

TOWNSHIP OF STRASBURG

Lancaster County, Pennsylvania

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE STRASBURG TOWNSHIP ZONING ORDINANCE OF 1995, AS AMENDED, TO ADD REVISE PROVISIONS GOVERNING SHORT TERM RENTAL UNITS AND BED AND BREAKFAST ESTABLISHMENTS.

BE AND IT IS HEREBY ORDAINED AND ENACTED by the Board of Supervisors of the Township of Strasburg, Lancaster County, Pennsylvania, as follows:

Section 1. The Strasburg Township Zoning Ordinance of 1995, as amended, Article 1, Background Provisions, Section 112, Definitions, Subsection C, Specific Words and Phrases, shall be amended by amending the following definition:

BED AND BREAKFAST – An accessory use to an owner occupied single family detached dwelling where between one and six rooms are rented for transient occupancy. A bed and breakfast shall not be considered a short term rental as defined herein.

Section 2. The Strasburg Township Zoning Ordinance of 1995, as amended, Article 2, Zone Regulations, Section 201, Agricultural Zone (A), Subsection 3, Special Exception Uses, Paragraph 7, shall be amended to provide as follows:

7. Bed and Breakfast (See Section 405).

Section 3. The Strasburg Township Zoning Ordinance of 1995, as amended, Article 2, Zone Regulations, Section 202, Rural Residential Zone (RR), Subsection 3, Special Exception Uses, Paragraph 4 shall be amended to provide as follows:

4. Bed and Breakfast (See Section 405).

Section 4. The Strasburg Township Zoning Ordinance of 1995, as amended, Article 2, Zone Regulations, Section 203, Village Residential Zone (VR), Subsection 3, Special Exception Uses, Paragraph 3 shall be amended to provide as follows:

3. Bed and Breakfast (See Section 405).

Section 5. The Strasburg Township Zoning Ordinance of 1995, as amended, Article 2, Zone Regulations, Section 210, Gateway North Zone (GN), Subsection 3, Permitted Uses, Paragraph 2, Conditional Uses, shall be amended by inserting a new Subparagraph F which shall provide as follows:

F. Short Term Rental (See Section 459).

Section 6. The Strasburg Township Zoning Ordinance of 1995, as amended, Article 4, Specific Criteria, Section 405, Reserved, shall be retitled “Bed and Breakfasts” and shall provide as follows:

Section 405. Bed and Breakfasts.

405.1. Bed and breakfasts shall meet the following requirements:

405.2. The bed and breakfast shall be located within a principal single family detached dwelling that legally existed on January 1, 2020. Any alteration to a single family detached dwelling that existed on January 1, 2020, for the purpose of establishing a bed and breakfast shall be limited to items set forth in this Section 405 or to alternations to address accessibility, fire and life safety, or UCC requirements. No modifications to the external appearance of the structure (except fire escapes) which would alter its residential character shall be permitted.

405.3. Bed and breakfasts connected to on-lot sewage disposal systems shall be subject to review and approval by the Strasburg Township Sewage Enforcement Officer.

405.4. The applicant for a special exception shall demonstrate that the bed and breakfast contains or meets the following:

1. Smoke detector in each bedroom.
2. Smoke detector outside each bedroom in the common hallway.
3. Smoke detector on each floor, including attic and basement.
4. Carbon monoxide detector if fossil fuel appliances or furnace is installed.
5. Carbon monoxide detector if garage is attached to dwelling.
6. Fire extinguisher in kitchen mounted in conspicuous location with a current charging tag.
7. Indoor and outdoor stairs in good condition with handrails.
8. All outlets and switches shall be properly covered.
9. Fully functional bathing and toilet facilities.

405.5. If the special exception is granted, the applicant shall provide the Zoning Officer with confirmation that the applicant has taken all action required to register with the Lancaster County Treasurer to enable the applicant to pay the hotel and/or room taxes imposed by Lancaster County. The Zoning Officer shall not issue a certificate of occupancy for the bed and breakfast until the applicant presents such confirmation of registration.

Section 7. The Strasburg Township Zoning Ordinance of 1995, as amended, Article 4, Specific Criteria, Section 459, Short Term Rentals, Subsection 2, shall be amended to provide as follows:

No more than one short term rental unit may be located on a lot. A short term rental shall be rented as a single unit. Multiple short term rental units shall not be permitted in a single structure.

Section 8. The Strasburg Township Zoning Ordinance of 1995, as amended, Article 4, Specific Criteria, Section 459, Short Term Rentals, Subsection 6, Paragraph 12, shall be amended to provide as follows:

12. Fully functional kitchen.

Section 9. All other sections, parts and provisions of the Strasburg Township Zoning Ordinance of 1995, as amended, shall remain in full force and effect as previously enacted and amended.

Section 10. In the event any provision, section, sentence, clause or part of this Ordinance shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses or parts of this Ordinance, it being the intent of the Board of Supervisors that the remainder of the Ordinance shall be and shall remain in full force and effect.

Section 11. This Ordinance shall take effect and be in force after its enactment by the Board of Supervisors of the Township of Strasburg as provided by law.

DULY ORDAINED AND ENACTED this ____ day of _____, 2026, by the Board of Supervisors of the Township of Strasburg, Lancaster County, Pennsylvania, in lawful session duly assembled.

TOWNSHIP OF STRASBURG
Lancaster County, Pennsylvania

Attest: _____
(Assistant) Secretary

By: _____
(Vice) Chairman
Board of Supervisors

[TOWNSHIP SEAL]