

ORDINANCE NO. 2026-006

**AN ORDINANCE OF THE TOWNSHIP OF SOLEBURY,
BUCKS COUNTY, PENNSYLVANIA, AMENDING
CHAPTER 10 OF THE TOWNSHIP CODE OF
ORDINANCES (HEALTH AND SAFETY), CHAPTER 16
OF THE TOWNSHIP CODE OF ORDINANCES (PARKS
AND RECREATION), CHAPTER 22 OF THE TOWNSHIP
CODE OF ORDINANCES (SUBDIVISION AND LAND
DEVELOPMENT) AND CHAPTER 27 OF THE
TOWNSHIP CODE OF ORDINANCES (ZONING)
REGARDING LIGHTING STANDARDS**

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 Board of Supervisors finds it to be in the best interests of the Township to the proposed ordinance amendments; 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 10 of the Township Code of Ordinances is hereby **AMENDED** as follows:

A. AMEND Section 10-205.1.A to add the words "light trespass or glare" so that it now reads as follows:

A. Any person or business entity engaging in any use or activity upon property which by reason of odors, fumes, vapors, vibration dust, light trespass or glare unreasonably interferes with the use, comfort and enjoyment of another's property, or endangers the health or safety of the occupants of another's property.

II. Chapter 16 of the Township Code of Ordinances is hereby **AMENDED** as follows:

A. AMEND Section 16-103.5 to add the sentence "A new luminaire at Pat Livezey Park shall not be replaced in kind, shall not exceed the preexisting lighting levels, and shall be in

compliance with the provisions of Chapter 27, Part 25, Section 27-2513” so that it now reads as follows:

5. No lights of any type that are intended to illuminate any area for playing purposes shall be permitted, except for the existing lights at the lower fields at Pat Livezey Park. A new luminaire at Pat Livezey Park shall not be replaced in kind, shall not exceed the preexisting lighting levels, and shall be in compliance with the provisions of Chapter 27, Part 25, Section 27-2513.

B. ADD new Section 16-108.1.G as follows:

G. Temporary or Special Event Lighting shall comply with the provisions of Chapter 27, Part 25, Section 27-2513.5., and shall be approved by the Township.

III. Chapter 22 of the Township Code of Ordinances is hereby **AMENDED** as follows:

A. AMEND Section 22-404.1.I.(19)(j) to add the words “per Section 25-2513.7” so that it now reads as follows:

(j) Lighting Plan, per Section 25-2513.7.

B. REPLACE Section 22-404.1.N in its entirety so that it now reads:

N. Lighting Plan, per Section 25-2513.6.

C. ADD new Section 22-526.2 and 22-526.3 as follows:

2. Street Lights shall meet IESNA “full cutoff” criteria.

3. Street Lights shall comply with the provisions set forth in Section 27-2513.

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

A. ADD new Section 27-1005.C as follows:

C. Lighting shall comply with the provisions set forth in Chapter 27, Part 25, §27-2513.

B. REPLACE Section 27-2305 in its entirety, so that it now reads as follows:

§27-2305. Design and Layout of Off-Street Loading Facilities.

9. Lighting for all off-street parking, loading, and vehicle service areas shall comply with the following provisions:

A. All driveways, aisles, maneuvering spaces, vehicular service areas or spaces between or about buildings, other than those relating to a dwelling, shall be adequately illuminated.

- B. All lighting fixtures used to illuminate off-street loading and parking areas shall be arranged to prevent glare into public streets and adjoining properties.
- C. All outside lighting, including sign lighting, shall be directed in such a way as not to create a nuisance in any agricultural, institutional or residential district, and in every district all such lighting shall be arranged so as to protect the street or highway and adjoining property from direct glare or hazardous interference of any kind. Any luminary shall be equipped with a glare shielding device approved by the Township. Unless specified otherwise, the total height of any luminary, including light pole and base shall also be approved by the Township and be less than 20 feet in height for shopping centers and other commercial areas, industrial/office campuses, and recreational areas, and shall not exceed 15 feet in height for multifamily and planned residential developments, and residential use, as well as residential streets, sidewalks and pedestrian ways.
- D. The parking and loading and ingress and egress of any use within every zoning district shall be provided with an illumination so that the average maintained footcandle level shall conform to the lighting intensities listed in the Illuminating Engineering Society of North America's latest volume for each type of area to be illuminated, with site lighting luminaries provided and so spaced as to provide an acceptable lighting environment for pedestrian safety.
- E. Lighting shall also be in accordance with the provisions set forth in Section 27-2513.

C. AMEND Section 27-2404.4.F to add the words “and comply with the applicable nuisance and glare provisions of 27-2513.E” so that it now reads:

- F. An illuminated sign shall meet all of the other requirements applicable to the type of sign being illuminated, and comply with the applicable nuisance and glare provisions of 27-2513.E.

D. REPLACE Section 27-2405.1.A.(4) in its entirety so that it now reads as follows:

(4) Only the following illuminated signs shall be permitted, and shall comply with the provisions set forth in Section 27-2404.4:

- (a) An on-site identification sign for a hospital, physician, dentist, governmental agency, or any other similar person or entity whose services, in an emergency, are considered essential to the public health, safety, and welfare.

E. REPLACE Section 27-2405.1.B.(4) so that it now reads as follows:

- (4) Illuminated signs are permitted only in the Village Commercial Districts, and with the following limitations:
 - (a) No illuminated sign shall be internally illuminated.
 - (b) The lights illuminating a sign shall not turn on until sunset and shall turn off no later than 10 p.m.
 - (c) Illuminated signs shall comply with the provisions set forth in Section 27-2404.4.

F. REPLACE Section 27-2405.1.C.(2) in its entirety so that it now reads as follows:

- (2) Permitted signs may be illuminated in accordance with the provisions of this Part , and shall comply with the applicable provisions set forth in Section 27-2404.4.

G. REPLACE Section 27-2405.1.D.(3) in its entirety so that it now reads as follows:

- (3) Permitted signs may be illuminated in accordance with the provisions of this Part, and shall comply with the applicable provisions set forth in Section 27-2404.4.

H. AMEND Section 27-2502.8 to add the word “street” so that it now reads as follows:

- 8. Exception to Required Front Yard for Certain Accessory Uses. The front yard requirements for any district shall not apply to driveways, sidewalks, street lights, fences, wells, signs and off-street parking areas open to the air. Garages, carports or other structures shall not be located in front yards.

I. REPLACE Section 27-2512.10.B in its entirety so that it now reads as follows:

B. Glare. All glare produced from unshielded bulbs or any production operation (such as welding) shall comply with the provisions set forth in Section 27-2513.4.E.

J. REPLACE Section 27-2513 in its entirety so that it now reads as follows:

§ 27-2513. Lighting Standards.

1. Purpose. The standards set forth in this section are intended to:

- A. Provide regulations for outdoor lighting where public health, safety and welfare are potential concerns;
- B. Decrease light pollution and reduce wasteful lighting;

- C. Control glare from nonvehicular light sources that shine directly into drivers' and pedestrians' eyes and thereby impair their safe traverse;
- D. Protect neighbors, the night sky, and the natural environment from adverse effects of nuisance glare and stray light from poorly aimed, placed, applied or shielded light sources;
- E. Promote energy-efficient lighting design and operation; and
- F. Protect the intended character and quality of life within Solebury Township.

2. Applicability.

- A. Outdoor lighting shall be required for safety and personal security for uses that operate during hours of darkness where there is public assembly and/or traverse; including but not limited to residential, commercial, industrial, recreational, and institutional uses.
- B. The Township may require lighting to be incorporated for other uses or locations, or may restrict lighting in any of the above uses as deemed necessary.
- C. The glare-control requirements herein apply to lighting in all above-mentioned uses as well as, but not limited to, sign, architectural, landscaping, and residential lighting.
- D. Outdoor lighting fixtures located within a historic district shall comply with the standards of this Part, and shall be reviewed by the Historical Architectural Review Board, per Section 27-2513.4.D.
- E. Emergency Medical Service, Fire and Rescue Services, and Police shall be exempt from the lighting provisions set forth in this Section 27-2513.

3. Definitions.

DIRECT LIGHT – light emitted directly from the lamp, off of the reflector or reflector diffuser, or through the retractor or diffuser lens, of a luminaire.

FOOTCANDLE - a unit of light intensity on a plane (horizontal or vertical) stated in lumens per square foot and measurable with a light meter, also known as a "footcandle meter" or a "light meter". One (1) footcandle is the illuminance produced by a candle on a surface one (1) foot square from a distance of one (1) foot.

FULL CUTOFF – an attribute of a lighting fixture from which no light is emitted at or above a horizontal plane drawn through the bottom of the fixture

housing and from which no more than 10% of the lamp's intensity is emitted at or above an angle 10 degrees below that horizontal plane, at all lateral angles around the fixture.

FULLY SHIELDED LIGHTS – an outdoor light luminaire constructed and installed in such a manner that all light emitted by the luminaire, either directly from the lamp or diffusion element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal plane through the fixture's lowest light-emitting part, as certified by a photometric test report to not cause glare at normal viewing angles.

GLARE – the sensation produced by excessive direct or reflected light that causes annoyance, discomfort or loss in visual performance or visibility to the eye.

ILLUMINANCE – the quantity of light per unit area, measured with a light meter in footcandles.

LAMP – the component of a luminaire that produces light. A generic term for a man-made source of light, i.e. a lightbulb.

LIGHT TRESPASS – light emitted by a lighting installation that exceeds 0.01 light footcandles, which extends beyond the boundaries of the property on which the installation is sited.

LUMEN – the light-output rating of a lamp (lightbulb), as used in the context of this chapter.

LUMINAIRE – a complete lighting unit consisting of one (1) or more lamps together with the fixture; other parts designed to control the light distribution; and other mechanical and electrical components.

MAINTAINED FOOTCANDLE LEVEL – the level of illumination that the specified footcandle level shall consistently achieve and maintain over the lifespan of the lighting system, considering factors such as lamp depreciation and dirt accumulation.

TEMPORARY LIGHTING – non-permanent lighting using plug-in connections intended for specific events or activities for a limited duration, often defined as 60 days or less, and not considered safety lighting. Temporary lighting shall include temporary floodlights, spotlights, skybeam searchlights, and the like.

4. Criteria.

A. All lighting facilities for major subdivisions, land developments and uses governed by this section shall provide an illumination level utilizing the current recommended practices and standards of the Illuminating Engineering Society of North America ('IESNA').

B. Illumination levels. Illumination, where required by this section, shall

be intensities and uniformity ratios in accordance with the current recommended practices of the "Illuminating Engineering Society of North America (IESNA) Lighting Handbook," from which typical uses and tasks are herein presented.

C. The following standards shall apply:

Use/Type of Developments	Maintained Footcandle Level	Uniformity Minimum	Average
Parking, industrial/commercial/institutional/municipal			
High activity uses (e.g., Shopping centers, fast-food restaurants, recreational areas, and other commercial uses)	0.9 min.	4:1	
Medium activity uses (e.g., Industrial/office campuses, community shopping centers, hospitals, commuter parking lots, cultural facilities)	0.6 min.	4:1	
Low activity uses (e.g., industrial employee parking, schools, church parking)	0.2 min.	4:1	
Parking, multifamily			
Vehicular/pedestrian activity low activity	0.2 min.	4:1	
Medium activity	0.6 min.	4:1	
Streets, Local Residential	0.4 avg.	6:1	
Streets, Local Commercial	0.9 avg.	6:1	
Sidewalks, Walkways, and Bikeways	0.5 avg.	5:1	
Community mailboxes	0.9 avg.	6:1	
Building entrances	5.0 avg.	--	

Notes:

- (1) Illumination levels are maintained horizontal footcandles on the pavement, area surface, or other horizontal object.
- (2) Uniformity ratios dictate that average illuminance values shall not exceed minimum values by more than the product of the minimum value and the specified ratio, e.g., for commercial parking high activity, the average footcandles shall not be in excess of 3.6 (0.9 x 4).

- (3) A Light Loss Factor of 0.72 shall be utilized, unless demonstrated otherwise in a L70 Report.

D. Lighting Fixture Design.

- (1) Fixtures shall be of a type and design appropriate to the lighting application and acceptable and subject to the review of the Township.
- (2) For lighting of predominantly horizontal tasks such as, but not limited to, roadways, pathways, parking, merchandising and storage, automotive fuel dispensing, automotive sales, loading docks, active and passive recreation, building entrances and sidewalks, fixtures shall meet IESNA "full cutoff" criteria.
- (3) The use of floodlighting, spotlighting, wall-mounted fixtures, decorative globes and other fixtures not meeting IESNA "full cutoff" may be permitted only when the applicant can demonstrate acceptable glare and light trespass control, and is reviewed and approved by the Township.
- (4) Lighting of nonhorizontal surfaces such as, but not limited to, facades, landscaping, signs, fountains, displays, flags, and statuary, the use of floodlighting, spotlighting, wall-mounted fixtures, decorative globes, and other fixtures not meeting cutoff criteria, shall be permitted only with the approval of the Township, based upon acceptable glare control.
- (5) When necessary to redirect offending light distribution, fixtures shall be equipped with or be capable of being backfitted with light-directing devices such as shields, visors, or hoods.
- (6) Unless specified otherwise, lighting fixtures shall not exceed 20 feet in height for shopping centers and other commercial areas, industrial/office campuses, and recreational areas. Lighting fixtures shall not exceed 15 feet in height in for multifamily and planned residential developments, and residential use, as well as residential streets, sidewalks and pedestrian walkways.
- (7) Lighting fixtures and poles shall be a black color, or other color approved by the Township.
- (8) The design of outdoor lighting fixtures located within a historic district shall be reviewed by the Historical Architectural Review

Board, and shall be in keeping with the Solebury Township Historic Districts Design Guidelines.

E. Measures to Control Nuisance and Disabling Glare.

- (1) All outdoor lighting, whether or not required by this chapter, on private, residential, commercial, industrial, municipal, recreational or institutional property, shall be aimed, located, designed, fitted and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse (disabling glare), and so as not to create a nuisance by projecting or reflecting objectionable light onto a neighboring use or property (light trespass and nuisance glare).
- (2) All outdoor lighting fixtures shall be shielded in such a manner that no light be emitted above a horizontal plane passing through the lowest point of the light emitting element, i.e., no direct light is emitted above the horizontal plane. This includes outdoor lighting fixtures that illuminate the area under outdoor canopies, including fuel island canopies, storefront and shopping mall canopies, driveway and building entrance canopies, and pavilions and gazebos.
- (3) Floodlights or spotlights, when permitted, shall be so installed and aimed that they do not project their output into the window of a neighboring residence, an adjacent use, skyward or onto a roadway.
- (4) Unless otherwise permitted by the Township, lighting shall be controlled by automatic switching devices such as timers, motion detectors and/or photocells, to extinguish sources between sunrise and sunset.
- (5) All lighting for advertising signs, buildings and/or surrounding landscapes serving decorative, advertising, or aesthetic purposes is prohibited between 10:00 p.m. and sunrise, except that such lighting on the premises of a commercial establishment may remain illuminated while the establishment is open for business, and until one (1) hour after closing.
- (6) Vegetation screens shall not be employed to serve as the primary means for controlling glare. Rather, glare control shall be achieved primarily through the use of such means as full-cutoff fixtures, shields and baffles, and appropriate application of mounting height, wattage, aiming angle, and fixture placement.

- (7) The amount of illumination projected onto any residential property line from another property shall not exceed 0.1 vertical footcandle measured line-of-sight from any point on the adjacent property.
- (8) The amount of illumination projected onto any nonresidential property line from another property shall not exceed 0.1 vertical footcandle measured line-of-sight from any point on the adjacent property.
- (9) Lighting fixtures used to illuminate the area under outdoor canopies, including but not limited to those used at automotive fuel-dispensing facilities, bank drive-through lanes, marquees and building entrances, shall have flat lenses and have no light emitted from the side of the fixture. The maintained illumination in the area directly below the canopy shall not exceed 20 footcandles.
- (10) When flags are to be illuminated all night, only the U.S. and state flags shall be permitted to be illuminated from sunset to sunrise, and each flagpole shall be illuminated by a single source with a beam spread no greater than necessary to illuminate the flag(s). Flag-lighting sources shall not exceed 20,000 lumens per flagpole.
- (11) The correlated color temperature of LED sources shall not exceed 3,000K, unless specified otherwise.
- (12) Luminaire, backlight, uplight, and glare zone light distribution ratings: back very high (BVH) and forward very high (FVH) zonal output shall not exceed 240 lumens in residential areas or 375 lumens in all other areas.
- (13) Externally lit signs and billboards shall be lighted by top mounted fixtures aimed downwards. Such fixtures shall be automatically extinguished between the hours of 10 p.m. and sunrise unless specifically approved by Solebury Township. Illuminated signs shall also comply with Chapter 27, Part 24 Sign Regulations.
- (14) Directional fixtures for applications such as facade, fountain, feature, and landscape illumination shall be aimed so that they do not project output beyond the objects to be illuminated, shall be extinguished between the hours of 10 p.m. and sunrise,

and shall not be in conflict with the Solebury Township's aim to protect its natural resources and maintain its rural character.

- (15) Service station canopy lighting shall use fiat-lens full cutoff downlighting fixtures, shielded in such a manner that the edge of the fixture shall be level with or below the light source envelope.
- (16) The use of white strobe lighting for tall structures such as smokestacks, chimneys, radio/communication/television towers is prohibited.
- (17) Street lights shall also comply with the standards in Chapter 22, Section 22-526.
- (18) Off-street Parking and Loading lighting shall also comply with Section §27-2308.
- (19) Lighting for Wireless Telecommunications facilities shall comply with Section 27-2611.
- (20) Lighting for Parks and Recreation at Township Parks shall comply with Chapter 16.

F. Installation.

- (1) Fixtures meeting IESNA "full cutoff" criteria shall not be mounted in excess of 20 feet above the finished grade ("AFG") of the surface being illuminated for shopping centers and other commercial areas, industrial/office campuses, and recreational areas and 15 above the finished grade ("AFG") of the surface being illuminated for multifamily and planned residential developments, and residential use, as well as residential streets, sidewalks and pedestrian walkways, unless specified otherwise.
- (2) Fixtures used for general area lighting shall be aimed to project their output straight down, unless otherwise approved.
- (3) Electrical feeds to lighting standards shall be underground.
- (4) Lighting fixtures shall be located no less than five (5) feet from the paving of parking spaces, drives or streets. If lighting fixtures are located within five (5) feet from the paving of parking spaces,

drives or streets, the lights shall be placed on concrete pedestals at least 30 inches in height above the pavement, or suitably protected by other approved means.

- (5) Fixtures used for architectural lighting, e.g., facade, feature and landscape lighting, shall be aimed so as not to project their output beyond the objects intended to be illuminated.

G. Maintenance.

- (1) Lighting fixtures shall be maintained and remain operable to meet the requirements of this Section at all times, including replacement of the lamps (i.e. lightbulbs) in kind.

H. Alterations after Approval.

- (1) Any alternations or modifications to lighting fixtures or lighting plans post-approval shall require that a permit be submitted to the Township for review and approval.

5. Temporary outdoor lighting. Temporary floodlights, spotlights, skybeam searchlights, and the like shall be subject to the following conditions:

- A. Permits shall be issued by the Township for temporary lighting, and shall be valid for a time period determined by the Township.

- B. Illumination shall conform to the standards of Section 27-2513.4.B.

- C. Hours of Illumination shall conform to the standards of Section 27-2513.4.D.(4).

6. Plan Submission. Preliminary and Final lighting plans shall be submitted for review and approval by the Township, shall be coordinated with the overall site plan and shall contain the following:

- A. Layout of the proposed fixture locations;

- B. Ten foot by ten foot illuminance grid (point-by-point) plots carried out to 0.0 footcandle, which extend beyond the property line and demonstrate compliance with the light trespass, intensities and uniformities set forth in this Section or as otherwise required by the Township. The lamp-lumen rating and nomenclature, source correlated color temperature, light-loss factors, and IES photometric file names used in calculating the illuminance values shall be documented on the plan.

- C. Description of the equipment, including fixture catalog cuts, photometrics, glare-reduction devices, lamps, control devices, mounting heights, pole foundation details and mounting methods proposed.
- D. When requested by the Township, the applicant shall submit a visual impact plan that demonstrates appropriate steps have been taken to mitigate glare.

E. Plan notes. The following notes shall appear on the Lighting Plan:

- (1) The Township reserves the right to conduct one or more post-installation nighttime inspections to verify compliance with the requirements of this Section and, if appropriate, to require remedial action at no expense to the Township.
- (2) Post-approval alterations to lighting plans or intended substitutions for approved lighting equipment shall require that a permit be submitted for review and approval by the Township prior to installation.

7. Post Installation Inspection and Compliance Monitoring.

A. Safety hazards.

- (1) If the Township determines that a lighting installation creates a safety or personal security hazard, the person(s) responsible for the lighting shall be so notified and required to take remedial action within a specified period of time.
- (2) If appropriate corrective action has not been effective within the specified time period, the Township may take appropriate legal action, including issuing a cease and desist, in accordance with Section 27-2913.

B. Nuisance glare and inadequate illumination levels.

- (1) When the Township judges that an installation produces unacceptable levels of nuisance glare, light trespass, or skyward light or that illumination levels are insufficient or not being maintained in accordance with this Section, the Township shall cause notification of the person(s) responsible for the lighting and require remedial action.

(2) If the infraction so warrants, the Township may act to have the problem corrected per Subsection 27-2513.7.A.(2).

C. Nonconforming lighting. Any lighting fixture or lighting installation existing on the effective date of this Ordinance that does not comply with the regulations of this Section shall be deemed legally nonconforming. However, such fixtures and installations shall be made conforming when:

(1) It is converted to or replaced by an LED luminaire;

(2) The existing fixture is replaced (not in kind), relocated, or abandoned;

(3) The number of fixtures are increased;

(4) The Township declares a fixture or installation to be a hazard to the public health, safety, or welfare; or

(5) Minor corrective action, such as re-aiming or adding shielding, can achieve compliance with Township Approval.

K. AMEND Section 27-2602.L.(3) to add the words “and comply with the provisions set forth in Chapter 27, Part 25, Section 27-2513” so that it now reads as follows:

(3) Lighting facilities shall be provided and arranged in a manner which will protect the highway and neighboring properties from direct glare or hazardous interference of any kind, and comply with the provisions set forth in Chapter 27, Part 25, Section 27-2513.

L. REPLACE Section 27-2602.N.(1) in its entirety so that it now reads as follows:

(1) Exterior pole mounted lighting fixtures shall not exceed 15 feet in height. The source of illumination shall be recessed and shielded within the fixture itself and shall not exceed 3000K, and comply with the provisions set forth in Chapter 27, Part 25, Section 27-2513.

M. AMEND Section 27-2603.1.E to add the words “Lighting shall comply with the provisions set forth in Section 27-2513” so that it now reads as follows:

E. Tennis Courts. A tennis court, fences and related lighting may be located in either a rear or side yard and shall not be closer to a rear or side lot line than the distance of the required building setbacks of the District in which is it proposed. Tennis court fences shall be permitted, but shall not exceed 12 feet in height. A tennis court may be located in the front yard if it is no closer than

300 feet from the front lot line. Lighting shall comply with the provisions set forth in Section 27-2513.

N. AMEND Section 27-2611.4.F to add the words “in accordance with the provisions set forth in Section 27-2513.6” so that it now reads as follows:

- F. Lighting. Except as provided herein, the only lighting on the exterior of the telecommunications facility may be a fixture on the telecommunications equipment building not greater than 100 watts, or the functional equivalent, which is activated by a motion sensor. In addition, manually operated emergency lights are permitted for use only when WTF operating personnel are on site, and security lighting may be used as long as it is shielded and pointed towards the ground to retain the light within the boundaries of the property or except as required by law. If lighting is required or proposed, the applicant shall provide a detailed plan for sufficient lighting in accordance with the provisions set forth in Section 27-2513.6, demonstrating as unobtrusive and inoffensive an effect as is permissible under state and federal regulations.

O. AMEND Section 27-2902.1.A.(4) to add the words “in compliance with the provisions set forth in Chapter 27, Part 23, Section 27-2305, and Part 25, Section 25-2513” so that it now reads as follows:

- (4) The location, size, arrangement and capacity of all areas to be used for motor vehicle access, off-street parking, off-street loading and unloading and provisions to be made for lighting such areas, in compliance with the provisions set forth in Chapter 27, Part 23, Section 27-2305, and Part 25, Section 25-2513.

V. 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.

VI. Severability

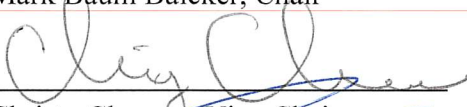
The provisions of this Ordinance are severable. If any section, clause, sentence, part or provision thereof shall be held illegal, invalid, or unconstitutional by a court of competent jurisdiction, such decision of the court shall not affect or impair any of the remaining sections, clauses, sentences, 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.

VII. 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 18th day of August, 2026.

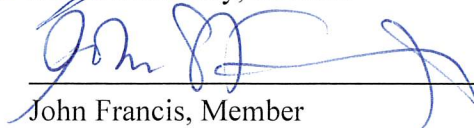
Mark Baum Baicker, Chair



Christy Cheever, Vice-Chair



Kevin Morrissey, Member

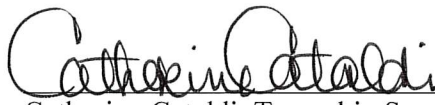


John Francis, Member



Rickie Yudin, Member

Attest:



Catherine Cataldi, Township Secretary