

**ORDINANCE NO. 5 OF 2019**  
**FOSTER TOWNSHIP, LUZERNE COUNTY, PENNSYLVANIA**

**AN ORDINANCE OF FOSTER TOWNSHIP, LUZERNE COUNTY, PENNSYLVANIA**  
**AMENDING ITS ZONING ORDINANCE OF 2015**  
**WITH REGARD TO VACATION HOME RENTALS**

**WHEREAS**, Foster Township is a Township of the Second Class organized and operating under the laws of the Commonwealth of Pennsylvania;

**WHEREAS**, the Pennsylvania Municipalities Planning Code, 53 P.S. §§ 10101 *et seq.*, as amended, confers upon the Township the authority to amend, change, and/or modify its zoning ordinance;

**WHEREAS**, the Township believes that certain amendments to the Foster Township Zoning Ordinance represent sound land use planning because they promote, protect, and facilitate coordinated and practical community development and proper density of population and accommodate reasonable overall community growth;

**WHEREAS**, the Township, in consideration of the Planning Commission's recommendation, has determined that the public health, safety, morals, and general welfare of Foster Township will be promoted and served by enacting this Ordinance.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED**, by the Board of Supervisors of Foster Township, Luzerne County, Pennsylvania, that the Zoning Ordinance (hereinafter, the "Ordinance") is hereby amended as follows:

**ARTICLE I            AMENDMENTS.**

The Ordinance is hereby amended as follows:

**801.51            VACATION HOME RENTALS**

Any Vacation Home Rental must meet all of the following standards:

- A.    The Vacation Home Rental shall not adversely affect the character of the neighborhood, and shall not generate noise, vibration, glare, odor, or other effects that unreasonably interfere with a person's enjoyment of his or her neighborhood.
- B.    The owner of the Vacation Home Rental shall be responsible for the safety and welfare of all transient visitors and guests, preserving the peace and quiet of the community within which the Vacation Home Rental is found. The owner shall maintain and operate the Vacation Home Rental in accordance with all laws,

regulations, and ordinances, including, but not limited to, the Foster Township Code of Ordinances, as amended.

- C. There shall be no physical changes to the premises so that it no longer looks like a single family dwelling, such as constructing a separate entrance for guests.

**ARTICLE II Severability.**

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 Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof had not been included herein.

**ARTICLE III Repealer.**

All ordinances, resolutions, or parts thereof which are inconsistent herewith are hereby repealed to the extent of such inconsistency.

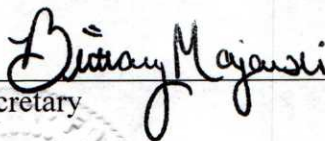
**ARTICLE IV Effective Date.**

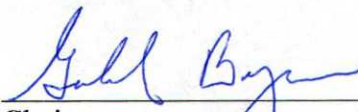
This Ordinance shall become effective three (3) days after enactment or upon recordation of this Ordinance within the Township's Code of Ordinances, whichever comes first.


**ENACTED AND ORDAINED** this 30<sup>th</sup> day of December, 2019, by the Foster Township Board of Supervisors.

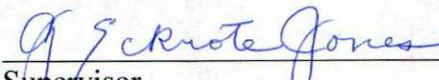
ATTEST:

FOSTER TOWNSHIP  
BOARD OF SUPERVISORS

  
Secretary

  
Chairperson

  
Vice-Chairperson

  
Supervisor

