



PAUPACK TOWNSHIP SUPERVISORS

WAYNE COUNTY
25 DANIELS ROAD
LAKEVILLE, PA 18438

Paupack Township Zoning Ordinance Amendment 53.3

The following four (4) sections of the Paupack Township Zoning Ordinance shall be amended to address areas of concern within the Township.

Sections include the following:

1. **Definitions:** Updated definitions necessary for the proposed amendments.
2. **Schedule of District Regulations:** To provide clarity of where the proposed amendments are allowed and not allowed.
3. **Bed and Breakfasts:** Regulations to maintain the health, safety, and welfare of the Township.
4. **Keeping of Domestic Animals on a Residential Lot:** Regulations to maintain the health, safety, and welfare of the Township.

1. **Definitions:** The following definitions shall be added to, or replace existing definitions of the same term: *(to be added to Article II – Definitions)*

Animal, Domestic: Animals raised or kept for home use or consumption including breeding, feeding, raising, caring, and housing. *Domestic animals* live on residential lots and any profits are minor and incidental. *Domestic animals* include but are not limited to dogs, cats, horses, cattle, bison, swine, sheep, goats, llamas, rabbit, poultry, fowl, insects, and furbearing animals excluding household pets.

Animal, Household Pet: Animals that live alongside humans for companionship and live in the house with said humans.

Animal, Wild or Exotic: Any species of animal whose natural or usual habitat within Pennsylvania is either in the wild or in a zoo, as opposed to a domesticated environment, regardless of whether such animal poses an actual or apparent threat to persons, other animals, or property.

Bed and Breakfast: The use of a *Single Family Dwelling* for the purpose of providing overnight accommodations and breakfast to the general public. Breakfast is the only meal available and is included in the price of the overnight accommodation. Hosts are the owners and are on site, available to guests.

Dwelling, Single-Family: A *dwelling unit* accommodating a single family and having two (2) side yards.

Farm: An area of land and its buildings used for growing crops and rearing animals as a

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commercial use.

Inn: Also known as Country Inn; a small hotel typically owned by an individual or family, that provides full service dining and accommodations for overnight guests. See also Hotels (defined in the existing ordinance).

Livestock: Any animals raised or kept for commercial use or consumption. Livestock live on farms and are bred and kept for a profit. Livestock includes, but is not limited to horses, cattle, bison, swine, sheep, goats, llamas, rabbits, poultry, fowl, insects, and fur bearing animals excluding household pets.



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2. Schedule of District Regulations: *(To be added to Article III – Basic Zoning Regulations)*

- a. Bed and Breakfasts offering 4 or less rooms for overnight accommodations shall be considered and added as a Principal Permitted use in the following Districts:
 - R-R Rural Residential
 - C-1 General Commercial
 - C-2 Resort Commercial

- b. Bed and Breakfasts offering 4 or less rooms for overnight accommodations shall be considered and added as a Conditional Use in the following Districts:
 - R-1 Low Density Residential
 - S-1 Conservation

- c. Bed and Breakfasts offering 5 or more rooms for overnight accommodations shall not be permitted in the following Districts:
 - R-1 Low Density Residential
 - S-1 Conservation

- d. Bed and Breakfasts shall not be permitted in the following Districts:
 - L-1 Lake

- e. Bed and Breakfasts offering 5 or more rooms for overnight accommodations shall be considered and added as a Conditional Use in the following Districts:
 - R-R Rural Residential
 - C-1 General Commercial
 - C-2 Resort Commercial



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3. **Bed and Breakfast:** *(To be added to Article IV – Supplementary Regulations)*

Bed and Breakfast establishments shall be permitted in the R-R, C-1, and C-2, districts as a Principal Permitted Use*. Bed and Breakfast establishments offering 4 or less rooms for overnight accommodations shall be permitted in the R-1 and S-1 Districts as a Conditional Use. Bed and Breakfast establishments shall not be permitted in L-1 District. Bed and Breakfasts are intended to be a minor and incidental residential activity, so there are restrictions on the number of rooms that can be offered for rent as well as the type and size of sign that can be used.

**Bed and Breakfast establishments offering five (5) or more bedrooms for rent shall require Conditional Use approval in all districts where they are permitted.*

All Bed and Breakfast establishments within the Township shall be subject to the following standards:

1. Owner

- a. The bed and breakfast property shall be the principal residence of the deeded owner of the premises subject to the bed and breakfast. The owner or an immediate family member shall be on the premises during operation of the establishment.
- b. An accurate, up-to-date guest register must be maintained and available for review by any authorized township or state official. The register must contain the guests' name, home address and telephone number, passport number (for non-U.S. residents only), car registration information, and dates in attendance at the bed and breakfast establishment.
- c. Breakfast for compensation may be provided only to guests of the bed and breakfast establishment. There shall be no separate kitchen or cooking facilities for any guestroom. Catered food service from a licensed facility is permitted without additional licensing requirements.
- d. Food service is limited to breakfast for those purchasing lodging and is not advertised to the general public as a restaurant.

Note: The existence of a restaurant within a Bed and Breakfast changes the establishment from a Bed and Breakfast to an Inn. Inns shall meet the same standards as hotels.



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- e. Sales of other commodities including but not limited to such items as commemorative trinkets, tee shirts, mugs, and the like are permitted only to guests of the establishment. Such sales are not permitted to the general public.
- f. The owner of a Bed and Breakfast may only operate a single Bed and Breakfast within the Township.

2. Structure

- a. A bed and breakfast shall be allowed only in a single-family, detached residential dwelling. No modification to the external appearance of the building (except fire and safety requirements) which would alter its residential character shall be permitted. Recreational Cabins shall not be permitted for use as a Bed and Breakfast.
- b. Sleeping accommodations for guests shall be located only within the dwelling. No more than two adults may occupy one bedroom plus two (2) children twelve (12) years of age or younger. The number of guestrooms shall be specified at the time of the conditional use application.
- c. For every two (2) bedrooms there shall be at least one (1) bathroom.
- d. Each guestroom shall have posted in plain sight, preferably on the back of the entrance door to the guestroom, a sign with the 911 address of the Bed and Breakfast.
- e. Buildings may not be added to the property for the purpose of adding more rooms for rent.

3. Property

- a. Bed and Breakfast properties are recognized as a residential use and are not intended, nor shall they be used as venue to host events.
- b. One parking space shall be provided for each guestroom of the bed and breakfast in addition to enough parking for the owner/family's vehicles.
- c. Parking spaces shall be oriented as to not direct headlights onto neighboring dwellings.



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- d. No motor vehicle with a sign advertising the bed and breakfast establishment shall be parked on the premises outside a garage except for temporary loading and unloading.
- e. Vehicles parked on the premises of a Bed and Breakfast shall be maintained in good working condition and have a current registration and inspection.
- f. All equipment, tools, supplies, etc., on the property shall be stored within fully enclosed buildings.

4. Guests

- a. The length of stay per guest shall be limited to fourteen (14) consecutive days.
- b. Use of outdoor amenities by the guests of the bed and breakfast establishment such as swimming pool or tennis courts shall be limited to the hours between 9:00 a.m. and 10:00 p.m.

5. Regulations

- a. A bed and breakfast must conform to all zoning regulations as are applicable under this Ordinance and as attached by Conditional Use by the Township when applicable.
- b. All bed and breakfast facilities shall comply with the Federal Life Safety Code, the rules and regulations of the Pennsylvania Department of Labor and Industry, and all other applicable laws, building, safety, and fire codes of the federal, state, or local government.
- c. A bed and breakfast shall be required to obtain a state highway occupancy permit or Township driveway permit, as appropriate.
- d. The facility shall adhere to lighting requirements in §125-19.G.
- e. The building inspector shall check for any safety and health concerns listed below as deemed necessary.
 - i. Smoke detectors in every bedroom.
 - ii. Smoke detectors outside each bedroom in the common hallway.
 - iii. Smoke detector on each floor.



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- iv. GFI outlet required for any outlet(s) within six (6) feet of water source.
 - v. Aluminum or metal exhaust from dryer (if dryer is provided).
 - vi. Carbon Monoxide detector if open flame (gas or oil) furnace or gas fireplace.
 - vii. Carbon monoxide detector if garage is attached.
 - viii. Fire extinguisher in kitchen.
 - ix. Stairs (indoor and outdoor) are in good condition.
 - x. Covers on all outlets.
- f. The use of a residential dwelling for a bed and breakfast home must be approved by the Township's Sewage Enforcement Officer and system upgraded, if necessary.

6. Application

- a. The application shall be submitted in the name of the owner(s) exactly as it appears on the deed for the subject property.
- b. In addition to the demographic and other information required by the Township, the application for a Bed and Breakfast shall have a separate statement relinquishing the Township of any liabilities for current or future injuries, losses, and/or damages that result from the Township issuing a permit for said Bed and Breakfast. This statement shall require a separate signature specific to the applicant waiving the Township of any liability.
- c. In the same section of the application as listed above (§6.b), the applicant shall indemnify the Township from any losses, claims, damages, or the like, including attorney's fees and court costs arising out of this application and the operation of the subject bed and breakfast.



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4. Keeping of Domestic Animals on a Residential Lot (To be added to Article IV – *Supplementary Regulations*)

Domestic animals may be kept on a residential lot for non-commercial use as a Principal Permitted Use in all districts except the Lake District. In addition to all other applicable standards of this Ordinance, keeping domestic animals on a residential lot shall be subject to the standards in this section.

Definition: For the purposes of this section a Residential Lot is defined as a lot of record with an existing dwelling. This does not include farms.

1. Parcel Size: A minimum parcel of two (2) acres shall be required and the number of animals housed shall conform to the following standards:
 - a. Small animals, such as chickens or turkeys shall be limited to twelve (12) for the initial two (2) acres with twelve (12) additional animals allowed for each additional acre.
 - b. Medium animals, such as sheep, pigs, or llamas shall be limited to six (6) for the initial two (2) acres with six (6) additional animals allowed for each additional acre.
 - c. Large animals, such as cows or horses shall be limited to one (1) for the initial two (2) acres with one (1) additional animal allowed for each additional acre.

Exception: On parcels less than two (2) acres and greater than one (1) acre, a maximum of six (6) chickens (or other similar size fowl) may be kept in a designated chicken coup and/or enclosed chicken run for the purposes of providing eggs for a family. Roosters shall not be permitted.

Exception: Animals typically kept as household pets that are not kept in the house and are housed in a separate structure, such as a doghouse, shall be permitted on residential lots less than one (1) acre.

Note: The number of animals listed in this amendment section 4.1.a, b, & c, is cumulative, e.g.: if twelve (12) small animals are residing on a lot, no medium or large animals shall be permitted. Combinations of animal sizes shall be allowed using the following example as a general guide: six (6) chickens and three (3) sheep.

2. Setbacks: No structure used for the keeping of animals shall be located closer to any property line as outlined below:
 - a. Small animals: Structures shall be a minimum of twenty-five (25) feet from any property line or thirty-five (35) feet from any public or private road.
 - b. Medium Animals: Structures shall be a minimum of thirty-five (35) feet from any property line or forty (40) feet from any public or private road.



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- c. **Large Animals:** Structures shall be a minimum of fifty (50) feet to any property line or fifty (50) feet to any public or private road.

Exception: On parcels less than two (2) acres and greater than one (1) acre, chicken coups or other similar structures used solely for the purpose of housing small fowl, shall comply with the setbacks designated for the district in which said structure is located.

3. **Adjoining Property:** All animals shall be restricted from grazing or intruding on an adjoining property.
4. **Fences:** All animals shall be restricted from grazing or intruding on an adjoining property by adequate fences or other means.
5. **Nuisances:** The keeping of animals on a residential lot shall not create any nuisance due to odor, noise, dust or other factor on any neighboring property.



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Enactment

Ordained and enacted on this 10th day of August, 2023 by a vote of

three (3) yes and zero (0) no, this Amendment modifies the

Paupack Township Zoning Ordinance 2012-53. This Amendment shall take effect on
the 10th day of August, 2023.

8/10/2023

Date




Maureen Camasta, Secretary



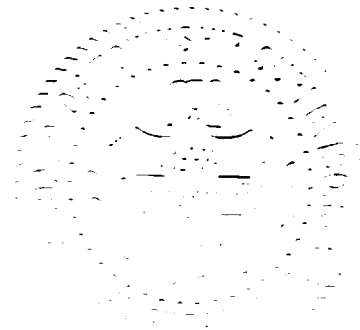
Bruce Chandler, Chairperson



James Martin, Vice-Chairperson



Robert Boogertman, Supervisor





10/10/2008
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THE UNIVERSITY OF TEXAS AT AUSTIN
OFFICE OF THE CHANCELLOR
100 UNIVERSITY DRIVE
AUSTIN, TEXAS 78712

10/10/2008

Dear Mr. [Name]:
I am pleased to inform you that your application for admission to the University of Texas at Austin has been reviewed and approved. You are invited to attend the University of Texas at Austin for the fall semester of 2008. Please contact the Office of Admissions at (512) 475-1234 for more information.

[Signature]
[Name]
[Title]

2008/10/10
[Name]

[Signature]
[Name]

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[Name]

[Signature]
[Name]

