

JACKSON TOWNSHIP
MONROE COUNTY, PENNSYLVANIA

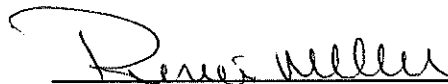
Ordinance No. 2023- 100

IN RE:

AN ORDINANCE OF THE TOWNSHIP OF JACKSON, COUNTY OF
MONROE, AND COMMONWEALTH OF PENNSYLVANIA,
AMENDING THE JACKSON TOWNSHIP ZONING ORDINANCE AS IT
PERTAINS TO SHORT-TERM RENTALS.

CERTIFICATION

I hereby certify that the Board of Supervisors of Jackson Township, Monroe County,
Pennsylvania, adopted the attached Ordinance at a regularly scheduled public meeting on the
23 day of January, 2023.



Renee Miller, Secretary
Jackson Township
2162 Route 715
P.O. Box 213
Reeders, PA 18352

[TOWNSHIP SEAL]

**JACKSON TOWNSHIP
MONROE COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2023-100

AN ORDINANCE OF THE TOWNSHIP OF JACKSON, COUNTY OF MONROE, AND COMMONWEALTH OF PENNSYLVANIA, AMENDING THE JACKSON TOWNSHIP ZONING ORDINANCE AS IT PERTAINS TO SHORT-TERM RENTALS.

WHEREAS, Section 1506 of the Second Class Township Code, Act of May 1, 1933, P.L. 103, No. 69, as amended by the Act of November 9, 1995, P.L. 350, No. 60 found at 53 P.S. 66506, entitled "General powers," authorizes the Board of Supervisors to make and adopt ordinances necessary for the proper management, care and control of the township, and the maintenance of the health and welfare of the township and its citizens; and

WHEREAS, Section 1516 of the said Second Class Township Code, found at 53 P.S. 66516, entitled "Land Use Regulations," authorizes the Board of Supervisors to plan for the development of the township through zoning, subdivision and land development regulations under the Act of July 31, 1968, P.L. 805, No. 247 as amended and reenacted by the Act of December 21, 1988, P.L. 1329, No. 170, known as the "Pennsylvania Municipalities Planning Code;" and

WHEREAS, Section 609 of the Pennsylvania Municipalities Planning Code, found as 53 P.S. 10609, entitled "Enactment of Zoning Ordinance Amendments," sets forth provisions for the enactment of amendments to zoning ordinances pursuant to certain procedural formalities; and

WHEREAS, it is the desire of the Board of Supervisors to amend the Jackson Township Zoning Ordinance as it pertains to short-term rentals, as provided herein.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of Jackson Township, Monroe County, Pennsylvania, and it is hereby ordained and enacted by the authority of the same:

SECTION 1: Part 16 (Definitions), Section 27-1602 (Other Words) of the Jackson Township Zoning Ordinance is amended by adding a new definition, in alphabetical order, for the term "Short Term Rental" 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 less than thirty (30)

consecutive days, during which time the owner or manager is not present on a full-time basis.

SECTION 2: Part 5 (Village District), §27-501 (V-Village District), Subsection (2) (Principal Permitted Uses) of the Jackson Township Zoning Ordinance is amended to include "Short-Term Rental" (§27-1013) as a principal permitted use in the V District.

SECTION 3: Part 6 (Recreation Commercial District), §27-601 (RC – Recreation Commercial District), Subsection (2)(Principal Permitted Uses) is amended to include "Short-Term Rental" (§27-1013) as a principal permitted use in the RC District.

SECTION 4: Part 7 (Commercial District), §27-701 (C - Commercial District), Subsection (2)(Principal Permitted Uses) of the Jackson Township Zoning Ordinance is amended to include "Short-Term Rental" (§27-1013) as a principal permitted use in the C District.

SECTION 5: Part 8 (Industrial District), §27-801 (I - Industrial District), Subsection (2)(Principal Permitted Uses) of the Jackson Township Zoning Ordinance is amended to include "Short-Term Rental in a single-family dwelling existing on or before the effective date of this Ordinance" (§27-1013) as a principal permitted use in the I District.

SECTION 6: Part 9 (Conservation District), §27-901 (CV - Conservation District), Subsection (2)(Principal Permitted Uses) of the Jackson Township Zoning Ordinance is amended to include "Short-Term Rental" (§27-1013) as a principal permitted use in the CV District.

SECTION 7: In Part 10 (Special Regulations), a new section, §27-1013 (Short-Term Rentals), is added as follows:

§27-1013 Short-Term Rentals

- A. Where Permitted. Short Term Rentals are permitted where expressly allowed elsewhere in this Ordinance but are prohibited in the Residential (R-1) District. Where permitted, Short-Term Rentals may be established and operated only in compliance with the Jackson Township's Short Term Rental Ordinance, Ordinance No. 2018-100, as amended.
- B. Nonconforming Short Term Rentals. Subject to §27-302.4 (Change and Enlargement of Nonconforming Uses and Structures) and §27-302.5 (Restoration, Repair, Abandonment of Nonconforming Buildings or Structures), any Short-Term Rental lawfully established and existing on or before the effective date of this Ordinance may continue in operation. Such nonconforming Short-Term Rentals must register with the Township

Zoning Officer but are not required to obtain a zoning permit. See §27-1403 ("No permit shall be required for [a] nonconforming use.") A Short-Term Rental Permit for a nonconforming Short-Term Rental may not be renewed or reinstated after any failure to renew, or revocation of, its Short-Term Rental Permit.

SECTION 8: Repealer. Except as amended hereby, all provisions of Chapter 27 (Zoning) of the Jackson Township Zoning Ordinance, as amended, shall remain in full force and effect. All ordinances or parts of ordinances conflicting or inconsistent with the provisions of this ordinance are hereby repealed.

SECTION 9: Validity. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. The Supervisors hereby declare that they would have passed this Ordinance and each section or part thereof irrespective of the fact that any one or more sections or parts thereof be declared invalid.

SECTION 10: Effective Date. This ordinance shall take effect five (5) days after the date of its enactment.

ORDAINED AND ENACTED into an Ordinance at a regular meeting of the Board of Supervisors of Jackson Township, Monroe County, Pennsylvania, this 23 day of January 2023.

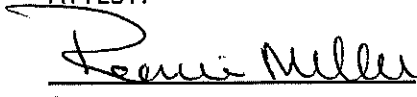
BOARD OF SUPERVISORS OF
JACKSON TOWNSHIP


Mark Werkeiser


Mark Major


Robin Hartshorn

ATTEST:


Secretary

(TOWNSHIP SEAL)