

**LOWER SAUCON TOWNSHIP  
NORTHAMPTON COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 2023-02**

**AMENDMENTS TO THE CODE OF THE TOWNSHIP OF LOWER SAUCON**

**AN ORDINANCE OF THE TOWNSHIP OF LOWER SAUCON, NORTHAMPTON COUNTY, PENNSYLVANIA, AMENDING AND REVISING THE CODE OF THE TOWNSHIP OF LOWER SAUCON BY AMENDING CHAPTER 180 (ZONING) TO: REVISE THE ZONING MAP BY CHANGING APPROXIMATELY 32.10 ACRES OF LAND FROM THE R40 ZONING DESIGNATION TO THE GB ZONING DESIGNATION; CHANGING APPROXIMATELY 7.29 ACRES OF LAND FROM THE MH ZONING DESIGNATION TO THE GB ZONING DESIGNATION; CHANGING APPROXIMATELY 22.16 ACRES OF LAND FROM THE MH ZONING DESIGNATION TO THE R12 ZONING DESIGNATION; CHANGING APPROXIMATELY 2.45 ACRES FROM THE R80 ZONING DESIGNATION TO THE GB ZONING DESIGNATION; AND CHANGING APPROXIMATELY 18.51 ACRES OF LAND FROM THE R12 ZONING DESIGNATION TO THE GB ZONING DESIGNATION; ALL LOCATED IN THE STATE ROUTE 412 AREA OF THE TOWNSHIP; THIS AREA GENERALLY CONSISTS OF PARCELS IN THE VICINITY OF ROUTE 412 SOUTH OF HELLERTOWN BOROUGH EXTENDING FROM THE HELLERTOWN BOROUGH LINE SOUTH TO THE GENERAL AREA OF READING DRIVE ALONG THE EAST AND WEST SIDES OF ROUTE 412, ALONG MAIN STREET, HERBERT AVENUE, BAKER AVENUE, FOLEY AVENUE, LANSING AVENUE, PEARSON AVENUE, PALMER STREET, PLEASANT AVENUE, POLK VALLEY ROAD, SPRINGTOWN HILL ROAD, AND MEADOWS ROAD AND CONSISTING OF APPROXIMATELY ONE HUNDRED TWENTY-SEVEN (127) PROPERTIES THAT ARE CURRENTLY ZONED GB1, GB2, R80, MH, R12, AND R40, AND REPEALING ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT WITH THE PROVISIONS CONTAINED HEREIN. THIS ORDINANCE CONTAINS SIGNIFICANT, SUBSTANTIVE CHANGES TO THE LOWER SAUCON TOWNSHIP ZONING MAP, AND SHOULD BE REVIEWED IN ITS ENTIRETY FOR A COMPREHENSIVE UNDERSTANDING OF ITS PROVISIONS.**

**WHEREAS**, Lower Saucon Township is a Township of the Second Class, Optional Plan of Government, 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 Map in the area of State Route 412; as identified herein; and

**WHEREAS**, the Council of Lower Saucon Township has determined that the adoption of this Ordinance containing the described amendments to the Zoning Map and text of the Zoning Chapter of 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 and revised as follows:

**Section 1. Amendment to Chapter 180 (Zoning), Section 180-15 (Zoning Map), subsection A.**

The Zoning Map of the Township of Lower Saucon is amended in accordance with the revisions noted on the Maps attached hereto and incorporated herein by reference as Exhibits 1-2. Specifically, the lands located in and around the State Route 412 area of the Township, consisting of approximately 32.10 acres of land, currently zoned R40 are changed to GB; and the lands located in and around the State Route 412 area, consisting of approximately 7.29 acres of land, currently zoned MH are changed to GB; and the lands located in and around the State Route 412 area of the Township, consisting of approximately 22.16 acres of land, currently zoned MH are changed to R12; and the lands located in and around the State Route 412 area of the Township, consisting of approximately 2.45 acres of land, currently zoned R80 are changed to GB; -and the lands located in and around the State Route 412 area of the Township, consisting of approximately 18.51 acres of land, currently zoned R12 are changed to GB. The Township Manager is hereby directed to prepare a revised Zoning Map dated \_\_\_\_\_, 2023 in accordance with the provisions of this Section.

Chapter 180, Section 180-15(A) of the Code is amended in its entirety as follows:

A map entitled "Zoning Map for the Township of Lower Saucon, Northampton County, PA, adopted: \_\_\_\_\_, 2023 by Ordinance No. 2023-02 as amended, is attached hereto and incorporated herein by reference as Exhibit 2 accompanies this chapter and is declared a part of this chapter.

**Section 2. Violations and Penalties.**

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

**Section 3. 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.

1/24/2023 – Draft

**Section 4. Repealer.**

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

**Section 5. Effective Date.**

The provisions of this Ordinance shall become effective ten (10) days after adoption.

**ENACTED** and **ORDAINED** this \_\_\_\_ day of \_\_\_\_\_ 202\_.

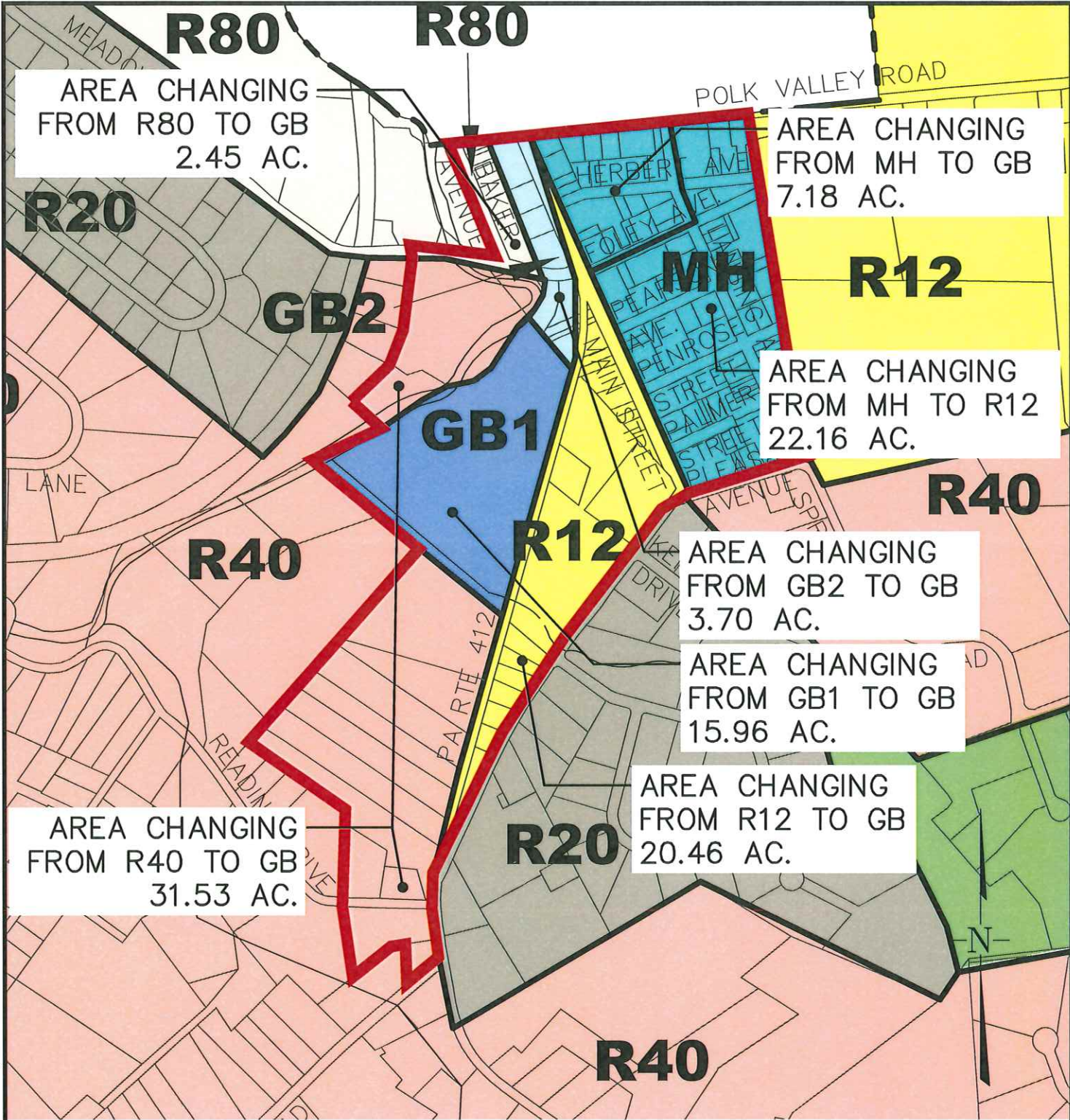
ATTEST:

LOWER SAUCON TOWNSHIP


\_\_\_\_\_  
Mark Hudson  
Township Manager

\_\_\_\_\_  
Jason Banonis  
Council President

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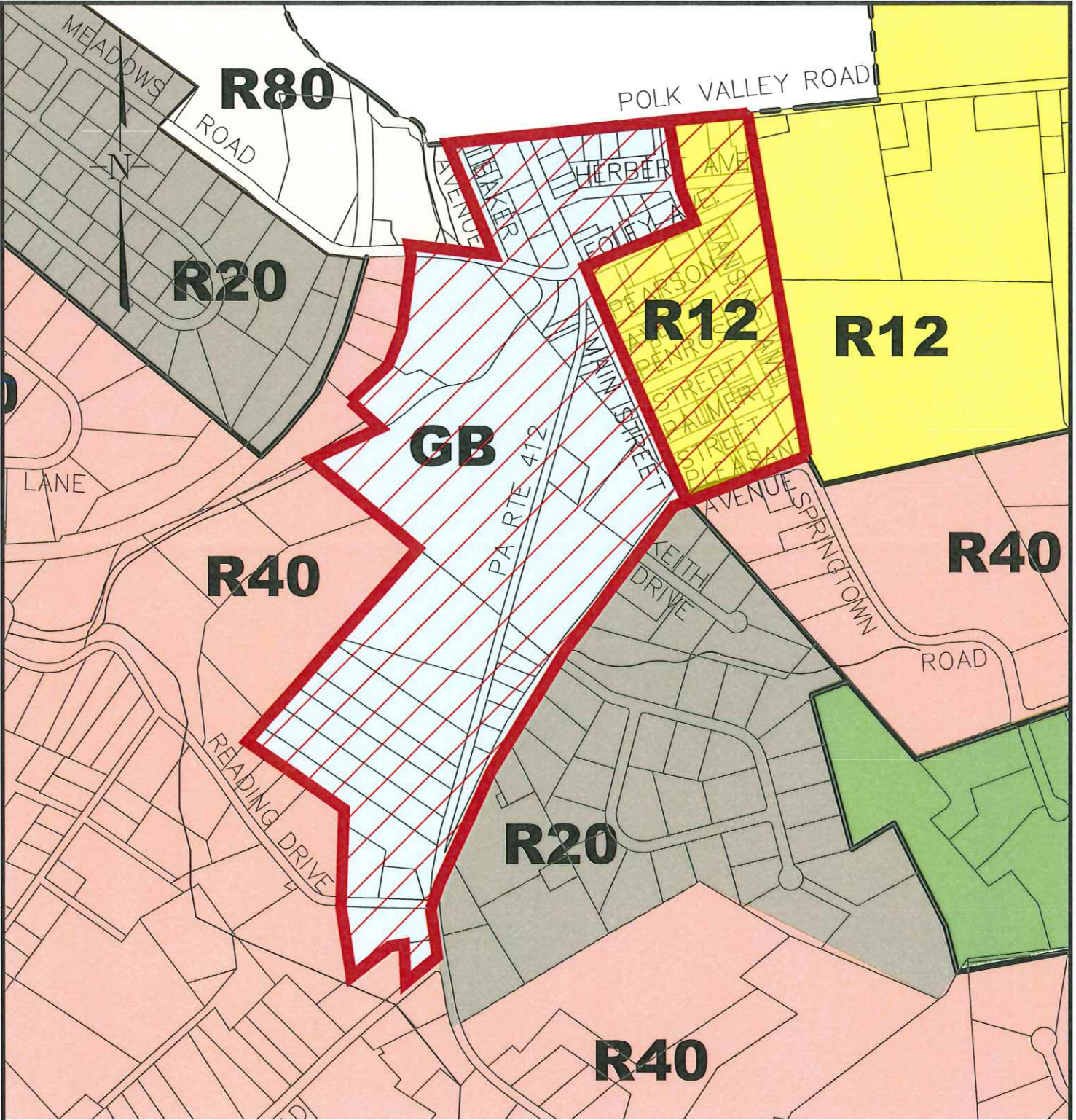


**RT. 412 AREA SOUTH OF HELLERTOWN BOROUGH**


 <b>Hanover Engineering</b>	PLAN TITLE: <b>EXHIBIT 1</b>	DRAWN BY: JRP	CHECKED BY: BK
	PROJECT TITLE: <b>ZONING MAP UPDATE</b>	SCALE: 1"=600'	DATE: 01/23/23
Bethlehem Office 252 Brodhead Road, Suite 100 Bethlehem, PA 18017-8944 P:610.691.5644 F:610.691.6968 HanoverEng.com	LOWER SAUCON TOWNSHIP NORTHAMPTON COUNTY PENNSYLVANIA		PROJECT NO. <b>LS20-17</b>
			SHEET NO. 1 OF 1



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RT. 412 AREA SOUTH OF HELLERTOWN BOROUGH

 <b>HanoverEngineering</b>	PLAN TITLE:	EXHIBIT 2		DRAWN BY:	JRP	CHECKED BY:	BK
	PROJECT TITLE:	ZONING MAP UPDATE		SCALE:	1"=600'	DATE:	01/23/23
Bethlehem Office 252 Brodhead Road, Suite 100 Bethlehem, PA 18017-8944 P:610.691.5644 F:610.691.6968 HanoverEng.com	LOWER SAUCON TOWNSHIP NORTHAMPTON COUNTY PENNSYLVANIA		PROJECT NO. LS20-17		SHEET NO. 1 OF 1		