

March 3, 2020

PUBLIC HEARING

This public hearing will concern a zoning text amendment amending multiple sections of the City of Bethlehem Zoning Ordinance relating to hotels and short term lodging

BILL NO. – 2020

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF BETHLEHEM,
COUNTIES OF LEHIGH AND NORTHAMPTON,
COMMONWEALTH OF PENNSYLVANIA,
AMENDING PART 13 OF THE CODIFIED
ORDINANCES OF THE CITY OF BETHLEHEM,
ZONING ORDINANCE RELATING TO HOTELS AND
SHORT TERM LODGING.

THE COUNCIL OF THE CITY OF BETHLEHEM HEREBY ORDAINS AS
FOLLOWS:

SECTION 1. Article 1302, Definitions, of the Zoning Ordinance is hereby amended to include following (underlined text denotes additions, whereas ~~strikeouts~~ denote deletions):

1302.58 Hotel. ~~A building or groups of buildings which has a central office and which contains 1 or more rental units which are rented to transient visitors to the area, and which may also include an accessory tavern, restaurant, pool, exercise facilities or meeting facilities.~~ A hotel is any building within which 1 or more rental units are rented to transient visitors to the area, but does not qualify as a Short Term Lodging Facility or bed and breakfast home within the meaning of the Zoning Ordinance. Alternatively, a hotel can be a group of buildings served by a central office or coordinator within which 1 or more rental units are rented to transient visitors to the area, but does not include any building in the group which qualifies as a Short Term Lodging Facility or bed and breakfast home within the meaning of the Zoning Ordinance. A “hotel” may also include an accessory tavern, restaurant, pool, exercise facilities or meeting facilities.

1302.117.1 Short Term Lodging Facility: An owner-occupied single family dwelling at which the owner allows the temporary rental of the dwelling unit or portion thereof for not more than 30 consecutive nights by a Transient Visitor or Visitors under an agreement providing compensation to an owner and which dwelling (1) does not operate or

is not licensed as a regulated rental under Article 1739 or (2) does not qualify as a hotel or bed and breakfast home within the meaning of the Zoning Ordinance or the law of nonconforming uses. The temporary rental to one or more Transient Visitors of a single family dwelling unit or portion thereof at a time when the owner-occupant is not physically residing overnight in the structure, and which temporary rental does not otherwise qualify as a bed and breakfast home use, shall be considered a hotel within the meaning of the Zoning Ordinance.

1302.137.1 Transient Visitor: An occupant of a dwelling unit or sleeping unit for not more than 30 consecutive nights under a rental agreement, unless the occupant is related to the Owner as married spouse, parent or child, grandparent or grandchild, or brother or sister.

SECTION 2. Part 13 of the City of Bethlehem Codified Ordinances relating to Zoning, Section 1304.01(b)(2), which consists of the Commercial Uses portion of the Table of Allowed Uses in Primarily Residential Districts, is hereby amended to include the following (underlined text denotes additions, whereas ~~strikeouts~~ denote deletions):

TYPES OF USES (See definitions in Section 1302)	ZONING DISTRICTS				
	RR	RS	RG	RT	RRC
(2) <u>COMMERCIAL USES</u> <u>Short Term Lodging Facility</u>	<u>SE</u>	<u>SE</u>	<u>P</u>	<u>P</u>	<u>N</u>

SECTION 3: Part 13 of the City of Bethlehem Codified Ordinances relating to Zoning, Section 1305.01(b), which consists of the Commercial Uses portion of the Table of Allowed Uses in Primarily Non-Residential Districts, is hereby amended to include the following (underlined text denotes additions, whereas ~~strikeouts~~ denote deletions):

TYPES OF USES (See definitions in Section 1302)	ZONING DISTRICTS											
	CL	CG & CS	CB	LI	IN	PI	CM	I	CMU	IR	IR-R	OMU
b. <u>COMMERCIAL USES</u> <u>Short Term Lodging Facility</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>

SECTION 4. Part 13 of the City of Bethlehem Codified Ordinances relating to Zoning, Section 1319 relating to Off-Street Parking and Loading, Subsection

1319.01(a) relating to Required Off Street Parking Space, is hereby amended to include the following (underlined text denotes additions, whereas ~~strikeouts~~ denote deletions):

1319.01(a)(36.1) Short Term Lodging Facility– Two off-street parking spaces are required for the dwelling. One additional space is required if more than one room is rented. These off-street requirements shall not apply to any short term lodging facility in a CB Zoning District.

SECTION 5. Part 13 of the City of Bethlehem Codified Ordinances relating to Zoning, Section 1322 relating to Additional Requirements for Specific Uses, Subsection 1322.03 relating to Additional Requirements for Certain Uses, is hereby amended to read as follows (underlined text denotes additions, whereas ~~strikeouts~~ denote deletions):

Short Term Lodging:

- (1) The Short Term Lodging use is only permitted in an owner-occupied single family dwelling existing and occupiable by persons as of January 1, 2020 or, for lots exceeding one (1) acre in size, in an accessory or outbuilding structure existing and occupiable by persons as of January 1, 2020.
- (2) No more than 2 rooms on any lot may be offered for rent in any short term lodging facility regardless of the size of the structure or number of bedrooms.
- (3) No exterior alteration or expansion shall be made to any building for purposes of furnishing or expanding short term lodging, except as may be required for purposes of sanitation, handicapped accessibility, historic rehabilitation or safety.
- (4) The Short Term Lodging use must meet all City requirements for health, fire and building safety.
- (5) A Short Term Lodging Facility shall be used by any Transient Visitor only for Short Term Lodging and not for other purposes, such as, but not limited to, the hosting, lease or use of the property as reception space, party space, social or business meeting space, or for other similar events open to the public or invitees. Owners shall not circumvent the preceding limitations by hosting such events for the benefit of a Transient Visitor.

- (6) Transient Visitors shall not generate noise, vibration, glare, odor or other effects that unreasonably interfere with a person's enjoyment of his or her neighborhood, nor shall an Owner allow any Transient Visitor to do so.
- (7) The owner of the Short Term Lodging Facility shall comply with all aspects of Article 1741, Short Term Lodging Facilities, including annual inspections and licensing.

SECTION 6. All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

Sponsored by _____

PASSED finally in Council on the _____ day of _____, 2020.

President of Council

ATTEST:

City Clerk

This Ordinance approved this _____ day of _____, 2020.

Mayor