

Julia Heilakka

From: Koopman, Eric <ekoopman@monroecountypa.gov>
Sent: Wednesday, July 3, 2024 10:01 AM
To: Julia Heilakka
Subject: RE: {EXTERNAL}RE: {EXTERNAL}Ordinance Amendment - Informal

Julia, finally got a chance to look at the B&B amendments, some informal comments as follows:

- It appears a number of the changes reflect the replacement of the B-1 district with the ED district. This is to be encouraged, and all other references to districts replaced by the ED district should also be eliminated.
- B&Bs are to be a use permitted by right in all districts. Typically, there are stricter requirements in principally residential districts and they would require conditional use or special exception approval. The Township is encouraged to consider requiring conditional use approval in the R-1 and R-2 districts. Another option would be to require CU approval only for B&Bs serving 4-6 guests, whereas 3 and under would be permitted by right.
- The Township should consider putting a maximum stay length on B&Bs, such as a week.
- The additional regulations for B&Bs are generally acceptable and assist in distinguishing this use from short-term rentals, particularly by having the owner reside at the property. This it to be encouraged.
- While the definition for Bed and Breakfast is consistent with county resources, you may consider adding language stating that the owner resides on-site.

Hope this is helpful. Also, could you please give me a call when convenient, I have a couple quick questions.

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