

**JACKSON TOWNSHIP  
MONROE COUNTY, PENNSYLVANIA**

**Ordinance No. 2023-101**

***IN RE:***

**AN ORDINANCE OF THE TOWNSHIP OF JACKSON, COUNTY OF  
MONROE, AND COMMONWEALTH OF PENNSYLVANIA,  
AMENDING ORDINANCE 2018-100 CONCERNING SHORT-TERM  
RENTAL UNITS IN THE TOWNSHIP.**

**CERTIFICATION**

I hereby certify that the Board of Supervisors of Jackson Township, Monroe County, Pennsylvania, adopted the attached Ordinance at a regularly scheduled public meeting on the 23 day of January, 2023.

[TOWNSHIP SEAL]



Renee Miller, Secretary  
Jackson Township  
2162 Route 715  
P.O. Box 213  
Reeders, PA 18352

JACKSON TOWNSHIP  
MONROE COUNTY, PENNSYLVANIA

Ordinance No. 2023-101

AN ORDINANCE OF THE TOWNSHIP OF JACKSON, COUNTY OF MONROE, AND COMMONWEALTH OF PENNSYLVANIA, AMENDING ORDINANCE 2018-100 CONCERNING SHORT-TERM RENTAL UNITS IN THE TOWNSHIP.

BE IT ORDAINED AND ENACTED by the Board of Supervisors of Jackson Township, Monroe County, Pennsylvania, in accordance with the general powers permitted by the Second Class Township Code (53 P.S. § 65101), the following:

**SECTION 1. – TITLE.**

This Ordinance is known and may be cited as the “Short-Term Rental Amendment Ordinance.”

**SECTION 2. – AMENDMENT OF VARIOUS SECTIONS OF ORDINANCE 2018-100.**

The following sections of Ordinance 2018-100 are hereby amended and replaced with the following (new language in **bold**):

**Section 2.B:** This Chapter shall not apply to a resort, camp/conference center, hotel/motel/inn, bed and breakfast, boarding house, or group home as these terms are defined in the Jackson Township Zoning Ordinance. **For the purposes of this section, the principal use of the property must be one of the above-listed exempt uses. Additionally, the principal use shall be in conformance with the Jackson Township Zoning Ordinance.**

**Section 4:** BEDROOM - A room containing a minimum of seventy (70) square feet in area that is used as a sleeping room and for no other primary purpose. A room smaller than 70 square feet may not be used as a bedroom. **The room shall be provided with at least one opening to the outdoors in compliance with Section 310 of the IRC (International Residential Code) regarding emergency escape and rescue openings.**

**Section 5:** No owner of any property in Jackson Township shall operate or allow the operation of a Short-Term Rental in Jackson Township without first obtaining a Short-Term Rental Permit from the Zoning Officer. **The operation or advertising of a Short-Term Rental without such Short-Term Rental Permit is a violation of this Chapter.**

- Section 6.A.1.b:** The name, address and 24-hour telephone number of the managing agency, agent or local contact person. **Must provide individual(s) name, not business name. Any changes in agent information must be reported to the Township within 48 hours of change taking place.**
- Section 6.A.4.a:** Septic system evaluation certifying the existing system is functioning as intended and proof the tank was pumped within the past three (3) years for approval by the Sewage Enforcement Officer. **Existing system certification is to be provided with yearly permit renewal application, to be completed within 90 days prior to renewal.**
- Section 6.A.4.g:** **A photograph of the dwelling to be utilized for short-term rental.**
- Section 6.A.4.h:** **Proof of trash removal services provided.**
- Section 6.B.1.e:** The trash pick-up day and notification that trash and refuse shall not be left or stored on the exterior of the property. **Trash to be removed from the property by a licensed hauler, property owner or agent and disposed of at a legally recognized disposal facility.**
- Section 6.B.2:** Short-Term Rentals shall be equipped with, **but not limited to**, the following:
- Section 6.B.2.h:** Fire extinguisher in kitchen; **anti-tip device on kitchen range/stove.**
- Section 6.B.2.i:** **Stairs (indoor and outdoor) in good condition, including common areas.**
- Section 7.A:** Overnight occupancy of a Short-Term Rental shall be limited to no more than two (2) persons per bedroom plus **two (2) additional persons. The maximum number of bedrooms shall be six (6).**

| Number of Bedrooms | Maximum Number of Occupants |
|--------------------|-----------------------------|
| 2                  | 6                           |
| 3                  | 8                           |
| 4                  | 10                          |
| 5                  | 12                          |
| 6                  | 14                          |

**Section 7.B:** The maximum number of day guests allowed at any one time, in addition to the overnight occupants, shall be four (4).

**Section 7.D:** Outdoor parking for overnight and day guests shall be limited to available parking areas on the Short-Term Rental property. In no event shall parking for Short-Term Rental guests include spaces in any public or private street right-of-way or on any lawns or vegetated areas.

**Section 7.E:** Neither Short-Term Rental owners, occupants nor guests shall engage in disorderly conduct or disturb the peace and quiet of any nearby neighborhood or person by loud, unusual or excessive noise, by tumultuous or offensive conduct, public indecency, threatening, traducing, quarreling, challenging to fight, or fighting, or creating a dangerous or physically offensive condition.

**Section 7.I:** Fireworks, floating lanterns and burning barrels are prohibited.

**Section 7.K:** Use of gas-powered bicycles, dirt bikes, ATV, UTV, etc. is prohibited.

**Section 11:** The marketing of a Short-Term Rental in which the advertised occupancy exceeds the maximum occupancy or number of bedrooms requirements permitted by this Chapter, or which promotes any other activity which is prohibited by this Chapter, shall be a violation of this Chapter

**Section 14.B:** In addition to, but not in limitation of, the provisions of Subsection A. and §100-13, the Enforcement Officer may either revoke, or deny an application to renew, a Short-Term Rental Permit for three (3) uncured or repeated violations, whether those violations occurred prior to or after the issuance of a permit under this Chapter in any rolling twelve (12) month period from the date of the first violation. The revocation or denial to renew a Short-Term Rental Permit shall continue for six (6) months for the first set of three (3) uncured or repeated violations, and continue for one (1) year for any subsequent set(s) of violations

**Section 16.A:** Appeals of any determination of the Zoning Officer under this Chapter, including but not limited to a determination to deny any application for, or to renew, a Short-Term Rental Permit, or to revoke a Short-Term Rental Permit, shall be filed with the Board of Supervisors within thirty (30) days of the date of the denial of application or revocation of permit. Appeal shall be processed as follows:

*[subparagraphs unchanged]*

**SECTION 3. – SEVERABILITY.**

The provisions of this Ordinance are severable. If any sentence, clause or section is for any reason found to be unconstitutional, illegal or invalid, such decision shall not affect the validity of any of the remaining provisions of this Ordinance. It is hereby declared as the legislative intent that this Ordinance would have been adopted had such unconstitutional, illegal or invalid provisions had not been included herein.

**SECTION 4. – REPEALER.**

All ordinances or parts of ordinances in conflict herewith shall be and the same are hereby repealed.

**SECTION 5. – EFFECTIVE DATE.**

This Ordinance shall take effect five (5) days after the date of its enactment.

**ORDAINED AND ENACTED** into an Ordinance at a regular meeting of the Board of Supervisors of Jackson Township, Monroe County, Pennsylvania, this 23 day of January 2023.

ATTEST:

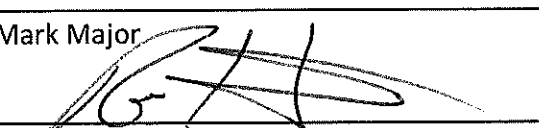
  
Secretary

(TOWNSHIP SEAL)

BOARD OF SUPERVISORS OF  
JACKSON TOWNSHIP

  
Mark Werkeiser

  
Mark Major

  
Robin Hartshorn