

Resolution on short-term lodging coming to Council Tuesday

The Bethlehem Gadfly Airbnb, Neighborhoods, Short term lodging January 19, 2020

🌀 *Latest in a series of posts on Airbnb and short-term lodging* 🌀

The phenomenon of Airbnb/short-term lodging/short-term rentals has been an acute issue for some people in the Northside Historic District, but it is also a concern for others as the “Town Square” essay by Paul Peuker that we published yesterday shows. In fact, Gadfly has concerns relative to his own neighborhood. (Click on [Airbnb or Short-term lodging](#) under Topics on the right-hand Gadfly sidebar for previous posts.)

New legislation for the zoning code that has been working its way to City Council was discussed at the Planning Commission on January 9 and will come to Council Tuesday night in the form of a resolution to collect all kinds of information before enacting the legislation.

100 Resolution-Short Term Lodging Zoning Text Amendments (2)

At the moment Gadfly doesn't have copies of the two exhibits mentioned in the resolution coming forward Tuesday, but here is an “[unclean, marked up draft](#)” of the latest revision of the proposed new addition to the zoning ordinance (Housing Ordinance 1741 on short-term lodging has been in operation for a year or two). The January 9 Planning Commission recommended no changes in this draft. It just may be a bit confusing for you to read.

Here is the City Planning Director helpfully summarizing for the PC (and for us!) the background leading to the upcoming resolution and proposed legislation:

AUDIO FILES NOT AVAILABLE IN THIS ARCHIVE

Here to Gadfly's mind are some key components of the draft zoning legislation that followers might be interested in:

- **Owner-occupied** (a big concern in the Northside Historic District): Short Term Lodging use is only permitted in an owner occupied single family dwelling existing and occupiable by persons as of January 1, 2020 or, for lots exceeding one(1)acre in size,in an accessory or outbuilding structure existing and occupiable by persons as of January 1 ,2020.
- **Parking:** Two offstreet parking spaces are required for the dwelling. One additional space is required if more than one room is rented. These off-street requirements shall not apply to any short term lodging facility in a CB Zoning District.
- **Number of rooms:** No more than 2 rooms on any lot may be offered for rent in any short term lodging facility regardless of the size of the structure or number of bedrooms.
- **Renovation:** No exterior alteration or expansion shall be made to any building for purposes of furnishing or expanding short term lodging, except as may be required for purpose of sanitation, handicapped accessibility, historic rehabilitation or safety.

Bruce Haines and the Gadfly had suggestions for changes and questions, but since the upcoming action by Council is just a resolution to collect information, Gadfly will save that information for a later post.

But what are you seeing and thinking? Responses invited.