

POCOPSON TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. 2019 –

AN ORDINANCE OF THE TOWNSHIP OF POCOPSON, CHESTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 250 OF THE POCOPSON TOWNSHIP CODE, ENTITLED “ZONING” SECTION 250-6 TITLED, “DEFINITIONS AND WORD USAGE” TO ADD A NEW DEFINITION FOR “SHORT TERM RENTAL UNIT”; SECTION 250-15 TITLED “USE REGULATIONS” TO ALLOW SHORT TERM RENTAL UNITS AS AN ACCESSORY USE TO A DWELLING UNIT AS A BY RIGHT USE IN THE RESIDENTIAL AND AGRICULTURAL DISTRICT; SECTION 250-88.A TO REQUIRE ONE OFF STREET PARKING SPACE PER BEDROOM IN A SHORT TERM RENTAL UNIT; SECTION 250-43.B(11) TO PROVIDE FOR ADDITIONAL USES; AND MISCELLANEOUS OTHER PROVISIONS CONTAINED HEREIN.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of Pocopson Township that Chapter 250 of the Pocopson Township Code, titled, “Zoning”, shall be amended as follows:

SECTION 1. Section 250-6, titled “Definitions” shall be amended to include the following new term:

“**SHORT TERM RENTAL UNIT (STR)** – Any dwelling unit which is utilized as a single-family dwelling rented for the purpose of overnight lodging for a period of 7 days or less.”

SECTION 2. Section 250-15.A shall be amended to include a new subparagraph (16) as follows:

“(16) Short Term Rental Unit as an accessory use to a dwelling unit subject to all applicable provisions in Chapter 158 of the Township Code, titled, “Rental Units”.

SECTION 3. Section 250-88.A shall be amended to include a new subparagraph (5) as follows:

“(5) A dwelling that is used for a short term rental unit must have a minimum of one parking space per bedroom.”

SECTION 4. Section 250-43.B(11) shall be amended to read as follows:

“(11) Any use of the same general character as those enumerated in § 250-43 herein, or any use not otherwise provided for in the Zoning Chapter.”

SECTION 5. Severability. 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 hereof. It is hereby declared as the intent of the Board of Supervisors of Pocopson Township that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

SECTION 6. Repealer. All Ordinances or parts of Ordinances conflicting with any provisions of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 7. General Code. General Code is hereby authorized to make non-substantive formatting and numbering changes necessary to clarify references to other sections of the Pocopson Township ordinances and/or codification and to bring the Ordinance into conformity with the Pocopson Township ordinances/codification.

SECTION 8. Effective Date. This Ordinance shall be effective five (5) days following enactment as by law provided.

ENACTED AND ORDAINED this _____ day of _____, 2019.

ATTEST:

**BOARD OF SUPERVISORS
POCOPSON TOWNSHIP**

Susan Simone, Secretary

Ricki Stumpo, Chairman

Elaine DiMonte, Vice-Chairman

Alice J. Balsama, Member