

ORDINANCE NO. 25-1

AN ORDINANCE OF THE BRIDGETON TOWNSHIP BOARD OF SUPERVISORS AMENDING THE BRIDGETON TOWNSHIP ZONING ORDINANCE BY ADDING PROVISIONS FOR THE ESTABLISHMENT OF AN ACCESSORY SHORT-TERM RENTAL USE.

IT IS HEREBY ORDAINED AND ENACTED by the Board of Supervisors of Bridgeton Township, Bucks County, Pennsylvania, as follows:

ARTICLE I. PURPOSE

Bridgeton Township's residents, businesses, property owners and visitors value the many qualities of life that make Bridgeton Township a great place to live and visit. It is recognized that Short-Term Rentals, when properly managed and regulated, can provide economic and social benefits to the Township's residents and the community. However, absent proper limitations and accountability, Short-Term Rentals have the potential to negatively impact adjoining property owners, neighborhoods, and the community at large. This Ordinance amends the Township's Zoning Code to provide standards for the establishment of Short-Term Rentals throughout Bridgeton Township. The regulations are intended to balance the economic opportunity for Bridgeton Township residents created by Short-Term Rentals with the need to maintain the Township's residential character and protect the rights and safety of property owners, guests and neighbors.

ARTICLE II. ACCESSORY USES

Section 202, Home Occupation, of the Bridgeton Township Zoning Ordinance shall be revised to read as follows, while subparagraphs A. – E. of the regulations under this Section shall remain unchanged:

A customary home occupation for gain. An accessory home occupation is an accessory use that shall be clearly subordinate to the existing residential use of the property. Such uses shall meet the general standards listed below, as well as any specific standards relating to the type of accessory home occupation proposed. The specific standards are listed under 403.D.9.

ARTICLE III.

USE REGULATIONS

A. Section 202 of the Bridgeton Township Zoning Ordinance shall be amended to include the following definitions related to a “Short-Term Rental” use, and shall read as follows:

Operator. A natural person who is a Bridgeton Township Resident and the owner of a Dwelling that seeks to offer the Dwelling as a Short-Term Rental.

Primary Residence. A Dwelling owned by the Operator and in which the Operator resides for at least six months out of a 12-month period. Primary residence shall be demonstrated by showing that as of the date of applying for registration or renewal as a Short-Term Rental, the Operator has resided in the Dwelling for at least six of the past 12 months or that the Operator intends to reside in the Dwelling for at least six of the next 12 months, in accordance with the Proof of Primary Residence requirements set forth below.

Proof of Primary Residence. A copy of the deed, driver's license or state issued identification, as well as one other document showing residency at the Dwelling being proposed for the Short-Term Rental, such as: utility bill, cable bill, motor vehicle registration, passport or tax return reflecting the address of the Dwelling as the Primary Residence. It is the burden of the applicant to demonstrate primary residency in the Township. After demonstrating proof of primary residency in the initial application, a declaration must be submitted to Bridgeton Township during the first ninety days of the next applicable even calendar year attesting to continued Primary Residence when the Short-Term Rental is identified as such in the original application.

Short-Term Rental. The rental of a Primary Residence, Accessory Building(s) or portions thereof, in exchange for payment, as residential accommodations, for a duration of fewer than 28 consecutive days. Such a rental may or may not be facilitated through the use of a booking agent.

B. Section 403.D of the Bridgeton Township Zoning Ordinance is hereby amended to add the following:

18. Standards for Short-Term Rental Use.

a. Accessory use. This Short-Term Rental Use shall be accessory only to a residential use.

b. The entire Primary Residence, Accessory Building(s) or portions thereof may be rented out as a Short-Term Rental, in accordance with the provisions of this Ordinance and shall be allowed only when:

- (1) The Operator has obtained a Short-Term Rental permit from the Township.

- (2) A Single Family Detached Dwelling is the principal building on the property and is used by its Operator(s) as his/her/their Primary Residence and is a Dwelling that fronts on a public street maintained by the Township, County or State of Pennsylvania.
- (3) The room(s) offered for rent shall be within a principal or an Accessory Building(s) that meet all of the requirements of the Township's Building Code and the Pennsylvania Uniform Construction Code for residential occupancy.
- (4) The total rental period shall be limited to a total of 200 days in the aggregate over the course of a 12-month permit period with no more than 120 days in the aggregate over the course of a 12-month permit period allowed when the Operator is not present.
- (5) The Dwelling shall otherwise be code compliant as to all applicable, fire, safety and building codes.
- (6) Short-Term Rentals not owned by a Bridgeton Township Resident are not permitted except as otherwise provided in this Subsection.
- (7) Food service by the Operator to a short-term occupant is prohibited.

(c) Short-Term Rental shall be permitted in each Residential District as an Accessory Use.

(d) The maximum number of bedrooms that may be rented out at any one time shall be as follows:

- (1) In the R-3, R-2, R-1, VR, and VC Zoning Districts: The entire Dwelling.
- (2) In the EC or ECA Zoning District:
 - a. On lots 1 acre and smaller: the entire Dwelling and a legal preexisting Accessory Building of no more than one bedroom.
 - b. On lots between 1 and 5 acres: the entire Dwelling and legal preexisting Accessory Building.
 - c. On lots 5 acres and greater: the entire Dwelling and legal preexisting Accessory Buildings.

(3) In the I Zoning District, no new Short-Term Rental Use shall be permitted.

(e) Parking - One (1) off-street parking space per bedroom being rented out shall be provided on the same lot as this Short-Term Rental Use. Such spaces shall be in addition to any other parking requirements applicable to the uses being conducted upon the lot and shall be designated for use by the guests of the Operator. Each space shall be at least 9 feet by 18 feet in size; improved to gravel, paved or mud-free condition; and freely accessible to a public street without having to move other vehicle(s) or backing into the street.

(f) In addition to the short-term tenant's liability, the Operator shall be responsible for any zoning or other ordinance violation(s) committed by any short-term tenant related to the short-term tenant's use of the property.,.

(g) A Dwelling offered as a Short-Term Rental shall be limited to ten (10) guests or two (2) guests per bedroom, whichever is fewer.

(h) A Dwelling may only be rented to one party of renters at any given time.

(i) The rental of a Dwelling on an hourly basis or fewer than 24 consecutive hours shall not be permitted.

(j) Events, such as weddings, banquets, parties, bachelor/bachelorette parties, charitable fundraising, or other commercial events or gatherings for direct or indirect compensation, are prohibited.

(k) Application and Permit. Prior to the commencement of a Short-Term Rental Use, the Operator/applicant shall submit an application and obtain a permit from the Bridgeton Township, which shall contain the following information:

- (1) Contact information for the Operator in case of emergencies or violations shall be provided with the application.
- (2) Along with the permit application, the Operator shall provide proof of the applicant's ownership of the Primary Residence or Accessory Building.
- (3) The Operator shall provide proof of insurance for the Dwelling.
- (4) The Operator shall pay a fee established by the Township as set forth in its fee resolution.

- (5) All permits issued pursuant to this Ordinance shall be effective for a period of 24 months from the day of issuance (being March 1 of the next even calendar year) by the Township.
- (6) Any permit granted pursuant to this Ordinance for this Short-Term Rental Use shall be renewed during the first ninety days of the next applicable even calendar year. The Operator/applicant is responsible for renewing this permit in a timely fashion. Permits are non-transferrable and not assignable.

(l) A zoning permit for this Short-Term Rental Use may be revoked by the Township for any of the reasons listed below:

- (1) The owner is cited for three or more zoning, other Township Ordinance, and/or criminal violations by the Township, or State Police within any 12-month period.
- (2) The owner is cited by the Township for any single violation of any specific regulation of this Short-Term Rental Use.
- (3) The Dwelling is subject to a building, sanitary, zoning, building code, fire code or similar violation, whether issued by the Township, County or other governmental entity having jurisdiction over the property being used as a Short-Term Rental.
- (4) Any violations referenced herein shall be enforced in accordance with Section 106 of the Bridgeton Township Zoning Ordinance, which allows for, among other things, a thirty (30) day period to cure such violation(s) from the issuance of a written violation, as outlined in Pennsylvania Municipalities Planning Code. If the alleged violation cannot be cured to the satisfaction of the Township, or an appeal is not taken, within this timeframe, the Zoning Officer (or his/her designee) may revoke a new zoning permit for up to two years.
- (5) Following determination that grounds for revocation of a permit exist, the Zoning Officer shall notify the Operator in writing, which notice shall include the reasons for revocation.

(m) Pre-existing Non-Conforming Use. If a Dwelling or an Accessory Building in the Township is currently being used for a Short-Term Rental, that property may continue as a Short-Term Rental, as long as such property is owned by a Bridgeton Township resident. In the event a resident of the Township owns and currently operates a second Short-Term Rental property, that Short-Term Rental use may be permitted to continue, and shall be exempt from the primary

residence requirement as long as it is owned by the Bridgeton Township resident who owns the property as of the date of this ordinance. If a non-resident owns and operates a Short-Term Rental as of the date of this ordinance, that Short-Term Rental may be permitted to continue, and shall be exempt from the primary residence requirement only for as long as the current owner as of the date of this ordinance, continues to own the property. The applicant shall have the burden of establishing any pre-existing rights to the Short-Term Rental Use if established prior to the enactment of the Ordinance. To the extent permitted by law, the rights of the Operator or owner to a pre-existing/non-conforming Short-Term Rental Use on the property shall terminate upon the sale of the property being used as a Short-Term Rental.

(n) In all instances, all existing Short-Term Rentals will be subject to the submission of a bi-annual application and obtaining a permit, as provided in this Ordinance.

(o) Nothing herein shall excuse Operators from complying with all applicable federal, state, county and local laws and ordinances, including, but not limited to the Fair Housing Act, G.L. c. 151B, local building, fire and zoning codes, county department of health regulations regarding the unit and the on-lot sanitary sewer system, applicable to the property or the use being conducted therein. Any existing violation shall be grounds for the denial of a permit request.

(p) The Operator shall retain all rental records related to the Short-Term Rental for a period of three years from the date a permit is issued to the Operator for the operation of the Short-Term Rental Use. Each Operator applying for a permit or permit renewal, shall make such records available to the Township as may be requested and as the Township deems reasonably necessary for the evaluation of the permit or permit renewal. The records shall demonstrate, at a minimum, the number of guests and cars for each Short-Term Rental and the dates the property was actually used as a Short-Term Rental and whether the Operator was on the property during the Short-Term Rental pursuant to this Ordinance.

(q) The Operator for each Short-Term Rental pursuant to this Ordinance shall maintain contact information for the Operator or its emergency representative with the Township, and shall further provide to renters such additional information concerning emergency contacts, emergency responder information, and dates and times the Operator may not be present in the Dwelling during any rental. The Operator shall also provide contact information to adjoining property owners and provide proof of same with each permit application and renewal.

(r) Fines. Each property owner or Operator that operates a Short-Term Rental in violation of this Ordinance shall be subject to fine of Two Hundred Dollars (\$200.00) per day for the first offense and Five Hundred Dollars (\$500.00) per day for each subsequent offense. An owner/applicant whose Short-Term Rental Zoning Permit has been revoked pursuant to this ordinance shall not be eligible to receive a new zoning permit for this Use for up to two (2) years.

ARTICLE IV. TABLE OF USE REGULATIONS

The Table of Use Regulations under Section 306.B of the Bridgeton Township Zoning Ordinance is hereby amended to add the Short-Term Rental Use as follows:

List of Uses	EC/EC A	R-3	R-2	R-1	VR	VC	CC	I
Accessory Uses								
Short-Term Rental	p	p	p	p	p	p	p	N

ARTICLE V. REPEALER

All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

ARTICLE VI. 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 of this Ordinance. It is hereby declared as the intent of the Board of Supervisors of Bridgeton Township, that this

Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included therein.

ARTICLE VII. EFFECTIVE DATE

This Ordinance shall become effective five (5) days after enactment.

ENACTED AND ORDAINED this 13th day of August, A.D., 2025, by the Board of Supervisors of Bridgeton Township in lawful session duly assembled.

BRIDGETON TOWNSHIP BOARD OF
SUPERVISORS

SEAL

Carl Haly

Robert Keller

Michael Lynch

ATTEST:

Sheryl L. Patterson