



PLANNING DEPARTMENT
Cumberland County

Cumberland County Review Report

Cumberland County Planning Department
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Recommendation: *Approval With Comments*

<i>Name of Amendment:</i>				
Short-Term Rentals				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
Wormleysburg Borough	4/6/2023	4/19/2023	SH	KS
<i>Type of Amendment:</i>				
Zoning Text Amendment				

Explanation of Amendment:

Wormleysburg Borough submitted a draft zoning ordinance text amendment for review and recommendation. The proposed amendment will provide a definition and specific requirements for a short-term rental. In addition, the borough is also adopting a stand-alone short-term rental ordinance.

The proposed text amendment is generally consistent with the Cumberland County Comprehensive Plan and the Imagine West Shore (Wormleysburg Borough) Comprehensive Plan.

Administrative Comments and Recommendations:

1. The amendment to section 1103 should reference a proposed subsection. For example, section 1103.A regulates animal hospitals. The proposed text references 1103.16 which does not appear to exist in the ordinance.
2. The definition of a 'short-term rental' should specifically exclude a bed and breakfast.
3. The definition of a 'guest room' in the stand-alone ordinance is, "See Bedroom." The definition of 'guest room' in the zoning ordinance should be consistent with that definition.

Technical Comments and Recommendations:

4. The ordinance definitions should differentiate between a short-term rental and a bed and breakfast.
5. Proposed section 1103.16.B requires that no modifications are made to the external appearance of the building which would alter its residential character. However, proposed section 1103.16.D requires 2 off-street parking spaces per unit and 1 for every guest room after the first guest room. The borough should consider the intent of the requirement. Are additional parking areas necessary to accommodate the STR permissible?

"Section 505 (b) and 609 (g) of the Municipalities Planning Code requires that amendments to municipal ordinances be filed with the county planning agency. If this amendment is approved, please forward a final copy to the county planning office so we may update our records."