

**BOROUGH OF CARROLL VALLEY  
ADAMS COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 1-2023**

**AN ORDINANCE OF THE COUNCIL OF THE BOROUGH OF CARROLL VALLEY, ADAMS COUNTY, PENNSYLVANIA AMENDING VARIOUS SECTIONS OF THE CARROLL VALLEY ZONING ORDINANCE TO ALLOW VACATION RENTALS AS A PERMITTED USE IN THE AGRICULTURAL (A), RESIDENTIAL LOW DENSITY (R2), AND RESIDENTIAL MEDIUM DENSITY (R3) DISTRICTS**

**WHEREAS**, Article VI of the Pennsylvania Municipalities Planning Code entitled ‘Zoning’ 53 P.S. §10601 et seq., authorizes the Borough to enact, amend and repeal Zoning Ordinances within the Borough; and

**WHEREAS**, Section 609 of the MPC, 53 P.S. §10609, sets forth the procedures for zoning ordinance amendments; and

**WHEREAS**, the Borough of Carroll Valley Zoning Ordinance, codified as Chapter 27 of the Borough of Carroll Valley Code of Ordinances, was amended on May 10, 2022 (the “Zoning Ordinance”); and

**WHEREAS**, Borough Council desires to allow for Vacation Rentals to be a permitted by right use in the Agricultural (A), Residential Low Density (R2), and Residential Medium Density (R3) Districts; and

**WHEREAS**, Borough Council for the Carroll Valley Borough deems it to be in the best interest and general welfare of the citizens and residents of the Borough to update and amend certain provisions of the Zoning Ordinance.

**NOW THEREFORE BE IT ENACTED AND ORDAINED**, by the Council of the Borough of Carroll Valley, Adams County, Pennsylvania, that the Zoning Ordinance is hereby amended as follows:

**SECTION 1.** Section 401 (A) of the Zoning Ordinance, entitled “*Permitted Uses*”, is hereby amended by adding “Vacation Rental, in accordance with Section 1501.HH.” to the list of permitted uses in the Agricultural (A) District.

**SECTION 2.** Section 401 (C) of the Zoning Ordinance, entitled “*Special Exception Uses*”, is hereby amended by removing “Vacation Rental, in accordance with Section 1501.HH.” from the list of special exception uses in the Agricultural (A) District.

**SECTION 3.** Section 601 (A) of the Zoning Ordinance, entitled “*Permitted Uses*”, is hereby amended by adding “Vacation Rental, in accordance with Section 1501.HH.” to the list of permitted uses in the Residential Low Density (R2) District.

**SECTION 4.** Section 601 (C) of the Zoning Ordinance, entitled “*Special Exception Uses*”, is hereby amended by removing “Vacation Rental, in accordance with Section 1501.HH.” from the list of special exception uses in the Residential Low Density (R2) District.

**SECTION 5.** Section 701 (A) of the Zoning Ordinance, entitled “*Permitted Uses*”, is hereby amended by adding “Vacation Rental, in accordance with Section 1501.HH.” to the list of permitted uses in the Residential Medium Density (R3) District.

**SECTION 6.** Section 701 (C) of the Zoning Ordinance, entitled “*Special Exception Uses*”, is hereby amended by removing “Vacation Rental, in accordance with Section 1501.HH.” from the list of special exception uses in the Residential Medium Density (R3) District.

**SECTION 7. Repealer.** All provisions of previous Ordinances of the Borough of Carroll Valley which are contrary to this Ordinance are expressly repealed.

**SECTION 8. Savings Clause.** In all other respects, the Borough of Carroll Valley Ordinances shall remain as previously enacted and ordained.

**SECTION 9. Severability.** The provisions of this Ordinance are declared to be severable, and if any section, subsection, sentence, clause or part thereof is, for any reason, held to be invalid to be unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of any remaining sections, subsections, sentences, clauses or part of this ordinance.

**SECTION 10. Effective Date.** This Ordinance shall take effect in accordance with law.

**ENACTED, ORDAINED, AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_  
2023 by the Council of the Borough of Carroll Valley, Adams County, Pennsylvania.

ATTEST:

CARROLL VALLEY BOROUGH COUNCIL

\_\_\_\_\_  
Gayle Mathers, Assistant  
Borough Manager/Borough  
Secretary

By: \_\_\_\_\_  
Richard Mathews, Council President

\_\_\_\_\_  
Mayor of the Borough of Carroll Valley