

Potential Zoning Ordinance Amendments

1. Map Amendments (see attached Option A and Option B)
2. Revise ZO Section 180-79.A. to replace the following with, “(RESERVED)”:
 - (1) Car Wash; public water and sewer required
 - (5) Gas Stations (see §180-104)
 - (6) Bank
 - (7) Gas Station / grocery (See §180-104)
3. Revise ZO Section 180-79.B to replace, “(4) Government facility, other” with, “(RESERVED).”
4. Revise ZO Section 180-79.1. Conditional Uses to include, "C. Landfills and Waste Disposal Facilities (see §180-109)"
5. Revise ZO Section 180-80.B. to replace, "(3) Landfills and waste disposal facilities (see §180-109)" with, “(RESERVED)”.
6. Revise ZO Section 180-82.C. to read, "Maximum Impervious Surface Ratio: 60%"
7. Remove Article XIVA - Light Manufacturing District (LM)
 - Remove ZO §180-83.1 through §180-83.6
8. Add ZO Section 180-109.G
 - G. Natural Resource Mitigation Alternative

An applicant proposing to develop an industrial use within the Limited Industrial Zoning District shall be permitted, with the written approval of the Lower Saucon Township Council, to utilize and disturb a greater area of natural resources than would be otherwise permitted by the Resource Protection Standards contained in Section 180-95 herein, provided the applicant preserves an equal amount of land outside of the LI District as open space in accordance with the following requirements:

 - (1) The amount of land required to be dedicated as open space shall total the acreage of environmentally protected lands proposed to be disturbed minus the acreage permitted to be disturbed as determined by the Site Capacity Calculations outlined in Section 180-95.C(2)(b).¹ In the event the land to be disturbed contains more than one natural resource, the acreage to be dedicated shall be calculated as if the land to be disturbed contained one natural resource. The Applicant shall be permitted to offer an amount of land in excess of the acreage calculation if accepted by the Township. Any land dedicated to the Township in excess of the required acreage may be counted as dedicated land for potential future disturbance.
 - (2) The applicant shall provide drawings and calculations clearly showing the amount of disturbance and protected areas of the site

¹ Land permitted to be disturbed is equal to the Total Land in Resources minus Total Resource Protected Land

- (a) An additional plan sheet showing the limits of disturbance and total acreage of environmentally protected lands that are to be disturbed is required.
 - (b) Calculations shall be included on the plans that accurately reflect the amount of land that is required to be resource protected by ordinance standards (§180-95.C(2)(b)), the total acreage of resource protected land permitted to be disturbed, the total acreage of resource protected lands that are proposed to be disturbed, and the minimum amount of land that is required to be dedicated as open space.
- (3) The land proposed for dedication as open space does not need to contain the same environmental resources as those proposed for disturbance on the subject site.
- (4) The land shall be located within the municipal boundaries of Lower Saucon Township but shall be off-site, not within an industrial or commercially zoned area, and shall not contain any natural or man-made features that are inconsistent with the Township's Open Space Action Plan and Policies.
- (5) The land shall be offered to the Township in the form of dedicated open space or a conservation easement that is acceptable to the Township Council; and shall be dedicated prior to the recording of the final land development plans.
- (6) With the approval of the Township Council, land that is currently occupied by a use but that contains significant natural or historic resources, may be also considered for dedication to the Township.
- (7) The following standards shall apply to all open space property considered for dedication by the applicant:
 - (a) Open space shall be uninterrupted by unrelated buildings or drives and appropriately landscaped and/or designated as open space. Open space areas shall be interconnected with open space areas on abutting parcels whenever possible. It shall be incumbent upon the applicant to demonstrate that the open space is compatible with the surrounding areas.
 - (b) Any land set aside as open space which is of such a size as may be capable of future subdivision under the regulations of this chapter must be made subject to a deed restriction, conservation easement or agreement acceptable to the Township Council and duly recorded in the Northampton County Recorder of Deeds Office.
 - (c) Required open space shall be subject to permanent conservation easements prohibiting future development and defining the range of permitted activities.
- (8) In the event that the applicant demonstrates, to the satisfaction of the Township Council, that it was unable to obtain any property for dedication as open space; the applicant may meet the mitigation alternative requirements of this Subsection (G) by submitting a fee-in-lieu of dedication in accordance with the Lower Saucon Township Fee Schedule Resolution in effect at that time.