

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE TOWNSHIP OF SOLEBURY,  
BUCKS COUNTY, PENNSYLVANIA, AMENDING THE  
SOLEBURY TOWNSHIP ZONING ORDINANCE  
REGARDING SHORT-TERM LODGING FACILITIES**

**WHEREAS**, Section 1516 (53 P.S. Section 66516) of the Pennsylvania Second Class Township Code provides that the corporate powers of the Board of Supervisors of Solebury Township (the “Board of Supervisors”) include the ability to plan for the development of the Township through Zoning, Subdivision, and Land Development Regulations under the Act of July 13, 1968 (P.L. 805, No. 247), known as the “Pennsylvania Municipalities Planning Code”;

**WHEREAS**, Section 1601 of the Second Class Township Code provides that the Board of Supervisors may adopt Ordinances in which general or specific powers of the Township may be exercised, and, by the enactment of subsequent Ordinances, the Board of Supervisors may amend, repeal, or revise existing Ordinances (53 P.S. Section 66601);

**WHEREAS**, the proposed amendments are geared toward fulfilling the Township’s obligations under Article I, Section 27 of the Pennsylvania Constitution, and of protecting the public health, safety, and welfare of Township citizens; and

**WHEREAS**, the proposed amendments have been advertised, considered, and reviewed in accordance with Municipalities Planning Code Section 609 (53 P.S. Section 10609);

**NOW THEREFORE**, in consideration of the foregoing, be it **ENACTED** and **ORDAINED** by the Board of Supervisors of Solebury Township, Bucks County, Pennsylvania, as follows:

**I. Chapter 27** of the Township Code of Ordinances is hereby **AMENDED** as follows:

**A. AMEND** Section 27-402 of the Zoning Ordinance as follows:

1. **ADD** the words “primary residence” to 27-402.1.C.(7) so that it reads: “Bed-and-breakfast inn/small short-term lodging facility (accessory to only single-family detached or two-family dwellings used as a primary residence, or agricultural uses; accessory uses must still comply with the principal use standards in § 27-2602, Subsection 100).”

**B. AMEND** Section 27-602 of the Zoning Ordinance as follows:

1. **ADD** the words “primary residence” to 27-602.1.C.(9) so that it reads: “Bed-and-breakfast inn/small short-term lodging facility (accessory to only single-family detached or two-family dwellings used as a primary residence, or agricultural uses; accessory uses must still comply with the principal use standards in § 27-2602, Subsection 100).”

- C. AMEND** Section 27-702 of the Zoning Ordinance as follows:
- ADD** the words “ single family attached, or two-family” to 27-702.1.C.(3) and remove the words “or agriculture” from 27-702.1.C.(3), so that it reads: “Bed-and-breakfast inn/small short-term lodging facility (accessory to only single-family detached, single family attached, or two-family dwellings used as a primary residence; accessory uses must still comply with the principal use standards in § 27-2602, Subsection 1OO).”
- D. AMEND** Section 27-902 of the Zoning Ordinance as follows:
- ADD** the words “or two-family” to 27-902.1.C.(3) and remove the words “or agriculture” from 27-902.1.C.(3), so that it reads: “Bed-and-breakfast inn/small short-term lodging facility (accessory to only single-family detached or two-family dwellings used as a primary residence; accessory uses must still comply with the principal use standards in § 27-2602, Subsection 1OO).”
- E. AMEND** Section 27-1202 of the Zoning Ordinance as follows:
- ADD** the words “or twin” to 27-1202.1.C.(5) and remove the words “or agriculture” from 27-1202.1.C.(5), so that it reads: “Bed-and-breakfast inn/small short-term lodging facility (accessory to only single-family detached or twin dwellings used as a primary residence; accessory uses must still comply with the principal use standards in § 27-2602, Subsection 1OO).”
- F. AMEND** Section 27-1302 of the Zoning Ordinance as follows:
- ADD** the words “or two-family” to 27-1302.1.C.(6) so that it reads: “Bed-and-breakfast inn/small short-term lodging facility (accessory to only single-family detached or two-family dwellings used as a primary residence, or to agriculture; accessory uses must still comply with the principal use standards in § 27-2602, Subsection 1OO).”
- G. AMEND** Section 27-1602 of the Zoning Ordinance as follows:
- REMOVE** 27-1602.1.A.(9) (Bed-and-breakfast inn/small short-term lodging facility).
  - STRIKE** the words “bed-and-breakfast inn/small short-term lodging facility;” from 27-1602.1.B.(4) so it reads “Banquet, catering, or event use (accessory only to hotel, motel, or inn/large short-term lodging facility; or restaurant; accessory uses must still comply with the principal use standards in § 27-2602, Subsection 1QQ”).
  - RENUMBER** 27-1602.1.A.(10) through 27-1602.1.A.(20) to 27-1602.1.A.(9) through 27-1602.1.A.(19).

## **II. Partial Repealer**

All other provisions of the Ordinances of Solebury Township, as amended, shall remain in full force and effect. All other Ordinances or provisions of the Ordinance inconsistent herewith or in conflict with any of the terms hereof are, to the extent of said inconsistencies or conflicts, hereby specifically repealed.

## **III. Severability**

The provisions of this Ordinance are severable. If any section, clause, sentence, part or provision thereof shall be held illegal, invalid, or unconstitutional by a court of competent jurisdiction, such decision of the court shall not affect or impair any of the remaining sections, clauses, sentences, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board of Supervisors that this Ordinance would have been adopted if such illegal, invalid, or unconstitutional section, clause, sentence or part of a provision had not been included herein.

## **IV. Effective Date**

All provisions of this Ordinance shall be in full force and effect five (5) days after the approval and adoption.

**ORDAINED AND ENACTED** this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Mark Baum Baicker, Chair

\_\_\_\_\_  
Hanna Howe, Vice-Chair

\_\_\_\_\_  
Kevin Morrissey, Member

\_\_\_\_\_  
John Francis, Member

\_\_\_\_\_  
Christy Cheever, Member

Attest:

\_\_\_\_\_  
Catherine Cataldi, Township Secretary

