

**ORDINANCE NO. 281**

**AN ORDINANCE OF THE TOWNSHIP OF PARADISE, MONROE COUNTY, PENNSYLVANIA, AMENDING CHAPTER 160, ZONING, ADOPTED BY THE BOARD OF SUPERVISORS OF PARADISE TOWNSHIP ON JUNE 5, 2007, BY ORDINANCE NO. 159 AND SUBSEQUENT AMENDMENTS, TO THE FOLLOWING PROVISIONS: 1) SECTION 160-12.A.(1)(b) and (10) REMOVING RESERVE AND ADDING CARGO/SHIPPING CONTAINER STANDARDS; 2) SECTION 160-12.A(64.A) DELETING AND REPLACING PROVISIONS REGULATING SHORT-TERM RENTALS; 3)SECTION 160-12.A(1)(f) and 160-12.A.(66.A) ADDING ZONING CRITERIA FOR CARGO/SHIPPING CONTAINERS AND STORAGE CONTAINERS; AND 4) ADDING PROVISIONS FOR SEVERABILITY, REPEALER AND AN EFFECTIVE DATE.**

**WHEREAS**, Paradise Township is a Second Class Township, organized under the Second Class Township Code, 53 P.S. §65101, et seq. (the “Township”); and

**WHEREAS**, the Township has the authority to pass ordinances, pursuant to 53 P.S. §66601 of the Second Class Township Code; and

**WHEREAS**, the Township is vested with corporate powers to provide for the peace, good government, health, and welfare of the Township, its citizens, trade, commerce, and manufacturers, pursuant to 53 P.S. §66506, and

**WHEREAS**, the Board of Supervisors has reviewed existing Chapter 160, Zoning of the Paradise Township Code of Ordinances and has determined that the Chapter should be revised to create zoning criteria for Cargo/Shipping Containers, Storage Containers and revising zoning regulations for Short-Term Rentals, all to best protect the health, safety, and welfare of the Township and its citizens.

**AND NOW**, the Board of Supervisors of Township hereby enacts and ordains, and it is hereby ENACTED and ORDAINED, as follows:

**SECTION 1. Ordinance Amendments.** Existing Chapter 160 Zoning is amended by deleting and replacing the provisions of the enumerated sections set forth below, to wit:

**Chapter 160 Zoning**

**§160-12. Special land use requirements**

§160-12.A. (1)(b), and (10) – The provisions in §160-12.A(1)(b) and (10) were reserved and are being amended to include the following:

“(1)(b) Cargo/Shipping Containers in accordance with §160-12.A.(10) hereof.”

“(10) Cargo/Shipping Containers.

(a) Permitted in all zoning districts on parcels with a minimum lot area of two (2) acres

- (b) No more than two Cargo/Shipping containers for every five (5) acres
- (c) Must comply with the setbacks for the principal structure on the property
- (d) Size is limited to 8' x 20' per Cargo/Shipping Container and shall not exceed 10' in height
- (e) Stacking of Cargo/Shipping Containers is prohibited.
- (f) Must comply with all provisions of the applicable Paradise Township Code of Ordinances including but not limited to Chapter 44 - Building Code, Chapter 47 – Buildings, Dangerous, and Chapter 102 – Property Maintenance.
- (g) Exterior of Cargo/Shipping Containers must be painted or sided in such a manner that all advertising and lettering information is covered or removed.”

§160-12.A. (64.A) – The provisions in §160-12.A(64.A) are deleted in its entirety and replaced with the following:

“(64.A) Short-term rentals.

- (a) The commencement of short-term rental activity of a dwelling unit shall be considered a primary/principal use of the property and shall not occur without the property owner first applying for, and receiving, a zoning permit from the Township for such use.
- (b) The property owner shall possess a current valid Short-Term Rental License issued by the Township in accordance with The Short-Term Rental Ordinance of Paradise Township, contained in Chapter 114 of the Code, as the same may be amended from time to time.
- (c) Sewage disposal meeting the requirements of Chapter 110 of the Township Code of Ordinances and all applicable PA DEP regulations shall be provided.
- (d) Short-term rentals shall not be permitted on lots which are nonconforming in minimum area.
- (e) Adequate off-street parking shall be provided in accord with § **160-16** and § **114-7D** of the Code.
- (f) Short-term rentals shall be limited to a maximum of four (4) bedrooms to be used for short-term rental. But in no event shall the number of bedrooms exceed the capacity of the Sewage Facilities if capacity is less than four (4) bedrooms.
- (g) In addition to the other information required by this chapter, the applicant shall provide the following as part of the application for a zoning permit:

[1] The name, address, and twenty-four (24) hour live contact telephone number of the owner and managing agency, agent, or local contact person. If the owner uses a managing agency, agent, or local contact person, that managing

agency, agent or local contact person shall have written authority to accept service of process or other documentation for the owner.

- [2] The name, address, and twenty-four-hour telephone number of the managing agency, agent, or local contact person for the owner of the short-term rental.
- [3] The number of bedrooms and the maximum number of overnight occupants.
- [4] Floor plans for the premises, which shall include bedrooms, bathrooms, and points of entrance/exit.
- [5] If the building is a two-family or multifamily dwelling structure, the total number of dwelling units in the structure and the number of dwelling units being used as a short-term rental.
- [6] A diagram or photograph of the premises showing and indicating the number and location of designated on-site parking spaces and the maximum number of vehicles allowed for overnight occupants.
- [7] Copy of a current Monroe County Hotel Room Excise Tax Certificate and current Pennsylvania Sales and Use Tax License.
- [8] Copy of the current recorded Deed for the Property establishing ownership.
- [9] Any application submitted for a property located within an established Homeowner's Association or Property Owner's Association must include:
  - [a] Name and address of Homeowner's/Property Owner's Association ("Association").
  - [b] Property address with associated Tax Parcel No(s).
  - [c] Name, title, and contact information of the Association's representative for the purpose of receiving notification from the Township of Applicant's Short-Term Rental Application.
  - [d] Statement of authorization: "Applicant, \_\_\_\_\_, hereby authorizes the Township to send to the listed Homeowner's/Property Owner's Association notification of the Permit Application for Short-Term Rental for property located at \_\_\_\_\_, bearing Tax Parcel No(s). \_\_\_\_\_. The Township is authorized to send the completed Application to the Association including a statement that:

The Township has received an application for a Short-Term Rental Permit for the above-referenced property which Short-Term Rental use and Permit are defined in Chapter 1, §1-16 and further regulated under Chapter 160, §160-12A(64.A) of the Township Code of Ordinances."

**§160-12.A. – The provision in §160-12.A is amended to add §160-12.A(1)(f) and §160-12.A.(66.A) as follows:**

“(1)(f) Storage Containers are not accessory structures or uses pursuant to this section but rather temporary permitted containers for use for a limited time. See §160-12.A.(66.A) hereof.”

“(66.A) Storage Containers

- (a) The temporary placement of a Storage Container used for the moving in or out of a home or business requires a Zoning Permit from the Zoning Officer, the fee for which shall be refunded if the storage container is removed within six (6) weeks.
- (b) A Storage Container placed on a construction site with an active building permit, or placed in advance of a project where a building permit is to be issued, requires a Zoning Permit from the Zoning Officer. All Storage Containers must be removed at the completion of the project and prior to the issuance of a Certificate of Occupancy.
- (c) No permit for a Storage Container, except for construction storage, shall be valid for more than ninety (90) days and the Storage Container must be removed by the expiration date listed in the Zoning Permit.
- (d) A Zoning Permit for the temporary placement of a Storage Container may be renewed up to two (2) times.”

**SECTION 2. Severability.** The provisions of this Ordinance shall be severable. If any of the provisions hereof shall be invalid or unenforceable, the remaining provisions of the Ordinance shall remain in full force and effect.

**SECTION 3. Repealer.** All ordinances or parts of ordinance conflicting with or inconsistent with the provisions of this Ordinance are hereby repealed, but only insofar as the same are in direct conflict or directly inconsistent with this Ordinance.

**SECTION 4. Effective Date.** This Ordinance shall be effective five (5) days after enactment.

**ORDAINED AND ENACTED** into an ordinance at the regular meeting of the Paradise Township Board of Supervisors, Monroe County, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

ATTEST:

\_\_\_\_\_  
(Assistant) Secretary

PARADISE TOWNSHIP

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
(Vice) Chair

By: \_\_\_\_\_  
Supervisor

**SECRETARY’S CERTIFICATE**

I hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by a majority vote of the Paradise Township Board of Supervisors at a meeting of said Board duly held on \_\_\_\_\_, 2025. Present at the meeting were and a record of their vote was as follows:

	<b>Present</b>	<b>Aye</b>	<b>Nay</b>
Peter Gonze	_____	_____	_____
Reda Briglia	_____	_____	_____
Michael Stein	_____	_____	_____

Further be it certified that public notice of said meeting was given in the manner provided by law; that said Ordinance shall be duly recorded upon the Minutes of the Board, has not been amended or rescinded, and is in full force and effect this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Tina Transue, Secretary

(Township Seal)