

ORDINANCE NO. 2020-04
BEDFORD BOROUGH
BEDFORD COUNTY, PENNSYLVANIA

**AN ORDINANCE OF THE BOROUGH OF BEDFORD,
BEDFORD COUNTY, PENNSYLVANIA AMENDING THE
DEFINITION OF “BED AND BREAKFAST” IN CHAPTER 27
(ZONING) IN THE CODE OF ORDINANCES; TO PERMIT BED AND
BREAKFASTS IN ZONES R1, R2 AND R2T, IN ADDITION TO EXISTING
ZONES; AND TO ADD A NEW PART 5 TO CHAPTER 13 TITLED
“BED AND BREAKFASTS” FOR THE LICENSING AND REGULATION
OF THE SAME IN THE BOROUGH OF BEDFORD**

Be it enacted and ordained, and it is hereby enacted and ordained by the Council of the Borough of Bedford, as follows:

- A. CHAPTER 27, SECTION 201, DEFINITIONS of the Borough Code of Ordinances is hereby amended to delete the existing definition of “BED AND BREAKFAST” and replace it with the follows:
“BED AND BREAKFAST – building where lodging is provided for compensation on a temporary basis, whether or not food or meals are provided.”
- B. CHAPTER 27, SECTION 701 A. Uses Permitted is hereby amended to add the following:
“(12) Bed and Breakfast establishments.”
- C. CHAPTER 27, SECTION 801 A. Uses Permitted is hereby amended to add the following:
“(12) Bed and Breakfast establishments.”
- D. CHAPTER 27, SECTION 901 A. Uses Permitted is hereby amended to add the following:
“(13) Bed and Breakfast establishments.”
- E. CHAPTER 13 Licenses, Permits and General Business Regulations is hereby amended to add a new Part 5 “Bed and Breakfasts” as follows:

Part 5
Bed and Breakfasts

§501. Scope.

The provisions of this Part shall apply to Bed and Breakfast establishments as defined in Chapter 27, Section 201.

§502. Permit Required.

It shall be unlawful for any person to maintain, operate or conduct a Bed and Breakfast in the Borough of Bedford without first applying for and securing a permit therefor, as provided in this Chapter.

§503. Permit Application.

A. Any person who shall desire a Bed and Breakfast permit shall make application therefor in writing to the Borough Office. Such application shall set forth and include the following information:

- 1) The name, business name and address of the applicant and the property owner, if different from the applicant.
- 2) Contact information, including phone number and email address of the applicant, business manager and property owner if different than the applicant.
- 3) Number of rooms available for lodging.
- 4) Written consent of the property owner, if different than the applicant.
- 5) Such other information as may be required from time to time by the Borough.

§504. Specific Standards.

The following regulations shall apply to Bed and Breakfast establishments located in the R1, R2 or R2T zoning districts:

- A. Guests shall not be permitted to stay at the property for more than fourteen (14) consecutive days.
- B. When guests are present at the Bed and Breakfast, there shall either be:
 - 1) A manager of the Bed and Breakfast physically staying on the premises; or

2) An owner of the property residing and physically present within ten (10) miles of the premises.

C. As used herein, the term "manager" shall mean a person authorized by the owner of the property to operate the Bed and Breakfast. A manager shall have authority to check guests in and out, to perform or authorize maintenance on the property, to have keys and access to the property, and to carry out the duties generally associated with running a Bed and Breakfast.

§505. Permit Duration.

Once issued, a permit shall remain in effect until terminated by the applicant; terminated under the terms of this section; or suspended or revoked by the Borough. A permit shall automatically terminate when any information contained in the application shall change unless the permit holder submits an amended application prior to such change.

§506. Denial, Suspension and Revocation of Permit Appeal.

The authorized representative of the Borough is hereby authorized to deny, suspend or revoke any permit under this Part when he or she deems such denial, suspension or revocation to be beneficial to the public health, safety or morals (including violations of federal, state or local laws, regulations or ordinances by the permit holder, owner of the property, manager or guests), or for violation of any provision of this Part, or for giving false information upon any application hereunder. Appeals from any suspension, revocation or denial of a permit may be made to the Borough Council at any time within ten (10) days after such suspension, revocation or denial and a hearing shall be held within thirty (30) days of the petition for appeal.

§507. Penalties.

Any person, firm or corporation who shall violate any provision of this Part shall, upon conviction thereof, be sentenced to pay a fine of not less than \$100.00 nor more than \$600.00 plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed thirty (30) days. Each day that a violation of this Part continues shall constitute a separate offense.

Duly ordained this 22nd day of December, 2020, by the Council of the Borough of Bedford.



Council President

Attest:



Secretary

Ordinance approved this 22nd day of December, 2020.



Mayor