

Here's the proposed zoning amendment on short-term lodging

The Bethlehem Gadfly Airbnb, Short term lodging, Uncategorized December 16, 2019

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

We always go to the primary sources, right?

Here is the short-term lodging proposal for addition to the zoning ordinances that was presented by Ms. Heller, City Planning Director, at the December 12 Planning Commission meeting.

Short-Term Lodging amendment to the City Zoning Ordinance

Here also is the related housing ordinance 1741 currently in place governing short-term lodging.

Article 1741: Short Term Lodging Facilities

And here Ms. Heller goes over the highlights of the proposed zoning amendment for the Planning Commissioners.

<https://youtu.be/QC239RyRXuE>

- Short-term lodging is the term we use for services like Airbnb and others.
- We currently have a [housing ordinance](#) that addresses short-term lodging, been in place for 18 months or two years.
- We do require that anyone operating short-term lodging be licensed.
- We're taking the opportunity now to carry some of those same provisions over into the zoning ordinance.

- We have a definition for a short-term lodging facility and also for hotels so that the two are compatible.
- We define where short-term lodging will be permitted.
- If someone is renting out two bedrooms, we would require a third off-street parking space.
- We are not allowing in this ordinance a rental of more than two bedrooms.
- We would only be permitting in an owner occupied unit.
- For a unit not occupied by the owner, we would not allow short-term lodging at all.
- No more than two rooms can be offered for rent.
- No exterior alterations.
- If the unit is owner-occupied and you can meet these parameters, short-term lodging would be permitted.
- We would not consider short-term lodging for any unoccupied or landlord-type scenario.

Sound reasonable? Whatta you see?

to be continued . . .