

LOWER SAUCON TOWNSHIP
NORTHAMPTON COUNTY, PENNSYLVANIA

ORDINANCE No. 2016-01

AN ORDINANCE OF THE TOWNSHIP OF LOWER SAUCON, NORTHAMPTON COUNTY, PENNSYLVANIA, AMENDING AND REVISING THE CODE OF THE TOWNSHIP OF LOWER SAUCON BY: REVISING (1) CHAPTER 180 (ZONING), SECTION 91 TO INCLUDE GOLF COURSE USES; (2) CHAPTER 180 (ZONING) SECTION 113, (GOLF COURSES) BY DELETING IT IN ITS ENTIRETY AND REPLACING IT TO PERMIT CERTAIN RESIDENTIAL AND NON-RESIDENTIAL ACCESSORY USES ASSOCIATED WITH GOLF COURSES, BY CREATING A MINIMUM TRACT SIZE, BUILDING SETBACK, BUFFER, HEIGHT, IMPERVIOUS SURFACE RATIO, OPEN SPACE AND PARKING REQUIREMENTS, BY CREATING DEVELOPMENT AND USE STANDARDS FOR RESIDENTIAL USES ASSOCIATED WITH GOLF COURSES, AND BY CREATING USE AND DESIGN STANDARDS FOR SAID USES; (3) CHAPTER 145 (SUBDIVISION AND LAND DEVELOPMENT) SUBSECTIONS 45 AND 52 TO CREATE STREET DESIGN STANDARDS AND STREET LANDSCAPING REQUIREMENTS FOR GOLF COURSE COMMUNITIES; AND REPEALING ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT WITH THE PROVISIONS CONTAINED HEREIN

WHEREAS, Lower Saucon Township is a Township of the Second Class, Optional Plan, located in Northampton County, Commonwealth of Pennsylvania; and

WHEREAS, the Township of Lower Saucon adopted Ordinance #98-17 on May 20, 1998, enacting the Code of the Township of Lower Saucon (hereinafter referred to as the “Code”); and

WHEREAS, the Council of Lower Saucon Township desires to amend the Code of the Township of Lower Saucon to revise the Township Zoning Ordinance (Chapter 180) and Subdivision and Land Development Ordinance (Chapter 145) provisions to create new residential uses to be permitted as a part of a Golf Course use, and to create regulations and dimensional specifications governing such residential uses and communities as further described herein; and

WHEREAS, the Council of Lower Saucon Township has determined that the adoption of this Ordinance containing the described amendments to the Code is in the best interest of the public health, safety, and welfare of the citizens of Lower Saucon Township.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Council of the Township of Lower Saucon, Northampton County, Commonwealth of Pennsylvania, that the provisions of the Code of the Township of Lower Saucon are hereby amended as follows:

SECTION 1. Amendment to Chapter 180 (Zoning), Section 91 (Overall requirements)

Chapter 180 (ZONING), Section 91.D (Overall Requirements) is hereby revised to include “golf course” as follows:

“.....except in the case of the following: land developments containing detached buildings for multiple-family dwellings or a church, college, governmental or governmental authority facility, extended-care facility, **golf course**, public utility, shopping center or office and laboratory or industrial facilities. The above exceptions must comply with all other provisions of this chapter....”

SECTION 2. Amendment to Chapter 180 (Zoning), Section 113 (Golf Courses)

Chapter 180 (ZONING), Section 113 (Golf Course) of the Code is hereby deleted in its entirety and replaced as follows:

§180-113. Golf Course

A golf course use is either a publicly or privately owned and operated athletic field established and maintained for the primary purpose of playing the sport of golf. Golf courses may also be combined with single-family residential uses and may also have a number of non-residential accessory uses to support the main use. All uses associated with the golf course, must meet the requirements herein. Where there is conflict in regulations between the zoning district and this section, the regulations contained herein will take precedence.

A. General Requirements:

1. Minimum tract size: One-hundred (100) acres. Tract acreage may consist of one or multiple contiguous parcels and may only be separated by a legal right-of-way, easement, or natural resource.
2. No non-residential building may be located closer than fifty (50) feet to any tract boundary. Residential uses developed as a portion of the golf course shall be set back a minimum distance of thirty (30) feet from any tract boundary.

3. A twenty (20) foot planted, landscape buffer shall be installed between any on-site residential uses and any adjacent off-site residential use or district.
4. Maximum building height: Thirty-five (35) feet
5. Maximum Impervious Surface Ratio (for entire tract): Twenty-five percent (25%)
6. Golf courses that include a residential component shall consist of a minimum of eighteen (18) holes. Golf courses without a residential component may consist of a lesser number of holes.
7. A pesticide management plan shall be prepared and demonstrate the ability to store, handle and apply products to control pests and undesirable vegetation and to demonstrate how surface water and groundwater will be protected.
8. If golf course use contains a residential component, then the applicant shall provide assurance to the Township through deed restriction, conservation easement, or other method, that the golf course property will remain as open space in perpetuity, should the golf course use cease to exist or function as a golf course.
9. Adequate parking, meeting the applicable ordinance requirements, must be provided in the immediate vicinity of the associated use. Non-residential parking requirements may not be met through the utilization of on-street parking within associated residential areas.
10. Pedestrian circulation shall be provided internal to the site to connect the various elements within the golf course development.

B. Golf Course Non-Residential Accessory Use Requirements

1. The following Non-residential uses are permitted only as accessory uses to the golf course:
 - a. Clubhouse
 - b. Recreation / Wellness / Fitness center
 - c. Pro shop / Recreational retail
 - d. Guest suites
 - e. Spa
 - f. Swimming pool / hot tub
 - g. Administrative offices
 - h. Business center / Meeting rooms
 - i. Restaurants (excluding drive-thrus)
 - j. Banquet facilities

- k. Recreational facilities / driving range
 - l. Maintenance and utility buildings or areas
 - m. Cart paths, walking paths, trails
 - n. Stormwater management areas
 - o. Other customary accessory uses, as approved by the Township Council
2. All non-residential uses shall be owned and operated by the same business entity or association as the primary golf course use.
3. Parking requirements, in addition to those required for the primary golf course use, are as follows:
- a. Clubhouse, spa, and recreational uses: One (1) space per 300 square feet of gross floor area
 - b. Restaurants and banquet facilities: One (1) space per three (3) seats
 - c. Guest suites: One (1) space per bed
 - d. Offices and meeting rooms: One (1) space per 200 square feet of gross floor area.
 - e. Retail uses: One (1) space per 100 square feet of gross floor area.
4. Loading spaces, docks, refuse areas, and outdoor storage of yard waste or landscape materials shall be provided to the side, rear, or below the building and shall be completely shielded from view of any adjacent residential use or structure through the use of screening materials, fencing, landscaping, and/or berming.

C. Golf Course Residential Use Requirements

1. Single-family residential uses permitted with the golf course use:
- a. Single-family, Detached
 - b. Single-Family, Duplex
 - c. Single-Family, Attached
2. The permitted density shall be determined by the site capacity calculations for the entire tract as contained in §180-95.C

3. Minimum open space: Fifty percent (50%)

4. Residential Lot Requirements

Dwelling	Lot Size	Lot Width	Front Yard	Side Yard	Rear Yard
SF, Detached	8,000 sq ft	75'	25'	12'	25'
SF, Duplex	6,000 sq ft	50'	25'	0' / 10'	25'
SF, Attached	4,000 sq ft	24'	20'	0' / 12'	25'

5. Parking requirements: Three (3) off-street spaces per dwelling unit.

6. All residential units shall be served by public water and sewer.

7. Should the applicant choose to establish a homeowners association to manage common areas, private street, maintenance, etc., all proposed association documents; covenants, conditions, and restrictions; etc, shall be submitted to the Township for review and approval.

SECTION 3. Amendment to Chapter 145 (Subdivision and Land Development), Section 45 (Street design standards)

a. Section 145-45.B.(1) is hereby amended by adding the following line:

Type of Street	Private Right-of-Way Width (feet)	Paving Width (feet)
Private golf course	32	28
community street		

b. Section 145-45B is hereby amended by adding the following section (10):

Section 145-45.B.(10) Private golf course community streets shall have a thirty-two-foot (32') design right-of-way minimum and at least two (2) fourteen-foot (14') traffic lanes. Curbs are required. No sidewalk is required. Private golf course community streets shall be constructed to the standards of local streets as determined by this regulation, even though such streets are not to be dedicated to the Township. Emergency access roads shall be excluded from these street standards.

c. Section 145-45 C is hereby amended by adding the following subsection (5):

Section 145-45.C.(5) Cul-de-sac streets for private golf course communities

- (a) The cul-de-sac end of the single access street shall be provided with a right-of-way diameter of at least 102 feet and a paved diameter of 90 feet. The right-of-way and paved diameters may be reduced to 92 feet and 80 feet, respectively, provided there is a paved emergency access road with a minimum width of twelve (12) feet connecting the terminus end of the cul-de-sac to another public or private street.
- (b) The number of dwelling units on a cul-de-sac street shall be limited to twenty (20), unless a twelve (12) feet wide emergency access road connecting to another public or private street is provided.

SECTION 4. Amendment to Chapter 145 (Subdivision and Land Development), Section 52 (Landscaping)

Section 145-52 is hereby amended by adding the following subsection (E):

Section 145-52.E Street trees for private golf course community streets

- (1) Where no existing trees are retained along street rights-of-way, trees shall be planted at intervals of between 50 feet and 100 feet, but in no instance shall there be fewer than one (1) tree per lot.
- (2) Street trees shall be planted outside the street right-of-way, eight (8) feet from the right-of-way line.
- (3) Street trees shall be provided and installed in accordance with Appendix A, Improvements Construction Standards.

SECTION 5. Violations and Penalties

The Violation and Penalty provisions of the Code, where not revised herein, shall remain unchanged.

SECTION 6. Severability

The provisions of this Ordinance are severable. If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional, illegal, or otherwise invalid, such decision shall not affect the validity of the remaining provisions of this Ordinance. The Council of Lower Saucon

Township hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional, illegal, or otherwise invalid.

SECTION 7. Repealer

All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistencies.

SECTION 8. Effective Date

The provisions of this Ordinance shall become effective five (5) days after adoption.

ENACTED and **ORDAINED** this 17th day of February, 2016.

ATTEST:

LOWER SAUCON TOWNSHIP

Leslie Huhn
Township Manager

Ron Horiszny
Council President