



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>				
Bed and Breakfast and Short-Term Rentals				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
Newville Borough	6/14/2023	7/3/2023	SH, EG	KS
<i>Type of Amendment:</i>				
Zoning Text Amendment				

Explanation of Amendment:

The Borough of Newville submitted a zoning amendment that proposes new text regulating a bed-and-breakfast as well as short-term rentals. The proposed text will amend the current zoning ordinance that was adopted on December 15, 2021.

The proposed language is generally consistent with the Cumberland County Comprehensive Plan and the Newville Borough Comprehensive Plan.

Administrative Comments and Recommendations:

1. The first 'whereas' statement on the proposed amendment references regulations for fences. This statement should be updated to address bed and breakfast and short-term rentals.
2. Page 2, Proposed section 3.08.B.15. The term 'Homeaway' is misspelled.

Technical Comments and Recommendations:

3. Section 3.07.A.2, page 1. The proposed definition of bed and breakfast indicates that the dwelling may or may not include a restaurant as a related use (not permitted in the residential zone). A 'restaurant' is not a use in the ordinance, and it is not defined. The borough should consider changing the definition to allow 'eating places.'
4. Section 3.07.A.2, page 1. The proposed definition of a bed and breakfast no longer requires the owner to be on-site for meal preparation. The borough should consider keeping language from the existing definition that defines a bed and breakfast as an 'owner-occupied' single family dwelling.
5. Section 3.08.B.16, page 2. The proposed definition of a short-term rental does not limit how often a short-term rental can be rented. This could allow full rental properties in a residential area without the required permits, inspections, etc. typically associated with rental units.

For example, a short-term rental could be rented for 29 days, then rented to the same tenant for 29 more days.

6. Section 3.08.B.16.F and K, pages 3-4. The proposed language for a short-term rental includes requirements for insurance and parking. The borough should determine whether these requirements may also apply to a bed and breakfast.
7. The bed and breakfast and the short-term rental subsections should include a requirement to register with Cumberland County Treasurer's Office for the collection of hotel tax.

"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."