for any reason to be invalid, such decision or decisions shall not affect the validity of the remaining portions of the Zoning Ordinance.

SECTION 6: Effective Date. The Ordinance shall become effective immediately following its enactment as provided by law.

ENACTED AND ORDAINED this 1st day of October, 2025.

ATTEST:

SHREWSBURY TOWNSHIP
BOARD OF SUPERVISORS


Todd A. Zeigler
Todd A. Zeigler, Secretary

By: Arthur Rutledge
Arthur Rutledge, Chairman