

SOLEBURY TOWNSHIP BOARD OF SUPERVISORS

June 19, 2018 – 7:00 P.M.

Solebury Township Hall

MINUTES

Attendance: Mark Baum Baicker, Chair, Kevin Morrissey, Vice-Chair, Robert McEwan, Dennis H. Carney, Township Manager, and Catherine Cataldi, Secretary. Jordan Yeager, Solicitor and Curt Genner, Township Engineer were also in attendance

Absent: Noel Barrett

I. The meeting was called to order followed by the Pledge of Allegiance.

Audio recording device was then turned on.

II. Approval of Bills Payable – May 31, 2018 and June 14, 2018

Res. 2018-70 – Upon a motion by Mr. Morrissey, seconded by Mr. McEwan, the list of Bills Payable dated May 31, 2018, and June 14, 2018, were unanimously approved as prepared and posted.

III. Approval of Minutes – May 17, 2018

Res. 2018-71 – Upon a motion by Mr. McEwan, seconded by Mr. Morrissey, the Minutes of the May 17, 2018 meeting were unanimously approved.

IV. Announcements/Resignations/Appointments

- Executive Session

The Board announced an executive session held on June 19, 2018, prior to the meeting, dealing with Labor and Litigation.

- Appointment of Township Supervisor

Mr. Morrissey nominated John S. Francis for Township Supervisor.

Res. 2018-72 – Upon a motion by Mr. Morrissey, seconded by Mr. McEwan, it was unanimously agreed to appoint John S. Francis as Township Supervisor.

- Election of Chairman

Res. 2018-73 – Upon a motion by Mr. Morrissey, seconded by Mr. McEwan, Mark Baum Baicker was elected as Chair of the Solebury Township Board of Supervisors for the remainder of 2018.

- Election of Vice-Chair

Res. 2018-74 – Upon a motion by Mr. McEwan, seconded by Mr. Baum Baicker, Kevin Morrissey was elected as Vice-chair of the Solebury Township Board of Supervisors for the remainder of 2018.

- Resignation of Pattie Beans-Clark from Park & Recreation Board

Mr. Baum Baicker announced the Resignation of Pattie Beans-Clark from the Park & Recreation Board. The Supervisors thanked Pattie Beans-Clark for her service.

Res. 2018-75 – Upon a motion by Mr. Morrissey, seconded by Mr. McEwan, the resignation of Pattie Beans-Clark from the Parks & Recreation Board was unanimously accepted.

V. Supervisors Comment

- Mr. Baum Baicker announced the openings of multiple Solebury Township Committees and Boards. Interested residents are to email their Letter of Interest and Resume to Catherine Cataldi at ccataldi@soleburytwp.org. Contact Catherine at 215-297-5656 with any questions.
- Mr. Baum Baicker made a comment regarding the speed limit signs on River and Carversville Roads. Mr. Carney has been working on resolving the issue.

VI. Public Comment

- Ron & Shirley Felix, residents, asked the Board for help with getting speed limit on Upper York Road reduced. Mr. & Mrs. Felix sent a letter to the Pennsylvania Department of Transportation. Mr. Carney agreed to reach out to PennDOT as well.

VII. Presentations - No Presentations

VIII. Old Business

New Hope Crushed Stone Update

Mr. Morrissey provided the following update:

March 2, 2018 the Department of Environmental Protection (DEP) granted New Hope Crushed Stone (NHCS) a temporary increase of pumping to allow moving of equipment. The DEP informed the Township that the authorization did not allow NHCS to drop the water level in the pit more than 5' or to a depth of 40' below sea level (bsl). It has been determined that 40' bsl is a reasonable water level to prevent flooding of the equipment while it is being relocated. Initially the Township was told that the Quarry would return to the original 500,000 gallons a day pumping by July 30, 2018.

The Township has been informed that NHCS is allowed to pump whenever necessary to maintain the depth of 40' below sea level (bsl) past the July 30, 2018 date. It is estimated that this will continue until NHCS blasts down the East wall. At that point the Township expects NHCS to return to the 500,000 gallons a day allowing the water to continue to rise. The increased pumping was approved by the DEP due to the two bench safety standard is required while equipment is relocated and reclamation is completed.

The DEP's progress report shows that NHCS is still on target to complete the quarry reclamation and Primrose creek restoration by 2019.

Mr. Morrissey presented a graph and photographs to the Board showing the water level status of the quarry. (Copy of which is attached)

IX. New Business

HARB – Certificate of Appropriateness – 2535 River Road LLC (TMP # 41-28-20-2, 2535 River Road)

The Historical Architectural Review Board (HARB) reviewed 2535 River Road LLC's application and recommended a Certificate of Appropriateness be issued to TMP # 41-28-20-2, 2535 River Road, for a 20' cobblestone apron and 2' border, also cobblestone, on both sides of the entire length of the driveway.

Res. 2018-76 – Upon a motion by Mr. Morrissey, seconded by Mr. McEwan, it was unanimously agreed to issue a Certificate of Appropriateness to TMP# 41-28-20-2, 2535 River Road as recommended by the Historical Architectural Review Board. Issuance of the Certificate of Appropriateness does not relieve the applicant from obtaining any and all applicable permits prior to commencement of work. The proposed lighting will be determined at a future HARB meeting.

HARB – Certificate of Appropriateness – Carola Kieve (TMP # 41-4-45, 3764 Aquetong Road)

HARB reviewed Carola Kieve's application and recommend a Certificate of Appropriateness be issued to TMP # 41-4-45, 3764 Aquetong Road, for the removal and replacement of the existing asphalt shingles of the main house with GAF Timberline Ultra High Definition style roof shingles, charcoal color per the provided cut sheet. The flashing color will be black. Soffit edging will be white. Existing gutters and down spouts will not be changed. HARB also recommended a Certificate of Appropriateness be issued for the installation of a Generac Generator Model EGD-7040KIT to be positioned within the existing fenced yard. The 500 gallon propane tank will be positioned behind the rear barn and not visible from the public way. There will be no external mounted breaker panel or transfer switch.

Res. 2018-77 – Upon a motion by Mr. McEwan, seconded by Mr. Morrissey, it was unanimously agreed to issue a Certificate of Appropriateness to TMP # 41-4-75, 3764 Aquetong Road as recommended by the Historical Architectural Review Board. Issuance of the Certificate of Appropriateness does not relieve the applicant from obtaining any and all applicable permits prior to commencement of work.

HARB – Repair or Replacement In Kind (RRIK) Application – Frank Remus (TMP # 41-2-45, 3645 Aquetong Road)

The applicant is proposing to repair and replace the roof of 3645 Aquetong Road with new 3-tab black shingles. The material is the same as the existing roof. The applicant will need to apply for a roofing permit.

Res. 2018-78 – Upon a motion by Mr. Morrissey, seconded by Mr. McEwan, it was unanimously agreed to approve the RRIK application and issue a Certificate of Appropriateness to TMP # 41-2-45, 3645 Aquetong Road as recommended by the Historical Architectural Review Board. Issuance of the Certificate of Appropriateness does not relieve the applicant from obtaining any and all applicable permits prior to commencement of work.

Land Preservation Committee – Property # 153 – Inclusion into the Program

A letter of interest in preserving a sixty (60) acre property has been submitted to the Township. The Land Preservation Committee recommended the inclusion of property #153 into the Land Preservation Program.

Res. 2018-79 – Upon a motion by Mr. McEwan, seconded by Mr. Morrissey it was unanimously agreed to acknowledge the eligibility of Property # 153 into the Solebury Township Preservation Program.

Land Preservation Committee – Act 153 – Certification of Eligible Properties to New Hope Solebury School District

The Township must certify the list of properties that are eligible for the Act 153 program. The Act 153 program authorizes the school district board to exempt by resolution certain real property from further millage increases imposed on real property.

Res. 2018-80 – Upon a motion by Mr. McEwan, seconded by Mr. Morrissey it was unanimously agreed to forward the list of School Board Tax Freeze Eligible Properties to the New Hope Solebury School District as prepared.

X. Public Hearing

Temporary Lodging Ordinance – Adoption

The proposed Ordinance amends the Solebury Township Zoning Ordinance regarding temporary lodging facilities and event uses. The ordinance was modified as per the recommendations made by Bucks County Planning Commission and Solebury Township Planning Commission. Advertisement of the ordinance was approved at the Board of Supervisors meeting on May 1, 2018.

Res. 2018-81 – Upon a motion by Mr. McEwan, seconded by Mr. Morrissey it was unanimously agreed to adopt the Temporary Lodging Facilities and Event Uses Ordinance.

XI. Subdivisions/Land Developments

Planning Commission – Preliminary/Final Land Development – (New Hope Oral Surgery) 6660 Old York Road, TMP # 41-22-149

The applicant is proposing the construction of a 3,481 sf medical office building and surgery center.

The approval of the Preliminary/Final Land Development – New Hope Oral Surgery 6660 Old York Road, TMP # 41-22-149 was tabled until the July 17, 2018 Board of Supervisors meeting.

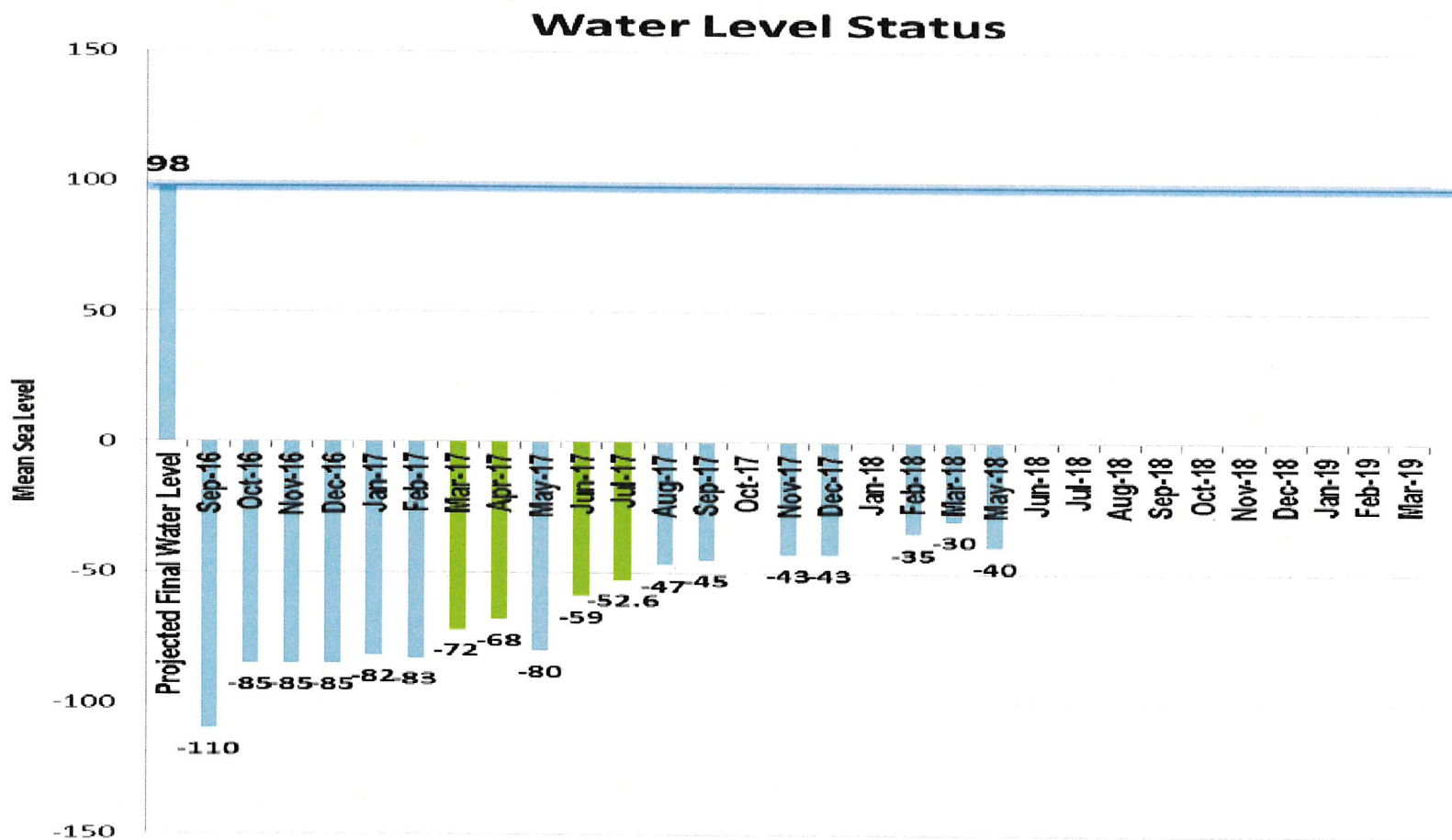
XII. Public Comment

XIII. Adjournment

The meeting was adjourned at 8:27 p.m.

Respectfully submitted,
Catherine Cataldi
Secretary

Water Level Tracking



Blue bar = Estimated Green bar = NHCS consultant, EarthRes, PE stamped reports
 Note: Emergency increased pumping allowed in March 2018 to provide a minimum safety bench level of -35 until the transformers are moved. Can not go lower than -40.

Sump Area, South End



March 23, 2017



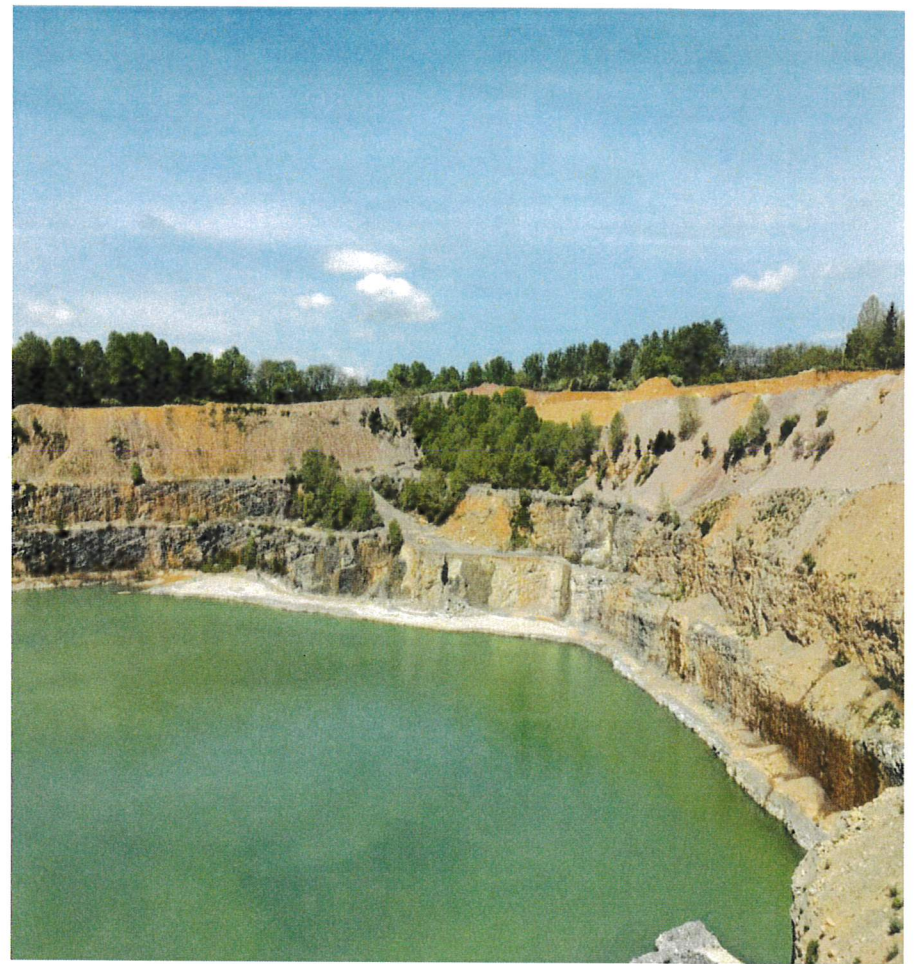
May 11, 2018

Note: Sump area pictures from 2016 were taken from the opposite side which was cover by water in early 2017.

North End



June 2, 2016

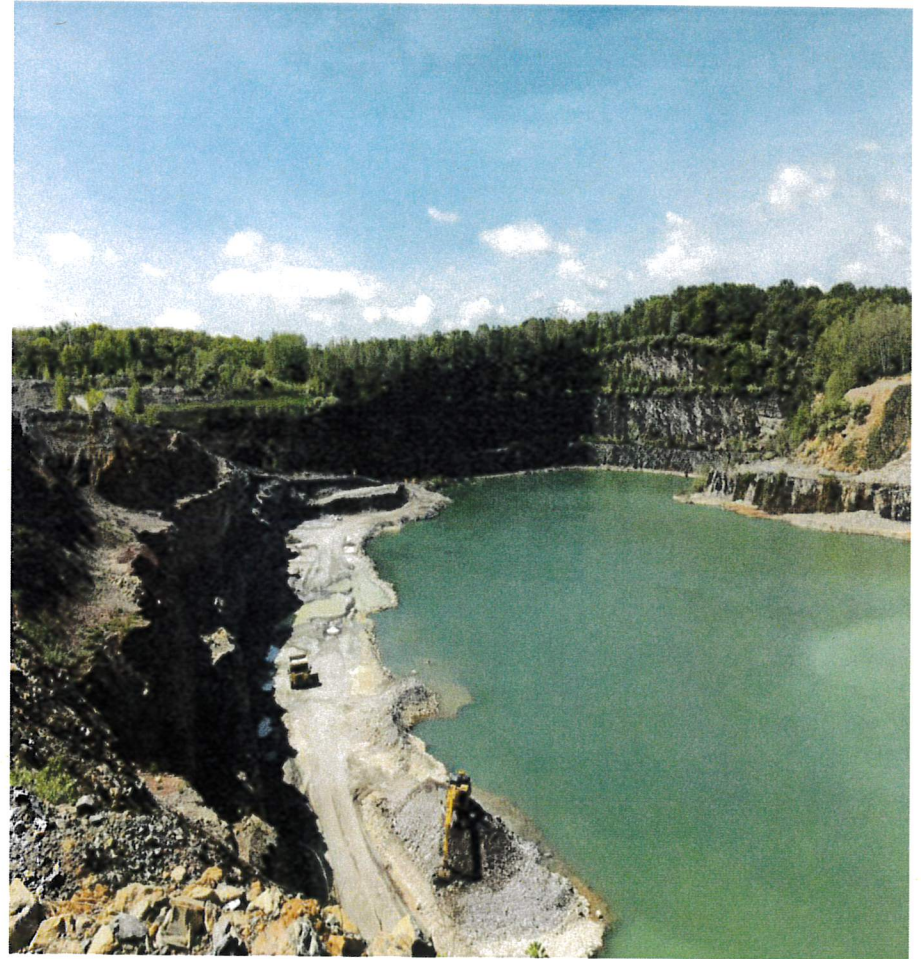


May 11, 2018

Looking South Along East Wall



October 6, 2016

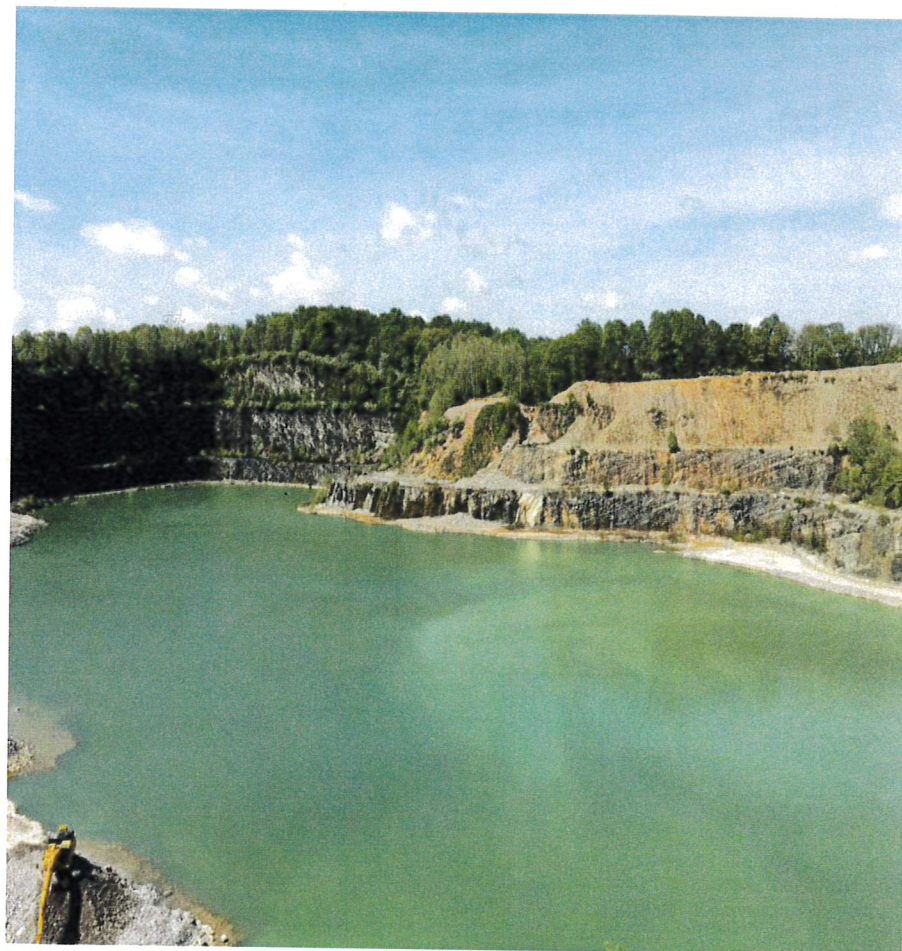


May 11, 2018

West View



June 2, 2016



May 11, 2018

ORDINANCE NO. 2018-005

**AN ORDINANCE OF THE TOWNSHIP OF SOLEBURY,
BUCKS COUNTY, PENNSYLVANIA, AMENDING THE
SOLEBURY TOWNSHIP ZONING ORDINANCE
REGARDING TEMPORARY LODGING FACILITIES
AND EVENT USES**

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 27-202 of the Zoning Ordinance as follows:

1. STRIKE the term and definition of "Bed and Breakfast Inn" and **REPLACE** it with the following:

**BED AND BREAKFAST INN/SMALL SHORT-TERM
LODGING FACILITY** – A building in which more than one (1)
and no more than six (6) guest rooms are regularly and
commercially offered and/used for the temporary lodging of
transient guests. Temporary lodging of transient guests means a
total stay of less than thirty (30) consecutive days. Where the
Township's land use ordinances use only the term "Bed and
Breakfast Inn," the term shall be deemed to also include a Small
Short-Term Lodging Facility.

A. The term "commercial," for purposes of this definition, shall mean that a monetary fee is charged and/or received for utilizing a guest room.

B. The term "regular," for purposes of this definition, shall mean that guest rooms are offered for rental for an aggregate of at least one of the following: more than one hundred and twenty (120) days in a calendar year, or during more than four (4) months in a calendar year, or more than 26 weekends a year. Guest rooms shall be considered "offered for rental" during all times that the rooms are advertised, listed, or otherwise marketed to the general public.

2. **STRIKE** the definition of "Dwelling" and **REPLACE** it with the following:

A building occupied exclusively for residential purposes, including a mobile home, but excluding a residential club or lodge and the like. This definition shall also exclude a dormitory, Bed and Breakfast Inn/Small Short-Term Lodging Facility, and Hotel, Motel, or Inn/Large Short-Term Lodging Facility, except as set forth in the definition of "Dwelling Unit." This definition shall be interpreted in a manner that complies with federal and state antidiscrimination laws, including those regarding fair housing.

3. **STRIKE** the definition of "Dwelling Unit" and **REPLACE** it with the following:

A building or portion thereof, forming a single habitable unit with facilities that are used, intended to be used, or could be used for living, sleeping, cooking and eating exclusively by one (1) family. Each living quarter for resident innkeepers at a "Bed and Breakfast Inn/Small Short-Term Lodging Facility" or "Hotel, Motel, or Inn/Large Short-Term Lodging Facility" shall be considered a "Dwelling Unit" and shall meet the requirements of Section 27-2602.1.MM. (Bed and Breakfast Inn/Small Short-Term Lodging Facility) or Section 27-2602.1.NN. (Hotel, Motel, or Inn/Large Short-Term Lodging Facility), whichever applies. Each living quarter in a dormitory shall also be considered a "Dwelling Unit."

4. **STRIKE** the definition of "Family" and replace it with the following:

One or more individuals living together in a dwelling unit as a single housekeeping unit. This definition shall be interpreted in a manner that complies with federal and state antidiscrimination laws, including those regarding fair housing. To qualify as a "single housekeeping unit," the group of individuals in a single household must both 1) function as a family in the household, and 2) be non-transient. To be considered non-transient, the group must be stable and permanent, and its composition

must not change multiple times in a year. This definition of “family” expressly excludes occupants of a club, fraternity or sorority house, or lodge; guests at a Bed and Breakfast Inn/Short-Term Lodging Facility or Hotel, Motel, or Inn/Large Short-Term Lodging Facility; and those residing in a dormitory.

5. **ADD** the term “Resident Innkeeper” and its definition as follows:

RESIDENT INNKEEPER – a property owner, lessee or an employee who resides at a property used as a Bed and Breakfast Inn/Small Short-Term Lodging Facility, a Hotel, Motel, or Inn/Large Short-Term Lodging Facility, and whose primary role is to perform innkeeping duties at the property.

6. **STRIKE** the term and definition of “Hotel, Motel, or Inn” and **REPLACE** it with the following:

HOTEL, MOTEL, OR INN/LARGE SHORT-TERM LODGING FACILITY – A building or group of buildings utilizing seven (7) or more guest rooms that are commercially and regularly offered and/or used for the temporary lodging of transient guests. Temporary lodging of transient guests means a total stay of less than thirty (30) consecutive days.

A. The term “commercial,” for purposes of this definition, shall mean that a monetary fee is charged and/or received for utilizing a guest room.

B. The term “regular,” for purposes of this definition, shall mean that guest rooms are offered for rental for an aggregate of more than one hundred and twenty (120) days in a calendar year, or during more than four (4) months in a calendar year, or more than 26 weekends a year. Guest rooms shall be considered “offered for rental” during all times that the rooms are advertised, listed, or otherwise marketed to the general public.

7. **ADD** the term “Banquet, Catering, or Event Use” and its definition as follows:

BANQUET, CATERING, OR EVENT USE – Any commercial use, or any large, regular use, of a property involving banquets, on-site catering, celebrations, weddings, parties, fundraisers, retreats, conferences, or similar events. The following definitions shall apply to define what constitutes a “commercial” use and what constitutes a “large, regular” use.

A. “Commercial” for the purposes of this definition shall mean that a monetary fee is charged and/or received

for the purposes of utilizing the space and/or holding the event.

B. A “large, regular” use for the purposes of this definition shall mean an activity with over one-hundred (100) attendees that occurs more than four (4) times in a calendar year.

8. **STRIKE** the term “Temporary Structure or Use” and its associated definition.

9. **ADD** the term “Incidental Temporary Structure or Use” and its definition as follows:

INCIDENTAL TEMPORARY STRUCTURE OR USE – a structure or use necessary during construction or other special circumstances of a non-recurring nature, and incidental only to housing projects or construction projects, including such structures and uses as storage of building materials and machinery, the processing of building materials, and a real estate office located on the tract being offered for sale.

B. **ADD** the following to Section 27-2602.1:

MM. Bed and Breakfast Inn/Small Short-Term Lodging Facility

1. Any living quarter for a resident innkeeper shall have its own bathroom.
2. Housekeeping services shall be provided to guests.
3. There shall be no separate kitchen or cooking facilities in any guest room.
4. Food service, if provided by the inn/facility, shall be limited to guests of the inn/facility.
5. No zoning approval shall be granted unless the applicant has a valid County Department of Health permit. The total number of bedrooms (for residents and guests) in the Bed and Breakfast Inn/Small Short-Term Lodging Facility shall not exceed the number of bedrooms that the sewage system was designed to accommodate. If the proposed use is to be served by a public sewage system, the applicant shall submit documentation from the servicing authority that the proposed use will be served.
6. A Bed and Breakfast Inn/Small Short-Term Lodging Facility use shall be limited to one (1) non-illuminated sign that shall comply

with regulations as set forth in Part 24. The design of the sign shall be submitted with the permit application.

7. One (1) off-street parking space per guest bedroom shall be provided on the premises, in addition to other off-street parking spaces required by this Ordinance.
8. Prior to any zoning permit issuance, applicants shall demonstrate compliance with all other applicable laws and ordinances, including those regulating signage, parking, and lighting. Where the Bed and Breakfast Inn/Small Short-Term Lodging Facility is proposed to be accessory to an existing use, the applicant must demonstrate that the existing use is in compliance with all applicable laws and ordinances also.
9. A permit issued for this use shall have a life of one (1) year. The permit may be renewed annually, without the necessity of a new Conditional Use application and approval, provided that the Zoning Officer and Code Enforcement have inspected the use, including capacity for any on-lot sewage disposal system, and found the use to be in compliance with all applicable ordinances and any conditions imposed by the Board of Supervisors when approving a Conditional Use.

NN. Hotel, Motel, or Inn/Large Short-Term Lodging Facility

1. Any living quarter for a resident innkeeper shall have its own bathroom.
2. Housekeeping services shall be provided to guests.
3. Any in-room kitchen or cooking facilities (e.g. in suite-style rooms) shall be inspected after each guest's departure to ensure that all equipment is properly working and does not present a fire or explosion risk.
4. No zoning approval shall be granted unless the applicant has a valid County Department of Health permit. The total number of bedrooms (for residents and guests) in the Hotel, Motel, or Inn/Large Short-Term Lodging Facility shall not exceed the number of bedrooms that the sewage system was designed to accommodate. If the proposed use is to be served by a public sewage system, the applicant shall submit documentation from the servicing authority that the proposed use will be served.

5. Prior to any zoning permit issuance, applicants shall demonstrate compliance with all other applicable ordinances, including those regulating signage, parking, and lighting.
6. Hotel, Motel, or Inn/Large Short-Term Lodging Facility uses containing restaurants shall comply with all provisions of the Ordinance applicable to restaurants, as well as all other laws and regulations applicable to restaurant/food service facilities.
7. A permit issued for a Hotel, Motel, or Inn/Large Short-Term Lodging Facility shall have a life of one (1) year. The permit may be renewed annually, without the necessity of a new Conditional Use application and approval, provided that the Zoning Officer and Code Enforcement have inspected the use, including capacity for any on-lot sewage disposal system, and found the use to be in compliance with all applicable ordinances and any conditions imposed by the Board of Supervisors when approving a Conditional Use.

OO. Banquet, Catering, or Event Use.

1. At the time of application, an applicant shall submit documentation or other evidence with its application of the following:
 - a. Sufficient onsite parking for proposed events.
 - b. Sufficient sewage facilities for proposed events, and that no adverse effects from sewage management and/or disposal will result to neighbors or nearby natural resources. If the applicant intends to rely on a private service such as a portajohn company, it shall produce evidence, at the time of application, of an agreement with such company for proposed events.
 - c. Sufficient security, emergency access, road access, traffic control, trash disposal, noise control and cleanup will be provided for proposed events. Such items must be provided as part of each proposed event. All other provisions of the Township's Ordinances, including noise, light, and glare control, continue to apply. The Township reserves the right to enjoin or shut down any event that poses a nuisance.
 - d. Documentation of a valid County Department of Health permit.

- e. Proof of compliance with all applicable alcohol laws and licensing requirements.
 - f. For large, regular activities seeking approval as a Banquet, Catering, or Event Use and that pose risks such as, but not limited to, events involving alcohol, pyrotechnics, and mechanical or livestock amusements, proof of adequate property damage and liability insurance when proof is requested by the Township.
 - g. Any additional information requested by the Township to process the application or determine if the use is consistent with the Ordinance.
- 2. No zoning application shall be granted until the applicant complies with Section 27-2602.1.OO.1, and, if applicable, Section 27-2602.1.OO.3.
 - 3. No fireworks or other pyrotechnics may be used as part of Banquet, Catering, or Event Uses, except in the RC and TNC Districts. If a Banquet, Catering, or Event Use plans to allow fireworks or other pyrotechnics events, it shall state that in its application, and provide proof of all necessary approvals with the application.
 - 4. The applicant and those organizing and/or attending proposed events are solely responsible for ensuring compliance with federal, state, and local laws, including those on the furnishing and consumption of alcohol. No permit approval by the Township relieves the applicant and those organizing and/or attending proposed events of liability for illegal activity, property damage, or other similar occurrences.
 - 5. Events conducted outdoors (including outdoor components of indoor/outdoor events) shall begin no earlier than 7:00 a.m. and shall end no later than 12:00 a.m. Clean-up and tear-down outdoors may occur until 1:00 a.m. provided these activities are carried out in a manner that respects the occupants of surrounding properties and their right to the peaceful and quiet enjoyment of their properties.
 - 6. A permit issued for a Banquet, Catering, or Event Use shall have a life of one (1) year. The permit may be renewed annually, without the necessity of a new application, provided that the Zoning Officer and Code Enforcement Officer has inspected the use, including capacity for any

on-lot sewage disposal system, and found the use to be in compliance with all applicable ordinances and any conditions imposed by the Board of Supervisors when approving a Conditional Use.

C. **STRIKE** Section 27-2603.1.G. and **REPLACE** it with the following:

G. Incidental Temporary Structure or Use

1. The Zoning Officer may issue a permit for an Incidental Temporary Structure or Use for a period not to exceed one (1) year.
2. The permit may be renewed annually for an aggregate period of not more than three (3) years.
3. All structures and/or uses permitted must be completely removed at no cost to the Township upon completion of construction or permit expiration, whichever occurs first.

D. **STRIKE** Section 27-2603.1.L. entitled "Bed and Breakfast Inns" and **REPLACE** it with "Reserved."

E. **STRIKE** Section 27-2904 and **REPLACE** it with "Reserved." :

F. **STRIKE** Section 27-2907 and **REPLACE** it with "Reserved."

G. **STRIKE** the language at Section 27-1502.1.C.(1) and **REPLACE** it with "Hotel, Motel, or Inn/Large Short-Term Lodging Facility."

H. **STRIKE** the language at Section 27-1602.1.C.(1) and **REPLACE** it with "Hotel, Motel, or Inn/Large Short-Term Lodging Facility."

I. **AMEND** Section 27-2305 by **STRIKING** and **REPLACING** "hotel" with "hotel, motel, or inn/large short-term lodging facility."

J. **STRIKE** the language in existing Section 27-1504.4. and **REPLACE** it with the following:

The area and bulk regulations for the use of Hotel, Motel, or Inn/Large Short-Term Lodging Facility, and for the Banquet, Catering, or Event Use shall be in accordance with the regulations similarly provided for in Section 27-1604.

K. **AMEND** Section 27-2301.E.(14) by **STRIKING** the phrase "hotel, motel, or inn" and **REPLACING** it with the following: "Hotel, Motel, or Inn/Large Short-Term Lodging Facility."

L. **AMEND** the following sections of the Zoning Ordinance:

1. **AMEND** Section 27-402.1.C.(7) and Section 27-602.1.C.(9) to **STRIKE** “Bed and Breakfast Inn” and **REPLACE** it with the following:

Bed and Breakfast Inn/Small Short-Term Lodging Facility (accessory to only single-family detached or two-family dwellings, or agricultural uses; accessory uses must still comply with the principal use standards in Section 27-2602.1.MM.).

2. **AMEND** Section 27-702.1.C.(3) to **STRIKE** “Bed and Breakfast Inn” and **REPLACE** it with the following:

Bed and Breakfast Inn/Small Short-Term Lodging Facility (accessory to only single-family detached, single-family attached, or two-family dwellings; accessory uses must still comply with the principal use standards in Section 27-2602.1.MM.).

3. **AMEND** Section 27-902.1.C.(3) to **STRIKE** “Bed and Breakfast Inn” and **REPLACE** it with the following:

Bed and Breakfast Inn/Small Short-Term Lodging Facility (accessory to only single-family detached or two-family dwellings; accessory uses must still comply with the principal use standards in Section 27-2602.1.MM.).

4. **AMEND** Section 27-1202.1.C.(5) to **STRIKE** “Bed and Breakfast Inn” and **REPLACE** it with the following:

Bed and Breakfast Inn/Small Short-Term Lodging Facility (accessory to only single-family detached or twin dwellings; accessory uses must still comply with the principal use standards in Section 27-2602.1.MM.).

5. **AMEND** Section 27-1402.1.C.(2) to **STRIKE** “Bed and Breakfast Inn” and **REPLACE** it with the following:

Bed and Breakfast Inn/Small Short-Term Lodging Facility (accessory to only single-family detached dwellings, or agriculture; accessory uses must still comply with the principal use standards in Section 27-2602.1.MM.).

6. **AMEND** Section 27-1302.1.C.(6) to **STRIKE** “Bed and Breakfast Inn” and **REPLACE** it with the following:

Bed and Breakfast Inn/Small Short-Term Lodging Facility (accessory to only single-family detached or two-family dwellings, or to agriculture; accessory uses must still comply with the principal use standards in Section 27-2602.1.MM.).

7. **AMEND** Section 27-1602.1.A.(9) to **STRIKE** “Bed and Breakfast Inn” and **REPLACE** it with “Bed and Breakfast Inn/Small Short-Term Lodging Facility.”

8. **AMEND** the definition of “shopping center” in Section 27-202 to **STRIKE** the phrase “bed-and-breakfast inns” and **REPLACE** it with “bed and breakfast inns/small short-term lodging facilities.”

9. **AMEND** Section 27-1204.1.B.(3) to **STRIKE** the phrase “bed-and-breakfast inn” and **REPLACE** it with “bed and breakfast inn/small short-term lodging facility.”

10. **AMEND** Section 27-404.1.C.(4) to **STRIKE** the phrase “bed-and-breakfast inn” and **REPLACE** it with “bed and breakfast inn/small short-term lodging facility.”

11. **AMEND** Section 27-604.1.C.(5) to **STRIKE** the phrase “bed-and-breakfast inn” and **REPLACE** it with “bed and breakfast inn/small short-term lodging facility.”

12. **AMEND** Section 27-1304.1.C.(3) to **STRIKE** the phrase “bed-and-breakfast inn” and **REPLACE** it with “bed and breakfast inn/small short-term lodging facility.”

13. **AMEND** Section 27-2301.E.(15) to **STRIKE** the phrase “bed-and-breakfast inn” and **REPLACE** it with “bed and breakfast inn/small short-term lodging facility.”

14. **AMEND** Section 27-2407.1.A.(1) to **STRIKE** the phrase “bed-and-breakfast inn” and **REPLACE** it with “bed and breakfast inn/small short-term lodging facility.”

15. **AMEND** Section 27-2603.1.I.(2) to **STRIKE** the phrase “bed-and-breakfast inn” and **REPLACE** it with “bed and breakfast inn/small short-term lodging facility.”

M. AMEND the following sections of the Zoning Ordinance to add “Banquet, Catering, or Event Use” as a use in the following zoning districts permitted as stated below:

1. **ADD** a Section 27-1202.1.A.(6) in the VC District stating “Banquet, Catering, or Event Use”

2. **ADD** a Section 27-1202.1.B.(5) in the VC District stating “Banquet, Catering, or Event Use (accessory only to Restaurant or Bed and Breakfast Inn/Small Short-Term Lodging Facility; accessory uses

must still comply with the principal use standards in Section 27-2602.1.OO.)”

3. **ADD** a Section 27-1402.1.C.(5) in the VC-1 District stating “Banquet, Catering, or Event Use (in accordance with the Village Restaurant requirements, and permitted only as a principal use or as accessory to a Village Restaurant or Bed and Breakfast Inn/Small Short-Term Lodging Facility; accessory uses must still comply with the principal use standards in Section 27-2602.1.OO.)”

4. **ADD** a Section 27-1302.1.A.(10) in the VC-C District stating “Banquet, Catering, or Event Use”

5. **ADD** a Section 27-1302.1.B.(6) in the VC-C District stating “Banquet, Catering, or Event Use (accessory only to Restaurant or Bed and Breakfast Inn/Small Short-Term Lodging Facility; accessory uses must still comply with the principal use standards in Section 27-2602.1.OO.)”

6. **ADD** a Section 27-1502.1.C.(3) in the RC District stating “Banquet, Catering, or Event Use (accessory only to Hotel, Motel, or Inn/Large Short-Term Lodging Facility; accessory uses must still comply with the principal use standards in Section 27-2602.1.OO.)”

7. **ADD** a Section 27-1602.1.A.(19) in the TNC District stating “Banquet, Catering, or Event Use”

8. **ADD** a Section 27-1602.1.B.(4) in the TNC District stating “Banquet, Catering, or Event Use (accessory only to Bed and Breakfast Inn/Small Short-Term Lodging Facility; Hotel, Motel, or Inn/Large Short-Term Lodging Facility; or Restaurant; accessory uses must still comply with the principal use standards in Section 27-2602.1.OO.).”

N. **AMEND** Section 27-1204.B.(3) to **ADD** “Banquet, Catering, or Event Use.”

O. **AMEND** Section 27-1304.C.(3) to **ADD** “Banquet, Catering, or Event Use.”

P. **AMEND** the Table of Uses Regulations (27 Attachment 19) as follows:

1. **STRIKE** “Bed and Breakfast Inn” and “Hotel” and associated district designations from the Table of Uses.

2. **ADD** the following to the Table of Uses:

CA = Conditional Accessory Use

Uses	RA	RB	VR	R -1	VR -C	RD	RD- C	VC	VC -C	VC -1	RC	TNC	LI	QA	OR	MS

Bed and Breakfast Inn/Small Short-Term Lodging Facility	CA **	CA **	CA **		CA **			CA **	CA **	CA **		P			CA**	
Hotel, Motel, or Inn/Large Short-Term Lodging Facility											C	C				
Banquet, Catering, or Event Use								P; PA **	P; PA **	CA **	CA **	P; PA**				

**accessory to only certain uses, as identified in the relevant provision of the Zoning Ordinance

Q. AMEND the following tables:

1. **AMEND** 27 Attachment 1 (Summary of Area and Bulk Regulations – RA District) by **STRIKING** the phrase “Bed-and-Breakfast Inn” and **REPLACING** it with “Bed and Breakfast Inn/Small Short-Term Lodging Facility.”
2. **AMEND** 27 Attachment 2 (Summary of Area and Bulk Regulations – RB District) by **STRIKING** the phrase “Bed-and-Breakfast Inn” and **REPLACING** it with “Bed and Breakfast Inn/Small Short-Term Lodging Facility.”
3. **AMEND** 27 Attachment 3 (Summary of Area and Bulk Regulations – VR District) by **STRIKING** the phrase “Bed-and-Breakfast Inn” and **REPLACING** it with “Bed and Breakfast Inn/Small Short-Term Lodging Facility.”
4. **AMEND** 27 Attachment 4 (Summary of Area and Bulk Regulations – VR-C District) by **STRIKING** the phrase “Bed-and-Breakfast Inn” and **REPLACING** it with “Bed and Breakfast Inn/Small Short-Term Lodging Facility.”
5. **AMEND** 27 Attachment 6 (Summary of Area and Bulk Regulations – VC District) as follows:
 - a. **STRIKE** the phrase “Bed-and-Breakfast Inn” and **REPLACE** it with “Bed and Breakfast Inn/Small Short-Term Lodging Facility.”

b. **ADD** the following:

Banquet, Catering, or Event Use	100,000	200	75	65	55	40	50%	15%	35
--	---------	-----	----	----	----	----	-----	-----	----

6. **AMEND** 27 Attachment 7 (Summary of Area and Bulk Regulations – VC-C District) as follows:

a. **STRIKE** the phrase “Bed-and-Breakfast Inn” and **REPLACE** it with “Bed and Breakfast Inn/Small Short-Term Lodging Facility.”

b. **ADD** the following row:

Banquet, Catering, or Event Use	21,780	50	50	20	20	15	70%	25%	35
--	--------	----	----	----	----	----	-----	-----	----

7. **AMEND** 27 Attachment 9 (Summary of Area and Bulk Regulations – RC District) as follows:

a. **STRIKE** the entire row for “Hotel; Inn” and **REPLACE** it with the following:

Hotel, Motel, or Inn/Large Short- Term Lodging Facility	See requirements in 27 Attachment 10 for the TNC District (Section 27-1604.1.A.)
--	--

b. **ADD** the following row:

Banquet, Catering, or Event Use	See requirements in 27 Attachment 10 for the TNC District (Section 27-1604.1.A.)
---------------------------------------	--

R. **AMEND** 27 Attachment 10 (Summary of Area and Bulk Regulations – TNC District) as follows:

a. **STRIKE** the phrase “Bed-and-Breakfast Inn” and **REPLACE** it with “Bed and Breakfast Inn/Small Short-Term Lodging Facility.”

b. **STRIKE** the phrase “Hotel; Inn” and **REPLACE** it with “Hotel, Motel, or Inn/Large Short-Term Lodging Facility.”

c. **ADD** the following row:

Banquet, Catering, or Event Use	See requirements for Hotel, Motel, or Inn/Large Short-Term Lodging Facility
---------------------------------------	---

S. **AMEND** 27 Attachment 9 (Summary of Area and Bulk Regulations – RC District) by adding the following footnote after the table:

1. All numerical values are recorded in feet unless otherwise noted.
2. See § 27-1504 for details.

T. **AMEND** 27 Attachment 13 by adding the following row:

Bed and Breakfast Inn/Small Short- Term Lodging Facility	See requirements in 27 Attachment 2 (RB District)
---	---

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

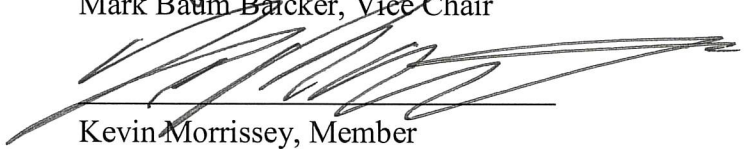
All provisions of this Ordinance shall be in full force and effect five (5) days after the approval and adoption.

ORDAINED AND ENACTED this 19 day of June, 2018.

BOARD OF SUPERVISORS OF SOLEBURY
TOWNSHIP, BUCKS COUNTY,
PENNSYLVANIA



Mark Baum Bricker, Vice Chair



Kevin Morrissey, Member

Noel Barrett, Member



Robert McEwan, Member

Attest:



Catherine Cataldi, Township Secretary