Ann M. Hess, Esq.

Lancaster Recorder of Deeds
Office of Recorder of Deeds, 150 N. Queen St., Suite 315

This is a certification page
This page is now part of this legal document - DO NOT DETACH

Recording:

Recording Fee	$13.00
Additional Page	$10.00
County Improvement	$2.00
ROD Improvement Fee	$3.00
State Writ Tax	$0.50
State JCS/Access to Justice	$0.00
Affordable Housing	$0.00
Local RTT Tax	$0.00
State RTT Tax	$0.00
Total:	$28.50

Local RTT Tax Breakout:

Document #: 20260044410

Receipt #: 26-36402
Clerk: Jcross
Rec Date: 10/22/2026 01:34:25 PM
Num Pages: 10
Document Type: ORDINANCE
Rec'd From: NIKOLAUS AND HOHENADEL, LLP

****NOTICE: This is not a Bill.****

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office of Lancaster County, Pennsylvania.

Ann M. Hess, Esq.

**Information may change during the verification process and may not be reflected on this page.

Record and Return To:

NIKOLAUS AND HOHENADEL, LLP
327 LOCUST STREET
COLUMBIA, PA 17512

NOTE: If document data differs from cover sheet, document data always controls.
**COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.

TOWNSHIP OF PARADISE

Lancaster County, Pennsylvania

ORDINANCE NO. 2026 - 1

AN ORDINANCE OF THE TOWNSHIP OF PARADISE, LANCASTER COUNTY, PENNSYLVANIA, AMENDING THE ZONING ORDINANCE TO ADD REGULATIONS GOVERNING SHORT-TERM RENTALS IN THE TOWNSHIP

WHEREAS, the Board of Supervisors of Paradise Township desires to hereby amend the Paradise Township Zoning Ordinance of 2023, as amended, (the "Zoning Ordinance") to establish definitions, regulations, and performance standards for Short-Term Rental dwelling units.

NOW, THEREFORE, IT IS HEREBY ORDAINED AND ENACTED by the Board of Supervisors of Paradise Township, Lancaster County, Pennsylvania, as follows:

Section 1. The Zoning Ordinance, Article IV entitled "Definitions," item No. 26 (Dwelling Unit) is hereby amended by adding the following definitions:

E. Short-Term Rental: A dwelling unit rented or offered for transient occupancy for a period of less than 30 consecutive days, whether advertised or offered through an online platform, property manager, or directly by the owner. Short-term rentals do not include hotels, motels, bed and breakfasts, or tourist homes as defined elsewhere in this ordinance.

Section 2. The Zoning Ordinance, Article IV entitled "Definitions" is hereby amended by adding the following definition as item No. 87 and renumbering definitions numbered 87 through 91 as Nos. 88 through 92 to maintain alphanumeric sequencing:

87. Transient Occupancy: The use of a structure as lodging for one or more persons for a period of less than 30 continuous days.

Section 3. Article VI, A-Agricultural District, Section 600 Permitted Uses is amended to add a new subparagraph 11 which shall read as follows:

11. Short-Term Rentals subject to the provisions of Section 1520 of this Ordinance.

Section 4. Article VII, RR-Rural Residential District Section 701 Special Exceptions is amended to add a new subparagraph 18 which shall read as follows:

18. Short-Term Rentals subject to the provisions of Section 1520 of this Ordinance.

Section 5. Article VIII, RES-Residential District Section 801 Special Exceptions is amended to add a new subparagraph 20 which shall read as follows:

20. Short-Term Rentals subject to the provisions of Section 1520 of this Ordinance.

Section 6. Article X, OS-Open Space, Section 1000 Permitted Uses is amended to add a new subparagraph 11 which shall read as follows:

11. Short-Term Rentals subject to the provisions of Section 1520 of this Ordinance.

Section 7. Article IX, VMU-Village Mixed Use District, Section 900 Permitted uses is amended to add a new subparagraph 25 which shall read as follows:

12. Short-Term Rentals subject to the provisions of Section 1520 of this Ordinance.

Section 8. Article XIII, RH-Railroad Heritage District, Section 1301 Permitted uses is amended to add a new subparagraph 11 which shall read as follows:

11. Short-Term Rentals subject to the provisions of Section 1520 of this Ordinance.

Section 9. Article XV Supplemental Regulations is amended to add a new Section 1520, Short-Term Rental Dwelling Units, which shall provide as follows:

A. LIMITATIONS

1. All short-term rental uses shall be conducted in single-family dwellings legally existing as of the effective date of this Ordinance.
2. No more than one short-term rental unit may be located in a structure.
3. No short-term rental unit may be located in a structure which contains a dwelling unit in addition to the short-term rental unit.
4. No more than one short-term rental unit may be located on a lot.
5. If a short-term rental unit is located on a lot which contains a use in addition to the short-term rental unit, including, but not limited to, a single-family dwelling or a farm, the structure containing the short-term rental unit shall be located to meet all setback requirements for a principal structure and shall be screened from adjoining properties.
6. Overnight occupancy of a short-term rental shall be limited to no more than two adults per bedroom and four persons per bedroom, if under the age of 18.
7. Any outdoor amenities or improvements to the short-term rental such as decks, seating areas, horseshoe pits, patios, and the like must be at least 25 feet from any single-family dwelling on any adjoining lot.
8. Off-street parking:
    a. Not less than one off-street parking space shall be provided for the short-term rental. If the short-term rental has more than two bedrooms, one additional parking space shall be provided per bedroom.

b. Occupants shall be limited to available parking areas on the short-term rental facility property. Under no circumstances shall the required off-street parking for short-term rental occupants include spaces in any public road right-of-way or on any lawns or vegetated areas.

10. Overnight occupancy of recreational vehicles, camper trailers, and tents at the property where the short-term rental facility is located shall not be permitted.

11. Outdoor sleeping of occupants is prohibited.

12. Access to the property must be maintained and remain clear of obstructions to accommodate emergency vehicles.

13. The owner or operator shall register the short-term rental in accordance with the Short-Term Rental Ordinance and pay all fees established.

14. The owner shall notify the Township in writing when the use is discontinued.

15. Any additions, structural changes, or renovations shall require the applicant to demonstrate that the proposed short-term rental unit meets the Uniform Construction Code ("UCC") as adopted by the Township. The applicant shall submit a report by the Building Code Official demonstrating that the short-term rental unit meets the requirements of the UCC prior to the issuance of a permit. The report relating to the Uniform Construction Code shall specifically address accessibility requirements.

16. A short-term rental unit may be rented only to a person at least 21years of age.

17. There shall be no overnight guests other than the individuals renting the short-term rental.

18. The property owner shall be the primary enforcer of these regulations.

19. A first violation or complaint will result in a notice from the Zoning Officer. Further violations and/or complaints may cause the short-term rental permit to be revoked. In the event the short-term rental permit is revoked the following shall occur:

    a. The owner shall be required to immediately cease operating the short-term rental. Failure to cease operation of the short-term rental shall constitute a violation of this Ordinance and will be subject to enforcement by the Zoning Officer.

    b. The owner may re-apply for a short-term rental permit once all violations have been addressed; however, issuance of a new permit will be at the discretion of the Zoning Officer as more fully set forth in Section B of this Ordinance. If Zoning Hearing Board approval is required for the operation of the short-term rental, the owner will need to re-apply for Zoning Hearing Board approval prior to applying for a new permit.

    c. Multiple and/or repeat violations may result in the permanent revocation of the short-term rental permit.

20. 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 short-term rental unit until the applicant presents such confirmation of registration.

21. The applicant shall comply with all applicable federal, state and local government laws, rules, ordinances and/or regulations, taxes or fees, including, without limitation, other provisions of this ordinance which would be applicable to the use of the property as a dwelling unit when not subject to short-term lodging.

22. The applicant shall prepare and present to the Zoning Officer, where the use is authorized by special exception and where the use is authorized by right, a notice which shall be prominently and continuously posted at the short-term rental unit which shall contain all of the following information:

    a. The name of the local contact person or owner of the short-term rental unit and a telephone number at which that party may be reached on a 24-hour basis.

    b. The 911 address of the property.

    c. The maximum number of occupants permitted to stay in the short-term rental unit.

    d. The maximum number of all vehicles allowed to be parked on the property and the requirement that parking is not permitted in any public road right-of-way or any lawns or vegetated areas.

    e. Notification that trash and refuse shall not be left or stored on the exterior of the property except in secure, water-tight metal or plastic cans or similar containers designed for such.

    f. Notification that parties or other gatherings of persons who are not occupants of the short-term rental unit are not permitted.

    g. Notification there shall be no overnight guests other than the individuals renting the short-term rental.

    h. Notification that an occupant may be cited and fined for creating a disturbance or for violating other provisions of applicable Township Ordinances.

    i. Any additional requirements or limitations which the operator of the short-term rental will impose on occupants.

23. The maximum occupancy of the short-term rental unit shall be based on the number of bedrooms. A short-term rental unit may have no more than six bedrooms. Each bedroom shall be occupied by no more than two persons, excluding children under the age of 18. The applicant shall provide the Zoning

Officer with a plan of the structure proposed to contain the short-term rental unit identifying the rooms on each floor of the structure to enable the Zoning Officer to determine the number of bedrooms and the maximum occupancy of the short-term rental unit.

24. The owner shall use his/her best efforts to assure that the occupants of the short-term rental unit do not create unreasonable noise or disturbances, engage in disorderly conduct, or violate provisions of Township Ordinances or any state law pertaining to noise or disorderly conduct by notifying the occupants of the rules regarding short-term rental units and responding when notified that occupants are violating laws regarding their occupancy.

25. The owner shall, upon notification that occupants of the short-term rental unit have created unreasonable noise or disturbances, engaged in disorderly conduct or violated provisions of Township Ordinances or state law pertaining to noise or disorderly conduct, promptly use his/her best effort to prevent a recurrence of such conduct by those occupants or guests. The owner or, if a local contact person has been named, the local contact person shall personally go to the short-term rental within thirty (30) minutes of notification from any police officer or department that a disturbance has occurred to address the disturbance and prevent a recurrence. If the local contact is not the property owner, they shall immediately advise the owner of any notification of a violation. There shall be a local contact at all times the short-term rental unit is operated. The owner may change the local contact person only after written notice to the Zoning Officer, and any new local contact person shall meet the requirements of this subsection.

B. PERMIT REQUIREMENTS

1. The owner of the short-term rental unit shall submit an application for a permit annually and upon change of ownership to authorize continued operation of the short-term rental unit, accompanied by any fee which the Township may establish by resolution.

2. The property owner shall file a permit application with the Zoning Officer that shall contain the following information:

    a. Address of the short-term rental.
    b. Name and phone number of the owner.
    c. Number of bedrooms.
    d. Maximum number of occupants.
    e. Plan for controlling noise, smoke, odor and trash.
    f. Type of water and sewer facilities (i.e., public or on-lot septic/well).
    g. Sign plan conforming to sign regulations.
    h. Off-street parking plan.

i. The name, address and telephone number of a designated local contact who shall have access and authority to assume management of the short-term rental unit and take remedial measures. The contact shall reside within 10 miles of the short-term rental if the property owner lives outside the ten-mile radius of the Township.

j. Provide evidence that all neighboring property owners have been provided the name and telephone number of the property owner or local contact.

k. Provide evidence they have 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.

3. All short-term rental facilities shall be equipped with the following, which the applicant must supply proof of during the application process:

a. Operating smoke detectors in each bedroom.

b. Operating smoke detectors outside each bedroom in the common hallway.

c. An additional operating smoke detector on each floor, including the basement.

d. Carbon monoxide detector if fossil fuel appliances or furnaces are installed.

e. Carbon monoxide detector if the garage is attached to the unit.

f. GFI outlets for an outlet located within six feet of water sources.

g. Aluminum or metal exhaust from the dryer (if dryer provided).

h. Fire extinguisher in kitchen mounted in a conspicuous location with a current charging tag.

i. Stairs (indoor and outdoor), including handrail, in good condition.

j. Covers on all outlets and switches.

k. Fully functional bathing and toilet facilities.

l. Fully functional kitchen.

m. A placard shall be erected showing the floor plan to the any and all exits. The placard shall be posted on the interior side of the front exit door or in an alternate location approved by the Zoning Officer.

n. A placard shall be erected showing all information as set forth in Section A.22. above.

4. A short-term rental unit served by an on-lot sewage disposal system shall be subject to review and approval by the Paradise Township Sewage Enforcement Officer. The applicant shall submit evidence to the Zoning Officer that the Sewage Enforcement Officer has been consulted and shall provide all comments of the Sewage Enforcement Officer.

5. The Zoning Officer or other person as designated by the Zoning Officer may inspect the short-term rental unit to confirm compliance with this and other applicable Township Ordinances. If the Zoning Officer confirms that the short-term rental unit meets such requirements, the Zoning Officer may issue a permit to authorize continued operation of the short-term rental unit for a one-year period. Operation of a short-term rental without the required annual permit is a violation of this Ordinance. Multiple and/or repeat violations of this Ordinance may result in denial of the permit application.

C. ENFORCEMENT. The Zoning Officer or other designated person shall be responsible for enforcing the provisions of this Ordinance. The Zoning Officer shall administer this Ordinance and shall also have the rights to prosecute any violations of the terms and conditions of this Ordinance. Further, the Zoning Officer shall have the right to revoke any permit issued hereunder, and thereafter the continued use of the dwelling as a short-term rental unit shall be illegal.

D. FEES. The Board of Supervisors may from time to time, by resolution, designate fees for administration of this Ordinance, applications, permits, etc.

E. VIOLATIONS. It shall be a violation of this Ordinance to commit, or to permit any other person to commit, any of the following acts:

1. To lease, let, or allow the occupancy of a short-term rental unit without obtaining a permit where required by this Ordinance.
2. To fail to perform the duties established by this Ordinance if such person is an owner of a short-term rental unit.
3. To place false information on or to omit relevant information from an application for a short-term rental permit.
4. To fail to comply with any other provisions of this Ordinance.

F. PENALTIES AND ATTORNEY'S FEES. Any violation of any term or condition of this Ordinance shall be considered a summary offense with a penalty of not more than $500 for each offense. Each offense occurring on a separate day shall be considered a separate offense. The Zoning Officer shall file the complaint before the Local Magisterial District Judge related thereto and may collect the Township's reasonable attorney's fees related thereto.

Section 10: All parts or provisions of the Paradise Township Zoning Ordinance, as amended, which are inconsistent herewith, are hereby repealed to the extent of, but only with respect to, the subject matter of this Ordinance. All other parts or provisions of the Paradise Township Zoning Ordinance shall remain in effect as heretofore adopted.

Section 11. If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance. It is hereby declared as the intent of the Township that this Ordinance would have

been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included herein.

Section 12. This Ordinance shall take effect and be in force immediately upon its enactment by the Board of Supervisors of the Township of Paradise as provided by law.

DULY ORDAINED AND ENACTED this day 20th of October, 2026, by the Board of Supervisors of Paradise Township, Lancaster County, Pennsylvania, in lawful session duly assembled.

PARADISE TOWNSHIP

Attest: Karen E. Lauer
(Asst) Secretary

By:
(Vice) Chairman

[TOWNSHIP SEAL]



I, KAREN E. FARRA , Secretary of the Board of Supervisors of Paradise Township, Lancaster County, Pennsylvania, hereby certify that the foregoing is a true and correct copy of an ordinance duly adopted at a legally constituted meeting of the Board of Supervisors of Paradise Township held on the 20th day of October, 2026, at which meeting a quorum was present and voted in favor thereof.

Karen E. Farra

KAREN E. FARRA