

**TOWNSHIP OF EAST HANOVER
LEBANON COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2023-03

WHEREAS, the Board of Supervisors of East Hanover Township, Lebanon County, Pennsylvania deem it to be in the best interest and general welfare of the citizens and the residents of this Township to amend Chapter 250, Zoning to add requirements for short-term rentals in the A – Agricultural District and the GC – General Commercial District, and to add provisions for military training facilities in the RLD – Low-Density Residential District in the Township; and

WHEREAS, at direction of the Board of Supervisors of East Hanover Township, the East Hanover Township Planning Commission has prepared certain amendments to Chapter 250, Zoning; and

WHEREAS, the Board of Supervisors of East Hanover Township has conducted a public hearing to consider certain amendments to Chapter 250, Zoning; and

WHEREAS, prior to the public hearing, the proposed amendments were provided to the Lebanon County Planning Department for comments as provided by law; and

WHEREAS, after a public hearing and after consideration of all information, comments and questions, members of the Board of Supervisors have deemed it beneficial to the residents of East Hanover Township and to the promotion of the health, safety, morals, convenience, order and welfare of present and future inhabitants of East Hanover Township to amend said Chapter 250, Zoning.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Board of Supervisors of East Hanover Township as follows

1. ARTICLE I, §250-2, DEFINITIONS. IS HEREBY AMENDED TO ADD THE FOLLOWING NEW DEFINITION TO READ AS FOLLOWS:

SHORT-TERM RENTAL — Any dwelling unit owned or managed by a person, firm, or corporation which is rented or leased for a period of no more than 30 consecutive days.

2. ARTICLE VI, §250-23, PERMITTED USES, IS HEREBY AMENDED TO ADD A NEW §250-23 N., TO READ AS FOLLOWS:

N. Short-term rentals, as regulated in § 250-253.8 of this chapter.

3. ARTICLE VI, §250-25, GENERAL DISTRICT REQUIREMENTS, IS HEREBY AMENDED TO READ AS FOLLOWS:

§250-25 General district requirements. [Amended 6-28-2021 by Ord. No. 2021-2]

All principal buildings, structures and uses erected or established after the adoption date of this chapter shall comply with the following requirements:

- A. Existing farms and properties shall be permitted the following number of lots or principal uses, based upon the size of the parent tract as defined by this chapter:

Size of Farm or Property	Maximum Number of Lots or Uses
0 acres to less than 10 acres	Any number of lots in accordance with § 250-26
10 acres to less than 50 acres	5
50 acres to less than 100 acres	6
100 acres or more	7

Existing unsubdivided dwellings and principal, nonresidential uses located on the farm or property shall be considered part of the principal allotment. Furthermore, the maximum permitted number of lots or uses shall apply whether or not individual lots are subdivided at the time the uses are established. Resubdivision of lots created after the adoption date of this chapter shall also be subject to the maximum allotment determined for the original farm or property. For the purposes of this section, short-term rental units established in existing dwellings shall not be considered new principal uses.

4. ARTICLE IX, §250-50, PERMITTED USES, IS HEREBY AMENDED TO ADD A NEW §250-50 I., TO READ AS FOLLOWS, AND TO RENUMBER THE EXISTING §250-50 I. TO §250-50 J.:

- I. Military training facilities, provided that the storage of military tactical vehicles/equipment (excluding vehicles being used for transporting equipment and/or personnel to and from the site, and vehicles being used for on-site winter maintenance) or outdoor shooting ranges shall not be permitted.

5. ARTICLE XIII, §250-84, PERMITTED USES, IS HEREBY AMENDED TO ADD A NEW §250-84 Q., TO READ AS FOLLOWS:

- Q. Short-term rentals, as regulated in § 250-253.8 of this chapter.

6. ARTICLE XXV IS HEREBY AMENDED TO ADD A NEW §250-253.8, SHORT-TERM RENTALS, TO READ AS FOLLOWS:

§ 250-253.8. Short-term rentals.

Short-term rentals are subject to the following criteria:

- A. A minimum lot size of one acre with an approved and operating on-lot sewage system or connection to public sewer. If not served by a public sewer system, evidence that the sewer system is adequate to serve the maximum number of occupants of the short-term rental unit. The number of bedrooms permitted for a short-term rental shall not exceed the number of bedrooms approved for the dwelling unit on the sewage permit issued for such property. Where there is no sewage permit on record, the short-term rental shall be limited to three bedrooms unless proof is provided to the Sewage Enforcement Officer that the septic system is adequate to handle additional flows. Any short-term rental advertising more than five bedrooms shall provide proof that the septic system is adequate to handle such flows by having the system approved by the Sewage Enforcement Officer, or by providing a septic permit previously issued by a Sewage Enforcement Officer. If a sewage system malfunction occurs, short-term rental of the dwelling unit shall be discontinued until the malfunction is corrected in accordance with Township and Pennsylvania Department of Environmental Protection requirements.
- B. An adequate and safe water supply to the property. If not served by public water, then the owner shall provide annual proof that a potable water supply is available for the short-term rental unit.
- C. Fully functioning bathing, toilet and kitchen facilities shall be provided for every three bedrooms, or part thereof.
- D. A minimum of one off-street parking space shall be provided on said property for each bedroom used as part of a short-term rental.
- E. All parking shall be designated on said property and there shall be no on-street parking permitted at any time. Parking areas shall be maintained in a mud-free condition with paving, stone or similar material. No recreational vehicles, campers, buses or other large vehicles used by the occupant(s) of the short-term rental unit shall be parked on any lot except in a carport, an enclosed building, in a rear yard, or in a side yard behind the front façade of the building in which the short-term rental unit is located or on that portion of a private driveway not within the road right-of-way. No such equipment shall be used for living, sleeping or housekeeping purposes when parked on a short-term rental lot, or in any location not approved for such use.
- F. No exterior or interior sign intended to be seen by the public that advertises the short-term rental use shall be permitted.

- G. The maximum overnight occupancy of a short-term rental is as follows, unless otherwise authorized by the Board of Supervisors:

Number of Bedrooms	Maximum Number of Occupants
1	4
2	6
3	8
4	10
5	12

The maximum number of day guests allowed at any one time, in addition to the overnight occupants, shall be 50% of the maximum overnight occupancy of the short-term rental. No tents are permitted, and outdoor overnight sleeping of tenants or guests is prohibited.

- H. All Short-Term Rentals shall be equipped with the following which are in compliance with Chapter 68 (Uniform Construction Code) and Chapter 141 (Property Maintenance of the East Hanover Township Code of Ordinances:

- (1) An operating smoke detector in each bedroom, outside each bedroom in the common hallways, and on each floor.
- (2) An operating carbon monoxide detector for any open flame (oil or gas) furnace or gas fireplace and in any attached garage.
- (3) An operating fire extinguisher in any kitchen.
- (4) GFCI outlets located within six feet of any water source, including but not limited to all sinks, sump pumps, etc., and all electrical outlets must have approved covers.
- (5) Aluminum or metal exhaust from any dryer, if provided.
- (6) Stairs (indoor and outdoor) and handrails in good condition.
- (7) Emergency egress windows.

- I. Every year the owner shall apply and receive a permit to operate a short-term rental from the Township. The application shall require that the owner provides sufficient information for confirmation that the short-term rental unit meets the requirements of this Part, and said application criteria, process and procedure shall be established by resolution. Any existing short-term rental unit, as of the adoption of this Part, shall provide certification from Lebanon County verifying an established and registered short-term rental unit. The Board of Supervisors may establish a permit fee for any short-term rental unit by resolution. The Township shall have the right

to enter upon and inspect the rental unit, at reasonable hours and in a reasonable manner for the administration and enforcement of this code. The Township shall provide a minimum of twenty-four (24) hours' notice prior to the inspection. The permittee shall be required to pay an inspection fee as established by resolution.

- J. The owner shall identify a local designated agent (which may be the owner) who shall have access and authority to assume management of the property and take remedial measures. The local designated agent shall provide a 24-hour telephone number and shall respond within one hour to the Township or the police after being notified by such official of the existence of a violation of this Part or any disturbance requiring immediate remedy or abatement. If the local designated agent is not the owner, this individual shall immediately advise the owner of any notification of a violation. The local designated agent and contact information shall be updated annually with the Township.

7. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance. It is hereby declared as the intent of the East Hanover Township Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included therein.

8. All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed.

9. This Ordinance shall become effective five (5) days after enactment by the Board of Supervisors.

Ordained and enacted this 18th day of December, 2023



Board of Supervisors
East Hanover Township

Edward Hogg
Chairman

Attest:

Dennis L. Hull
Township Secretary