

ORDINANCE NO. 286

AN ORDINANCE OF THE TOWNSHIP OF PARADISE, MONROE COUNTY, PENNSYLVANIA, AMENDING CHAPTER 1, GENERAL PROVISIONS, ARTICLE II, DEFINITIONS, ADOPTED BY THE BOARD OF SUPERVISORS OF PARADISE TOWNSHIP ON JUNE 5, 2007, BY ORDINANCE NO. 157 AND SUBSEQUENT AMENDMENTS, WITH A REVISED CHAPTER 1, GENERAL PROVISIONS BY: 1) PROVIDING NEW DEFINITIONS TO BE FOUND IN CHAPTER 1, ARTICLE II FOR CARE FACILITY - TREATMENT CENTER; COMMERCIAL USE; INDUSTRIAL USE, LIGHTING FIXTURES - CUTOFF, FULL CUTOFF, FULLY SHIELDED, SHIELDED; AND BY DELETING AND AMENDING THE DEFINITION FOR INDUSTRIAL USE – GENERAL; AND 2) ADDING PROVISIONS FOR SEVERABILITY, REPEALER AND AN EFFECTIVE DATE.

WHEREAS, Paradise Township is a Second Class Township, organized under the Second Class Township Code, 53 P.S. §65101, et seq. (the “Township”); and

WHEREAS, the Township has the authority to pass ordinances, pursuant to 53 P.S. §66601 of the Second Class Township Code; and

WHEREAS, the Township is vested with corporate powers to provide for the peace, good government, health, and welfare of the Township, its citizens, trade, commerce, and manufacturers, pursuant to 53 P.S. §66506; and

WHEREAS, the Board of Supervisors has reviewed existing Chapter 1 General Provisions of the Paradise Township Code of Ordinances and has determined that the Chapter should be revised to best protect the health, safety, and welfare of the Township and its citizens.

AND NOW, the Board of Supervisors of Township hereby enacts and ordains, and it is hereby ENACTED and ORDAINED, as follows:

SECTION 1. Existing Chapter 1 and any amendments thereto are amended to include the below definitions which are applicable to the entire Paradise Township Code of Ordinances as follows:

Chapter 1 General Provisions, Article II Definitions

§1-16. Defined Terms.

§1-16. – The provision in §1-16 is amended to add the following definitions:

CARE FACILITY - TREATMENT CENTER - A use (other than a prison or hospital) providing housing for three or more unrelated persons who need specialized housing, treatment and/or counseling because of a current addiction recognized by the medical community and/or a type of mental illness. Placement in a Care Facility – Treatment Center shall be voluntary and shall not be as a result of any Court order, or any federal, state or local agency, board, department or administrative placement (for example, probation or parole).

COMMERCIAL USE – A business use or activity at a scale greater than a home occupation involving retail or wholesale marketing of goods and services. Examples of commercial uses include, but are not limited to, Offices, Retail Shops and Personal Services.

INDUSTRIAL USE – A business use or activity that involves the manufacture, fabrication, processing, reduction or destruction of any article, substance, or commodity or any other treatment thereof in such a manner as to change the form, character or appearance thereof. Examples of industrial uses include, but are not limited to, Manufacturing, Motor Freight Terminals, Warehousing, Data Centers, Businesses serving primarily Industry, and similar enterprises.

LIGHTING FIXTURES:

CUTOFF — A lighting fixture from which no more than 2.5% of its lamp's intensity is emitted at or above a horizontal plane drawn through the bottom of the luminaire and no more than 10% of its lamp's intensity is emitted between 80° and that horizontal plane.

FULL CUTOFF — A term used by the lighting industry to describe a luminaire from which no light is emitted at or above a horizontal plane drawn through the lowest light-emitting portion of the luminaire and no more than 10% of the lamp's light intensity is emitted at or above an angle 10° below that horizontal plane, at all lateral angles around the luminaire. Implicit in the definition is a fixture that is aimed straight down and has a flat lens. A full-cutoff luminaire, by definition, also is "fully shielded."

FULLY SHIELDED — Attribute of a luminaire from which no light is emitted at or above a horizontal plane drawn through the lowest light-emitting portion of the luminaire.

SHIELDED — A luminaire from which no direct glare is visible at normal viewing angles by virtue of its being properly aimed, oriented, and located and properly fitted with such devices as shields, barn doors, baffles, louvers, skirts or visors.

§1-16. – The provision in §1-16 is amended by deleting and replacing the following definition for INDUSTRIAL USE, GENERAL:

INDUSTRIAL USE, GENERAL — Industrial or commercial uses including, but not limited to, Concrete or Asphalt Plant, Heavy Equipment/Storage, Junkyard or Salvage Yard, Surface Mining, Oil and Gas Operations, Motor Freight Terminal, General Manufacturing, Data Center, and Warehousing in a building over 10,000 square feet.

SECTION 2. Severability. The provisions of this Ordinance shall be severable. If any of the provisions hereof shall be invalid or unenforceable, the remaining provisions of the Ordinance shall remain in full force and effect.

SECTION 3. Repealer. All ordinances or parts of ordinance conflicting with or inconsistent with the provisions of this Ordinance are hereby repealed, but only insofar as the same are in direct conflict or directly inconsistent with this Ordinance.

SECTION 4. Effective Date. This Ordinance shall be effective five (5) days after enactment.

ORDAINED AND ENACTED into an ordinance at the regular meeting of the Paradise Township Board of Supervisors, Monroe County, this _____ day of _____, 2026.

ATTEST:

PARADISE TOWNSHIP

(Assistant) Secretary

By: _____
Chair

By: _____
(Vice) Chair

By: _____
Supervisor

SECRETARY'S CERTIFICATE

I hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by a majority vote of the Paradise Township Board of Supervisors at a meeting of said Board duly held on _____, 2026. Present at the meeting were and a record of their vote was as follows:

	Present	Aye	Nay
Peter Gonze	_____	_____	_____
Reda Briglia	_____	_____	_____
Michael Stein	_____	_____	_____

Further be it certified that public notice of said meeting was given in the manner provided by law; that said Ordinance shall be duly recorded upon the Minutes of the Board, has not been amended or rescinded, and is in full force and effect this _____ day of _____, 2026.

Tina Transue, Secretary

(Township Seal)