LOWER NAZARETH TOWNSHIP
NORTHAMPTON COUNTY, PENNSYLVANIA

RESOLUTION NO. GN7-13-25

A RESOLUTION OF THE TOWNSHIP OF LOWER NAZARETH, NORTHAMPTON COUNTY, PENNSYLVANIA, ADOPTING AN INTERMUNICIPAL COOPERATIVE ZONING IMPLEMENTATION AGREEMENT WHEREIN LOWER NAZARETH TOWNSHIP, UPPER NAZARETH TOWNSHIP, AND CHAPMAN BOROUGH SHARE RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL USES PURSUANT TO THE NAZARETH AREA MULTI-MUNICIPAL COMPREHENSIVE PLAN AND PENNSYLVANIA MUNICIPALITIES PLANNING CODE AND PROVIDING FOR THE ADDING OF OTHER MUNICIPALITIES AS PARTICIPANTS, ADMINISTRATION AND ENFORCEMENT.

WHEREAS, Lower Nazareth Township is a Second Class Township with offices at 623 Municipal Drive, Nazareth, Pennsylvania; and

WHEREAS, Upper Nazareth Township is a Second Class Township with offices at 100 Newport Avenue, Nazareth, Pennsylvania; and

WHEREAS, Chapman Borough is a Borough with offices at 1400 Main Street, Chapman, Bath, Pennsylvania; and

WHEREAS, all three (3) municipalities have adopted the Nazareth Area Council of Governments Multi-Municipal Comprehensive Plan in 2022; and

WHEREAS, all three (3) municipalities utilized Environmental Planning & Design to prepare Zoning Ordinances and Maps utilizing a shared and coordinated zoning use dynamic, which is permissible pursuant to Article XI of the Pennsylvania Municipalities Planning Code; and

WHEREAS, each municipality has indicated its intention and desire to participate in a shared and coordinated zoning arrangement in order to share and coordinate land uses across all three (3) municipalities; and

WHEREAS, cooperation and coordination among municipalities in the exercise and performance of their governmental powers, duties, and functions is authorized by the Pennsylvania Intergovernmental Cooperation Law.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Lower Nazareth Township, Northampton County, Pennsylvania, hereby adopts the Intermunicipal Cooperative Zoning Implementation Agreement attached hereto, made a part hereof, and marked Exhibit "A" and authorizes the Chairman of the Board of Supervisors to execute the aforesaid Agreement on behalf of Lower Nazareth Township.

DULY ADOPTED this day 26 of MARCH, 2025.

LOWER NAZARETH TOWNSHIP
BOARD OF SUPERVISORS

James Pennington, Chairman

ATTEST:

Secretary

Intermunicipal Cooperative Zoning Implementation Agreement

This Agreement entered into on this day _____ of _____ 2025, by and between the following parties:

LOWER NAZARETH TOWNSHIP, a Second-Class Township in the Commonwealth of Pennsylvania with offices located at 623 Municipal Drive, Nazareth, Pennsylvania 18064; and

UPPER NAZARETH TOWNSHIP, a Second-Class Township in the Commonwealth of Pennsylvania with offices located at 100 Newport Avenue, Nazareth, Pennsylvania 18064; and

CHAPMAN BOROUGH, a Borough in the Commonwealth of Pennsylvania with offices located at 1400 Main Street, Chapman, Bath, Pennsylvania 18014.

SECTION I: AUTHORIZATION

The following Intermunicipal Cooperative Zoning Implementation Agreement ("Agreement") is authorized by and conforms to the Pennsylvania Municipalities Planning Code, Act of 1968, PL 805, No 247 as reenacted and amended, and the Intergovernmental Cooperation Act, 53 PA C.S. §2301-2315), as amended.

SECTION II: PURPOSE

The purpose of this Agreement is to allow the Parties to cooperate in zoning for the purposes of sharing residential, commercial, and industrial land uses. This Cooperative Agreement follows the general planning guidance provided in the NazCOG Multi-Municipal Comprehensive Plan adopted in 2022 by all parties that promotes the shared zoning of land uses in areas that will benefit the community.

This Agreement does not govern the individual municipalities' Subdivision and Land Development approval powers. Subdivision and Land Development approval powers shall continue to be exercised by the municipality where the approval is sought is located. Ordinance adoption and amendment powers shall continue to be exercised by each municipality within its municipal borders.

SECTION III: DEFINITIONS

Agriculture Use - Land uses that seek to preserve agricultural lands and woodlands, to encourage conservation of open space and landscapes, and to allow for limited low-density residential uses compatible with working lands.

Commercial Use - Land uses that utilize real estate for business purposes with a goal to generate income, including, but not limited to, retail, restaurants, medical, contractors, banking, and light manufacturing.

Exhibit "A"

Intermunicipal Cooperative Zoning Implementation Agreement

This Agreement entered into on this day 7th of April 2025, by and between the following parties:

LOWER NAZARETH TOWNSHIP, a Second-Class Township in the Commonwealth of Pennsylvania with offices located at 623 Municipal Drive, Nazareth, Pennsylvania 18064; and

UPPER NAZARETH TOWNSHIP, a Second-Class Township in the Commonwealth of Pennsylvania with offices located at 100 Newport Avenue, Nazareth, Pennsylvania 18064; and

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Agriculture Use - Land uses that seek to preserve agricultural lands and woodlands, to encourage conservation of open space and landscapes, and to allow for limited low-density residential uses compatible with working lands.

Commercial Use - Land uses that utilize real estate for business purposes with a goal to generate income, including, but not limited to, retail, restaurants, medical, contractors, banking, and light manufacturing.

Comprehensive Plan - The NazCOG Multi-Municipal Comprehensive Plan that was prepared by Lehigh Valley Planning Commission for the ten participating municipalities including: Bath Borough, Bushkill Township, Chapman Borough, Hanover Township, Lower Nazareth Township, Moore Township, Nazareth Borough, Stockertown Borough, Tatamy Borough, and Upper Nazareth Township

Industrial Land Use - Land uses that include, but are not limited to, manufacturing, 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, including storage yards, warehouses, wholesale storage and other similar types of enterprise.

Intermunicipal Cooperative Zoning Implementation Agreement (Agreement) - Establishes the parameters of the Agreement between the Parties and includes supporting planning and zoning analysis.

Lehigh Valley Planning Commission (LVPC) - The regional planning commission serving Northampton County and Lehigh County municipalities in matters of planning.

Nazareth Area Council of Governments - The Nazareth Area Council of Governments is a voluntary association of municipalities in the Nazareth area consisting of 11 member municipalities that cooperate in government services to the benefit of municipal government operations in each of the member municipalities. The participating municipalities include: Allen Township, Bath Borough, Bushkill Township, Chapman Borough, Hanover Township, Lower Nazareth Township, Moore Township, Nazareth Borough, Stockertown Borough, Tatamy Borough, and Upper Nazareth Township.

Pennsylvania Municipalities Planning Code - Act of 1968, PL 805, No. 247 as reenacted and amended. The MPC provides the authority for municipalities to individually and jointly plan their development and govern this development with zoning and other tools.

Residential Use - Land uses for a diverse range of dwelling units, including, but not limited to, single-family, apartments, and multi-family dwellings.

Zoning Ordinance - An Ordinance adopted by a municipality in accordance with the Pennsylvania Municipalities Planning Code, which regulates, among other things, the location, size, and density of land uses within a community.

Zoning Officer - The individual designated by the municipality as responsible for enforcing and administering the Zoning Ordinance.

SECTION IV: RELATIONSHIP TO NAZCOG MULTI-MUNICIPAL COMPREHENSIVE PLAN

The NazCOG Multi-Municipal Comprehensive Plan was adopted by all ten participating municipalities. This Plan provides a regional framework regarding the future planning and

development of the ten participating municipalities, which includes Lower Nazareth Township, Upper Nazareth Township, and Chapman Borough. The Plan recommends the following broad goals and policies regarding intermunicipal and regional relationships.

Comprehensive Plan Goals related to coordinated land use policy:

Goal 1: Reduce Development Stress on Existing Utility Infrastructure

Goal 2: Balance Preservation and Development

Goal 5: Mitigate the Impacts of Increasing Traffic on Roads and Infrastructure

Goal 6: Identify the Appropriate Site Locations for Warehouses and Industrial Development

Additionally, the implementation of the coordinated and shared land uses between the three municipalities allows each municipality to comply with the Comprehensive Plan's requirements to update their Zoning Ordinances in a manner that meets the above-listed goals.

SECTION V: ADEQUACY OF ZONING

A. CURRENT STATUS

The current location of agricultural, residential, commercial, and industrial zoning within Lower Nazareth Township, Upper Nazareth Township, and Chapman Borough is generally consistent with the NazCOG Multi-Municipal Comprehensive Plan. It is the position of the Parties that, as of the effective date of this Intermunicipal Agreement, the combined inventory of these uses within these three municipalities is adequate to meet the current and future combined needs of the parties. Exhibit "A" outlines the uses shared between the municipalities.

B. AGREEMENT TO MAINTAIN ADEQUACY

The Parties agree to maintain a combined inventory of agricultural, residential, commercial, and industrial uses within the three municipalities adequate to meet the current and future combined needs of the three municipalities, remain generally consistent with the Multi-Municipal Comprehensive Plan and the Municipalities Planning Code.

If any Party accepts a request for study or otherwise proposes an amendment in the municipal inventory of the zoning districts for any agricultural, residential, commercial, or industrial uses, the Party shall notify the other Parties and the LVPC in writing of the request. A review by municipal staff from each municipality shall be conducted of the proposed reduction(s) and any updates to the appendices shall be provided to the Parties, including a recommendation as to whether the proposed revised inventory of uses within the three municipalities will be adequate to meet the current and future combined needs of the Parties. The Party considering the amendment shall not proceed with consideration of the proposed amendment until LVPC and

the other Parties have responded or 45 days have passed from the date of the notice to the LVPC and the other Parties.

If the governing bodies of the three municipalities find that the combined zoning district inventory will be adequate to meet the current and future combined needs of the Parties, the Party considering the proposed change may proceed to approve or disapprove the amendment on its own merits. If the change is approved, an updated Exhibit "A" shall be adopted by each Party by Resolution and incorporated as part of this Agreement.

If the governing body of any Party determines that the change will mean that the combined zoning district inventory will not be adequate to meet the current and future combined needs of the Parties, then the Party considering the amendment will either (1) deny the proposed amendment, (2) refer the issue to dispute resolution as provided in Section XII of this Agreement, or (3) initiate termination of this Agreement as provided in Section XIII. The Parties may also, by mutual written consent, agree on a case-by-case basis that a de minimis amendment does not require the formal process otherwise provided in this Section VII-B.

SECTION VI: ADDING OTHER MUNICIPALITIES AS PARTIES TO THE AGREEMENT

Nazareth Area Council of Governments member municipalities not party to this Agreement may be provided an opportunity to join this Intermunicipal Cooperative Zoning Implementation Agreement if planning and zoning details and general consistency are demonstrated. In the event any municipality chooses to join this Agreement, provided the current Parties' consent, a new Agreement will be prepared and adopted by the Parties.

In the event the Parties consider entering into an Agreement with another municipality in the provision of zoning, then the provisions of VII-B (Agreement to Maintain Adequacy) shall be followed.

SECTION VII: ADMINISTRATION AND ENFORCEMENT

This Intermunicipal Agreement is an extension of the municipal authority to adopt Zoning Ordinances, districts, and criteria and to enforce said Ordinances, districts, and criteria as authorized by Article VI of the MPC. All zoning interpretations, determinations, and enforcement actions shall be made in accordance with all applicable standards set forth in the controlling municipal Zoning Ordinances and the MPC.

The authority for interpretation, administration, and enforcement of the Zoning Ordinance shall remain with each individual municipality.

In the event of a challenge to the validity of this Agreement, the costs of litigation shall be equally shared by all Parties.

SECTION VIII: TERM AND EFFECTIVE DATE

The effective date of this Agreement shall be the date of the last signature of approval from the governing body of a Party to the Agreement. If any Party wishes to terminate this Agreement, it shall provide the other Parties six months' notice in writing of its intent to withdraw prior to effective termination to give the other Parties an opportunity to make necessary amendments to their respective Zoning Ordinances to bring them into compliance with the Pennsylvania Municipalities Planning Code.

APPROVED BY THE LOWER NAZARETH TOWNSHIP BOARD OF SUPERVISORS at a public meeting on the 26 day of March, 2025.

LOWER NAZARETH TOWNSHIP BOARD OF SUPERVISORS

James Pennington, Chairman

ATTEST:

Tammi Dravecz, Secretary/Treasurer

APPROVED BY THE UPPER NAZARETH TOWNSHIP BOARD OF SUPERVISORS at a public meeting on the _____ day of _____, 2025.

UPPER NAZARETH TOWNSHIP BOARD OF SUPERVISORS

Scott Sylvanius, Chairman

ATTEST:

Deanne Werkheiser, Secretary/Treasurer

APPROVED BY THE CHAPMAN BOROUGH COUNCIL at a public meeting on the _____ day of _____, 2025.

CHAPMAN BOROUGH COUNCIL

President

ATTEST:

Secretary

Mayor

SECTION VIII: TERM AND EFFECTIVE DATE

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APPROVED BY THE LOWER NAZARETH TOWNSHIP BOARD OF SUPERVISORS at a public meeting on the _____ day of _____, 2025.

LOWER NAZARETH TOWNSHIP BOARD OF SUPERVISORS

ATTEST:

_____
James Pennington, Chairman

_____
Tammi Dravecz, Secretary/Treasurer

APPROVED BY THE UPPER NAZARETH TOWNSHIP BOARD OF SUPERVISORS at a public meeting on the 2nd day of April, 2025.

UPPER NAZARETH TOWNSHIP BOARD OF SUPERVISORS

ATTEST:

Kim Mutarelli
Kim Mutarelli, Secretary

Scott Sylvanius
Scott Sylvanius, Chairman

APPROVED BY THE CHAPMAN BOROUGH COUNCIL at a public meeting on the _____ day of _____, 2025.

CHAPMAN BOROUGH COUNCIL

ATTEST:

_____
President

_____
Secretary

_____
Mayor

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APPROVED BY THE LOWER NAZARETH TOWNSHIP BOARD OF SUPERVISORS at a public meeting on the _____ day of _____, 2025.

LOWER NAZARETH TOWNSHIP BOARD OF SUPERVISORS

ATTEST:

_____
James Pennington, Chairman

_____
Tammi Dravecz, Secretary/Treasurer

APPROVED BY THE UPPER NAZARETH TOWNSHIP BOARD OF SUPERVISORS at a public meeting on the _____ day of _____, 2025.

UPPER NAZARETH TOWNSHIP BOARD OF SUPERVISORS

ATTEST:

_____
Scott Sylvanius, Chairman

_____
Deanne Werkheiser, Secretary/Treasurer

APPROVED BY THE CHAPMAN BOROUGH COUNCIL at a public meeting on the 7TH day of APRIL, 2025.

CHAPMAN BOROUGH COUNCIL

ATTEST:

_____
President

_____
Secretary

_____
Mayor

Final Draft

Municipality	Principal Use	*Use Group*	TD1	TD2	TD3	TD4	TD5	TD6	TD7	TD8	TD9	TD10	TD11	Sort
Chapman	Adult Use	Com			-						C			1
Chapman	Age-Restricted Residential Development	Res			-									2
Chapman	Agriculture Equipment Sales	Com			-									3
Chapman	Agriculture Operation	Agr			-									4
Chapman	Airport	Com			-						C			5
Chapman	Animal Daycare	Com			-									6
Chapman	Animal Feed Mill	Com			-									7
Chapman	Animal Hospital, large	Com			-			P			P			8
Chapman	Animal Hospital, Small	Com			-			P			P			9
Chapman	***Any Nonresidential Land Use Not Assigned Otherwise***	x			-			C						10
Chapman	***Any Residential Land Use Not Assigned Otherwise***	Res			-									11
Chapman	Apartment, Conversion	Res			-									12
Chapman	Auditorium, Commercial	Com			-						P			13
Chapman	Auto Repair Garage	Com			-			P			P			14
Chapman	Auto Service Station	Com			-			P			P			15
Chapman	Auto Service/Repair Station	Com			-									16
Chapman	Auto Towing/Yard	Ind			-									17
Chapman	Auto, Boat, or Mobilehome Sales	Com			-						P			18
Chapman	Auto/Truck/Body Collision Center	Com			-									19
Chapman	Bakery	Com			-									20
Chapman	Bank	Com			-			P						21
Chapman	Bed and Breakfast	Com	C	C	-	C								22
Chapman	Betting Use	Com			-									23
Chapman	Beverage Distribution	Com			-									24
Chapman	Boarding House	Res			-									25
Chapman	Brewpub	Com			-									26
Chapman	Bulk Storage of Fuel	Ind			-									27
Chapman	Bus Station or Taxi Terminal	Com			-									28
Chapman	Campground	Com			-									29
Chapman	Car Wash	Com			-									30
Chapman	Cement Plant	Ind			-									31
Chapman	Cemetery	Agr	P	P	-	P								32
Chapman	Child Care Center	Com			-	P		P			P			33
Chapman	Child Care Home, Family	Com			-									34
Chapman	Child Care Home, Group	Com			-									35
Chapman	Cluster Development	Res			-									36
Chapman	Commercial Communications Antenna	Ind			-									37
Chapman	Commercial Communications Tower	Ind			-									38
Chapman	Commercial Crop Storage	Ind			-									39
Chapman	Commercial Indoor Recreation	Com			-						P			40
Chapman	Commercial Outdoor Recreation	Com			-						P			41
Chapman	Commercial Stable	Com	P		-									42
Chapman	Concentrated Animal Feeding Operation (CAFO)	Agr			-									43
Chapman	Concentrated Animal Operation (CAO)	Agr			-									44
Chapman	Conservation	Agr			-									45
Chapman	Contractor Office/Yard	Com			-			P			P			46
Chapman	Convenience Store	Com			-									47
Chapman	Convenience Store With Fuel/Energy Recharge	Com			-									48
Chapman	Craftsman/Artisan Studio	Com			-			P			P			49
Chapman	Cultural/Community Center	Com			-	P		P						50
Chapman	Day Care Center, Adult	Com			-	P		P			P			51
Chapman	Distillery	Ind			-									52
Chapman	Distribution Center, Type 1	Ind			-									53
Chapman	Distribution Center, Type 2	Ind			-									54
Chapman	Dormitory	Res			-									55
Chapman	Drive-In Theater	Com			-									56

Exhibit "A"

Chapman	Dry Cleaning Establishment	Com			-				57
Chapman	Dry Cleaning Plant	Com			-				58
Chapman	Duplex	Res			-	P	P		59
Chapman	Dwelling, Multi-Family (Apartments)	Res			-		C		60
Chapman	Dwelling, Single-Family Attached	Res			-				61
Chapman	Dwelling, Single-Family Detached	Res	P	P	-	P	P		62
Chapman	Dwelling, Townhose	Res			-	P	P		63
Chapman	Emergency Services	Com			-				64
Chapman	Engineering/Testing Facility or Laboratory	Ind			-				65
Chapman	Essential Services	Com	P	P	-	P	P	P	66
Chapman	Exercise Club	Com			-		C		67
Chapman	Facility or Laboratory	Com			-				68
Chapman	Farmstead	Agr			-				69
Chapman	Financial Institution	Com			-				70
Chapman	Forestry	Agr	P	P	-	P	P	P	71
Chapman	Funeral Home	Com			-				72
Chapman	Garage, Private	Com			-	P			73
Chapman	Garden Center	Com			-				74
Chapman	Golf Course	Com	P		-				75
Chapman	Grocery Store	Com			-				76
Chapman	Group Care Facility	Res			-				77
Chapman	Group Home	Res	P	P	-	P	P		78
Chapman	Health Care Residential Facility	Com			-				79
Chapman	High-Cube Cold Storage Warehouse	Ind			-				80
Chapman	High-Cube Fulfillment Center (Sort & Non-Sort) Warehouse	Ind			-				81
Chapman	High-Cube Parcel Hub Warehouse	Ind			-				82
Chapman	High-Cube Transload & Short-Term Storage Warehouse	Ind			-				83
Chapman	Home Improvement/Building Supply, Large Scale	Com			-				84
Chapman	Home Improvement/Building Supply, Medium Scale	Com			-				85
Chapman	Home Improvement/Building Supply, Small Scale	Com			-				86
Chapman	Hospital	Com			-				87
Chapman	Hotel	Com			-				88
Chapman	Junkyard	Ind			-				89
Chapman	Kennel	Com			-			P	90
Chapman	Laundromat	Com			-				91
Chapman	Library	Com			-				92
Chapman	Limited Winery	Com			-				93
Chapman	Lumber Mill	Ind			-				94
Chapman	Manufacturing, Heavy	Ind			-				95
Chapman	Manufacturing, Light	Com			-				96
Chapman	Medical Clinic	Com			-				97
Chapman	Medical Marijuana Dispensary Facility	Com			-				98
Chapman	Membership Club	Com	C		-				99
Chapman	Mineral Extraction	Ind			-				100
Chapman	Mixed-Use Building	Com			-				101
Chapman	Mobilehome Park	Res			-				102
Chapman	Municipal Use, Non-Utility	Com			-	P			103
Chapman	Noncommercial Crop Storage	Agr			-				104
Chapman	Nursing Home	Com			-				105
Chapman	Office, Medical or Dental	Com			-		C		106
Chapman	Office, Professional	Com			-		C		107
Chapman	Personal Care Boarding Home	Com			-				108
Chapman	Personal Services	Com			-		C		109
Chapman	Petroleum or Kerosene Refining and Distillation	Ind			-				110
Chapman	Pharmacy	Com			-				111
Chapman	Place of Assembly	Com			-	P	P		112
Chapman	Place of Worship	Com			-	P	P		113
Chapman	Plant Nursery	Com			-			P	114

Chapman	Prison or Similar Correctional Institution	Com			-								115
Chapman	Public Recreation	Agr			-	P							116
Chapman	Public Utility Facility	Ind			-								117
Chapman	Recycling Collection Center	Ind			-								118
Chapman	Research and Development, Engineering/Testing Facility or Laboratory	Ind			-								119
Chapman	Restaurant, Café	Com			-								120
Chapman	Restaurant, Fast-Food	Com			-								121
Chapman	Restaurant, Quick Serve	Com			-								122
Chapman	Restaurant, Sit-down	Com			-								123
Chapman	Retail, Large-Scale	Com			-								124
Chapman	Retail, Medium-Scale	Com			-								125
Chapman	Retail, Small-Scale	Com			-		C						126
Chapman	Sales and Retail of Industrial Equipment	Com			-								127
Chapman	School, Post-Secondary	Com			-								128
Chapman	School, Pre-Kindergarten	Com			-								129
Chapman	School, Primary and Secondary	Com			-								130
Chapman	School, Secondary Trade	Com			-								131
Chapman	Self-Storage Facility	Ind			-					C			132
Chapman	Shooting Range	Com			-					C			133
Chapman	Shopping Center	Com			-								134
Chapman	Solar, Utility-Scale	Ind			-								135
Chapman	Solid Waste Disposal Facility	Ind			-								136
Chapman	Stock Yard, Slaughterhouse, or Meat Packing Plant	Ind			-								137
Chapman	Supermarket	Com			-								138
Chapman	Tavern	Com			-								139
Chapman	Theater, Indoor Movie	Com			-								140
Chapman	Truck Depot/Terminal	Ind			-								141
Chapman	Warehouse	Ind			-								142
Chapman	Wholesale Sales	Com			-								143
Chapman	Wildlife Sanctuary	Agr	P		-					P			144
Chapman	Wind Energy System	Ind	P		-					P			145
Lower Nazareth	Adult Use	Com											291
Lower Nazareth	Age-Restricted Residential Development	Res											292
Lower Nazareth	Agriculture Equipment Sales	Com	C										293
Lower Nazareth	Agriculture Operation	Agr	P								P		294
Lower Nazareth	Airport	Com											295
Lower Nazareth	Animal Daycare	Com					P	P	P	P			296
Lower Nazareth	Animal Feed Mill	Com											297
Lower Nazareth	Animal Hospital, large	Com											298
Lower Nazareth	Animal Hospital, Small	Com					C	P	P				299
Lower Nazareth	*Any Nonresidential Land Use Not Assigned Otherwise*	x											300
Lower Nazareth	*Any Residential Land Use Not Assigned Otherwise*	Res											301
Lower Nazareth	Apartment, Conversion	Res											302
Lower Nazareth	Auditorium, Commercial	Com											303
Lower Nazareth	Auto Repair Garage	Com											304
Lower Nazareth	Auto Service Station	Com											305
Lower Nazareth	Auto Service/Repair Station	Com							P				306
Lower Nazareth	Auto Towing/Yard	Ind								P	P	P	307
Lower Nazareth	Auto, Boat, or Mobilehome Sales	Com						C	P				308
Lower Nazareth	Auto/Truck/Body Collision Center	Com								P		P	309
Lower Nazareth	Bakery	Com					P						310
Lower Nazareth	Bank	Com					C	P	P				311
Lower Nazareth	Bed and Breakfast	Com		P	P	P	P						312
Lower Nazareth	Betting Use	Com											313
Lower Nazareth	Beverage Distribution	Com						P	P				314
Lower Nazareth	Boarding House	Res				P							315
Lower Nazareth	Brewpub	Com					C	P	P				316
Lower Nazareth	Bulk Storage of Fuel	Ind										P	317

Lower Nazareth	Bus Station or Taxi Terminal	Com												318
Lower Nazareth	Campground	Com	C											319
Lower Nazareth	Car Wash	Com							P	P				320
Lower Nazareth	Cement Plant	Ind												321
Lower Nazareth	Cemetery	Agr						P				P		322
Lower Nazareth	Child Care Center	Com			P	P	P	P	P	P				323
Lower Nazareth	Child Care Home, Family	Com			P	P	P	P	P	P				324
Lower Nazareth	Child Care Home, Group	Com		P	C	P	P	P	P	P				325
Lower Nazareth	Cluster Development	Res				P		C		C	C			326
Lower Nazareth	Commercial Communications Antenna	Ind	P	P	P	P	P	P	P	P	P	P	P	327
Lower Nazareth	Commercial Communications Tower	Ind								P	P		P	328
Lower Nazareth	Commercial Crop Storage	Ind										P		329
Lower Nazareth	Commercial Indoor Recreation	Com												330
Lower Nazareth	Commercial Outdoor Recreation	Com												331
Lower Nazareth	Commercial Stable	Com	P											332
Lower Nazareth	Concentrated Animal Feeding Operation (CAFO)	Agr	C									C		333
Lower Nazareth	Concentrated Animal Operation (CAO)	Agr	C									C		334
Lower Nazareth	Conservation	Agr	P	P	P	P						P		335
Lower Nazareth	Contractor Office/Yard	Com						C			P	P		336
Lower Nazareth	Convenience Store	Com						C	P	P		P		337
Lower Nazareth	Convenience Store With Fuel/Energy Recharge	Com							C	C		P	P	338
Lower Nazareth	Craftsman/Artisan Studio	Com	P						C	C	P			339
Lower Nazareth	Cultural/Community Center	Com						C	P	P				340
Lower Nazareth	Day Care Center, Adult	Com		P	C	P	P	P	P	P				341
Lower Nazareth	Distillery	Ind											C	342
Lower Nazareth	Distribution Center, Type 1	Ind										C		343
Lower Nazareth	Distribution Center, Type 2	Ind										C		344
Lower Nazareth	Dormitory	Res												345
Lower Nazareth	Drive-in Theater	Com												346
Lower Nazareth	Dry Cleaning Establishment	Com						P	P	P				347
Lower Nazareth	Dry Cleaning Plant	Com										P	P	348
Lower Nazareth	Duplex	Res				P	P							349
Lower Nazareth	Dwelling, Multi-Family (Apartments)	Res					P	C		P				350
Lower Nazareth	Dwelling, Single-Family Attached	Res												351
Lower Nazareth	Dwelling, Single-Family Detached	Res		P	P	P	P	P						352
Lower Nazareth	Dwelling, Townhose	Res					P	P		P				353
Lower Nazareth	Emergency Services	Com						P			P			354
Lower Nazareth	Engineering/Testing Facility or Laboratory	Ind												355
Lower Nazareth	Essential Services	Com	P	P	P	P	P	P	P	P	P	P	P	356
Lower Nazareth	Exercise Club	Com						C	P		P			357
Lower Nazareth	Facility or Laboratory	Com												358
Lower Nazareth	Farmstead	Agr	P											359
Lower Nazareth	Financial Institution	Com							P	P				360
Lower Nazareth	Forestry	Agr	P	P	P	P	P	P	P	P	P	P	P	361
Lower Nazareth	Funeral Home	Com						C	P	P				362
Lower Nazareth	Garage, Private	Com												363
Lower Nazareth	Garden Center	Com	P					P	P	P	P			364
Lower Nazareth	Golf Course	Com												365
Lower Nazareth	Grocery Store	Com						C	C					366
Lower Nazareth	Group Care Facility	Res		C	C	C								367
Lower Nazareth	Group Home	Res		P	P	P	P	P		P				368
Lower Nazareth	Health Care Residential Facility	Com								P				369
Lower Nazareth	High-Cube Cold Storage Warehouse	Ind										C		370
Lower Nazareth	High-Cube Fulfillment Center (Sort & Non-Sort) Warehouse	Ind										C		371
Lower Nazareth	High-Cube Parcel Hub Warehouse	Ind										C		372
Lower Nazareth	High-Cube Transload & Short-Term Storage Warehouse	Ind										C		373
Lower Nazareth	Home Improvement/Building Supply, Large Scale	Com								P		P		374
Lower Nazareth	Home Improvement/Building Supply, Medium Scale	Com							P					375

Lower Nazareth	Home Improvement/Building Supply, Small Scale	Com						C						376
Lower Nazareth	Hospital	Com								P				377
Lower Nazareth	Hotel	Com												378
Lower Nazareth	Junkyard	Ind												379
Lower Nazareth	Kennel	Com	C							C				380
Lower Nazareth	Laundromat	Com						P	P	P				381
Lower Nazareth	Library	Com						C	P	P				382
Lower Nazareth	Limited Winery	Com	P											383
Lower Nazareth	Lumber Mill	Ind	C										C	384
Lower Nazareth	Manufacturing, Heavy	Ind											C	385
Lower Nazareth	Manufacturing, Light	Com									P	C	P	386
Lower Nazareth	Medical Clinic	Com						C	P	P				387
Lower Nazareth	Medical Marijuana Dispensary Facility	Com						C	P	P				388
Lower Nazareth	Membership Club	Com												389
Lower Nazareth	Mineral Extraction	Ind											SE	390
Lower Nazareth	Mixed-Use Building	Com						C	P	P				391
Lower Nazareth	Mobilehome Park	Res												392
Lower Nazareth	Municipal Use, Non-Utility	Com						P	P	P	P			393
Lower Nazareth	Noncommercial Crop Storage	Agr	P											394
Lower Nazareth	Nursing Home	Com												395
Lower Nazareth	Office, Medical or Dental	Com							P	P				396
Lower Nazareth	Office, Professional	Com							P	P	P			397
Lower Nazareth	Personal Care Boarding Home	Com					C			P				398
Lower Nazareth	Personal Services	Com							P	P				399
Lower Nazareth	Petroleum or Kerosene Refining and Distillation	Ind											P	400
Lower Nazareth	Pharmacy	Com							P	P				401
Lower Nazareth	Place of Assembly	Com	P			P			P	P				402
Lower Nazareth	Place of Worship	Com	P			P			P	P				403
Lower Nazareth	Plant Nursery	Com	P						P	P	P	P	P	404
Lower Nazareth	Prison or Similar Correctional Institution	Com												405
Lower Nazareth	Public Recreation	Agr	P	P	P	P	P			P		P	P	406
Lower Nazareth	Public Utility Facility	Ind							P	P		P	P	407
Lower Nazareth	Recycling Collection Center	Ind										P		408
Lower Nazareth	Research and Development, Engineering/Testing Facility or Laboratory	Ind									C	P	P	409
Lower Nazareth	Restaurant, Café	Com							P	P				410
Lower Nazareth	Restaurant, Fast-Food	Com							P	P				411
Lower Nazareth	Restaurant, Quick Serve	Com							P	P				412
Lower Nazareth	Restaurant, Sit-down	Com							P	P				413
Lower Nazareth	Retail, Large-Scale	Com								P				414
Lower Nazareth	Retail, Medium-Scale	Com							P					415
Lower Nazareth	Retail, Small-Scale	Com							P	P				416
Lower Nazareth	Sales and Retail of Industrial Equipment	Com												417
Lower Nazareth	School, Post-Secondary	Com							C	C				418
Lower Nazareth	School, Pre-Kindergarten	Com							C	C				419
Lower Nazareth	School, Primary and Secondary	Com					P		C	C				420
Lower Nazareth	School, Secondary Trade	Com							C	C				421
Lower Nazareth	Self-Storage Facility	Ind												422
Lower Nazareth	Shooting Range	Com												423
Lower Nazareth	Shopping Center	Com								C				424
Lower Nazareth	Solar, Utility-Scale	Ind	C											425
Lower Nazareth	Solid Waste Disposal Facility	Ind												426
Lower Nazareth	Stock Yard, Slaughterhouse, or Meat Packing Plant	Ind											P	427
Lower Nazareth	Supermarket	Com							P					428
Lower Nazareth	Tavern	Com							P	C				429
Lower Nazareth	Theater, Indoor Movie	Com								C				430
Lower Nazareth	Truck Depot/Terminal	Ind										C		431
Lower Nazareth	Warehouse	Ind												432
Lower Nazareth	Wholesale Sales	Com										P		433

Lower Nazareth	Wildlife Sanctuary	Agr												434
Lower Nazareth	Wind Energy System	Ind	C									P		435
Upper Nazareth	Adult Use	Com			-				-	-				146
Upper Nazareth	Age-Restricted Residential Development	Res			-	SE		SE	-	-				147
Upper Nazareth	Agriculture Equipment Sales	Com			-				-	-				148
Upper Nazareth	Agriculture Operation	Agr	P		-				-	-				149
Upper Nazareth	Airport	Com			-				-	-				150
Upper Nazareth	Animal Daycare	Com			-				-	-				151
Upper Nazareth	Animal Feed Mill	Com	P		-				-	-	P	P	P	152
Upper Nazareth	Animal Hospital, large	Com			-		SE		-	-	P	P		153
Upper Nazareth	Animal Hospital, Small	Com			-		SE		-	-	P	P		154
Upper Nazareth	*Any Nonresidential Land Use Not Assigned Otherwise*	x			-				-	-				155
Upper Nazareth	*Any Residential Land Use Not Assigned Otherwise*	Res			-	SE			-	-				156
Upper Nazareth	Apartment, Conversion	Res			-	C		C	-	-	C			157
Upper Nazareth	Auditorium, Commercial	Com			-				-	-				158
Upper Nazareth	Auto Repair Garage	Com			-				-	-				159
Upper Nazareth	Auto Service Station	Com			-				-	-				160
Upper Nazareth	Auto Service/Repair Station	Com			-		C	C	-	-	P		P	161
Upper Nazareth	Auto Towing/Yard	Ind			-				-	-				162
Upper Nazareth	Auto, Boat, or Mobilehome Sales	Com			-				-	-	P		P	163
Upper Nazareth	Auto/Truck/Body Collision Center	Com			-		C	C	-	-	P		P	164
Upper Nazareth	Bakery	Com			-			P	-	-	P	P		165
Upper Nazareth	Bank	Com			-				-	-				166
Upper Nazareth	Bed and Breakfast	Com			-	SE		SE	-	-				167
Upper Nazareth	Betting Use	Com						C	-	-				168
Upper Nazareth	Beverage Distribution	Com			-			SE	-	-	SE	P	P	169
Upper Nazareth	Boarding House	Res			-				-	-				170
Upper Nazareth	Brewpub	Com			-				-	-				171
Upper Nazareth	Bulk Storage of Fuel	Ind			-				-	-				172
Upper Nazareth	Bus Station or Taxi TerminaL	Com										C	P	173
Upper Nazareth	Campground	Com	P		-				-	-				174
Upper Nazareth	Car Wash	Com			-			SE	-	-	SE		P	175
Upper Nazareth	Cement Plant	Ind											P	176
Upper Nazareth	Cemetery	Agr			-				-	-				177
Upper Nazareth	Child Care Center	Com			-	C	C	SE	-	-	P			178
Upper Nazareth	Child Care Home, Family	Com			-				-	-				179
Upper Nazareth	Child Care Home, Group	Com			-				-	-				180
Upper Nazareth	Cluster Development	Res			-				-	-				181
Upper Nazareth	Commercial Communications Antenna	Ind			-				-	-				182
Upper Nazareth	Commercial Communications Tower	Ind	C	C	-			C	-	-	C	C	C	183
Upper Nazareth	Commercial Crop Storage	Ind	P		-				-	-			P	184
Upper Nazareth	Commercial Indoor Recreation	Com			-			P	-	-	P	P		185
Upper Nazareth	Commercial Outdoor Recreation	Com	C		-			C	-	-		C		186
Upper Nazareth	Commercial Stable	Com	P		-				-	-		P		187
Upper Nazareth	Concentrated Animal Feeding Operation (CAFO)	Agr	SE		-				-	-				188
Upper Nazareth	Concentrated Animal Operation (CAO)	Agr	SE		-				-	-				189
Upper Nazareth	Conservation	Agr			-				-	-				190
Upper Nazareth	Contractor Office/Yard	Com			-				-	-	P	P	P	191
Upper Nazareth	Convenience Store	Com			-			P	-	-	P	P	P	192
Upper Nazareth	Convenience Store With Fuel/Energy Recharge	Com			-			P	-	-	P	P	P	193
Upper Nazareth	Craftsman/Artisan Studio	Com			-			P	-	-				194
Upper Nazareth	Cultural/Community Center	Com			-			C	-	-				195
Upper Nazareth	Day Care Center, Adult	Com			-			SE	-	-	C			196
Upper Nazareth	Distillery	Ind			-				-	-				197
Upper Nazareth	Distribution Center, Type 1	Ind			-				-	-				198
Upper Nazareth	Distribution Center, Type 2	Ind			-				-	-				199
Upper Nazareth	Dormitory	Res					SE	SE	-	-	SE			200
Upper Nazareth	Drive-in Theater	Com										C		201

Upper Nazareth	Dry Cleaning Establishment	Com			-				-	-			202
Upper Nazareth	Dry Cleaning Plant	Com			-				-	-			203
Upper Nazareth	Duplex	Res			-				-	-			204
Upper Nazareth	Dwelling, Multi-Family (Apartments)	Res			-			P	-	-	C		205
Upper Nazareth	Dwelling, Single-Family Attached	Res			-	P	P	P	-	-			206
Upper Nazareth	Dwelling, Single-Family Detached	Res	P	P	-	P	P	P	-	-			207
Upper Nazareth	Dwelling, Townhose	Res			-		P	P	-	-			208
Upper Nazareth	Emergency Services	Com			-				-	-			209
Upper Nazareth	Engineering/Testing Facility or Laboratory	Ind									C	P	P	210
Upper Nazareth	Essential Services	Com	P	P	-	P	P	P	-	-	P	P	P	211
Upper Nazareth	Exercise Club	Com			-				-	-			212
Upper Nazareth	Facility or Laboratory	Com			-				-	-			213
Upper Nazareth	Farmstead	Agr			-				-	-			214
Upper Nazareth	Financial Institution	Com			-			P	-	-			215
Upper Nazareth	Forestry	Agr	P	P	-	P	P	P	-	-	P	P	P	216
Upper Nazareth	Funeral Home	Com			-				-	-			217
Upper Nazareth	Garage, Private	Com			-				-	-			218
Upper Nazareth	Garden Center	Com			-				-	-			219
Upper Nazareth	Golf Course	Com			-				-	-			220
Upper Nazareth	Grocery Store	Com			-			P	-	-	P	P	P	221
Upper Nazareth	Group Care Facility	Res			-				-	-			222
Upper Nazareth	Group Home	Res	C	C	-	P		P	-	-			223
Upper Nazareth	Health Care Residential Facility	Com			-				-	-			224
Upper Nazareth	High-Cube Cold Storage Warehouse	Ind			-				-	-			225
Upper Nazareth	High-Cube Fulfillment Center (Sort & Non-Sort) Warehouse	Ind			-				-	-			226
Upper Nazareth	High-Cube Parcel Hub Warehouse	Ind			-				-	-			227
Upper Nazareth	High-Cube Transload & Short-Term Storage Warehouse	Ind			-				-	-			228
Upper Nazareth	Home Improvement/Building Supply, Large Scale	Com			-				-	-			229
Upper Nazareth	Home Improvement/Building Supply, Medium Scale	Com			-				-	-			230
Upper Nazareth	Home Improvement/Building Supply, Small Scale	Com			-			P	-	-	P	P	P	231
Upper Nazareth	Hospital	Com			-				-	-			232
Upper Nazareth	Hotel	Com			-				-	-			233
Upper Nazareth	Junkyard	Ind											SE	234
Upper Nazareth	Kennel	Com	P		-				-	-	P	P	P	235
Upper Nazareth	Laundromat	Com			-				-	-			236
Upper Nazareth	Library	Com			-				-	-			237
Upper Nazareth	Limited Winery	Com			-				-	-			238
Upper Nazareth	Lumber Mill	Ind			-				-	-			239
Upper Nazareth	Manufacturing, Heavy	Ind			-				-	-		C	P	240
Upper Nazareth	Manufacturing, Light	Com			-				-	-	P	P	P	241
Upper Nazareth	Medical Clinic	Com			-				-	-			242
Upper Nazareth	Medical Marijuana Dispensary Facility	Com			-				-	-		SE	SE	243
Upper Nazareth	Membership Club	Com			-	C		P	-	-	P			244
Upper Nazareth	Mineral Extraction	Ind	C		-				-	-			P	245
Upper Nazareth	Mixed-Use Building	Com			-				-	-			246
Upper Nazareth	Mobilehome Park	Res			-	C			-	-			247
Upper Nazareth	Municipal Use, Non-Utility	Com	P	P	-	P	P	P	-	-	P	P	P	248
Upper Nazareth	Noncommercial Crop Storage	Agr			-				-	-			249
Upper Nazareth	Nursing Home	Com				SE	SE	C	-	-	C	P		250
Upper Nazareth	Office, Medical or Dental	Com			-		P	P	-	-	P			251
Upper Nazareth	Office, Professional	Com			-		P	P	-	-	P	P		252
Upper Nazareth	Personal Care Boarding Home	Com			-		C	C	-	-	C	C		253
Upper Nazareth	Personal Services	Com			-		P	P	-	-	P			254
Upper Nazareth	Petroleum or Kerosene Refining and Distillation	Ind			-				-	-				255
Upper Nazareth	Pharmacy	Com			-			P	-	-				256
Upper Nazareth	Place of Assembly	Com			-	C	C	C	-	-	C			257
Upper Nazareth	Place of Worship	Com		P	-	P	P	P	-	-	P	P		258
Upper Nazareth	Plant Nursery	Com			-				-	-				259

Upper Nazareth	Prison or Similar Correctional Institution	Com										C	P	260
Upper Nazareth	Public Recreation	Agr	P	P	-	P	P	P	-	-	P	P	P	261
Upper Nazareth	Public Utility Facility	Ind			-				-	-				262
Upper Nazareth	Recycling Collection Center	Ind			-				-	-			P	263
Upper Nazareth	Research and Development, Engineering/Testing Facility or Laboratory	Ind			-				-	-				264
Upper Nazareth	Restaurant, Café	Com			-			P	-	-				265
Upper Nazareth	Restaurant, Fast-Food	Com			-				-	-				266
Upper Nazareth	Restaurant, Quick Serve	Com			-			P	-	-				267
Upper Nazareth	Restaurant, Sit-down	Com			-			P	-	-				268
Upper Nazareth	Retail, Large-Scale	Com			-				-	-				269
Upper Nazareth	Retail, Medium-Scale	Com			-				-	-				270
Upper Nazareth	Retail, Small-Scale	Com			-			P	-	-				271
Upper Nazareth	Sales and Retail of Industrial Equipment	Com										P	P	272
Upper Nazareth	School, Post-Secondary	Com			-				-	-	P	P		273
Upper Nazareth	School, Pre-Kindergarten	Com			-				-	-				274
Upper Nazareth	School, Primary and Secondary	Com	C	P	-	P	P	P	-	-	P	P	P	275
Upper Nazareth	School, Secondary Trade	Com			-				-	-				276
Upper Nazareth	Self-Storage Facility	Ind			-				-	-				277
Upper Nazareth	Shooting Range	Com			-				-	-				278
Upper Nazareth	Shopping Center	Com			-				-	-				279
Upper Nazareth	Solar, Utility-Scale	Ind			-				-	-		P	P	280
Upper Nazareth	Solid Waste Disposal Facility	Ind											C	281
Upper Nazareth	Stock Yard, Slaughterhouse, or Meat Packing Plant	Ind			-				-	-				282
Upper Nazareth	Supermarket	Com			-				-	-				283
Upper Nazareth	Tavern	Com			-				-	-				284
Upper Nazareth	Theater, Indoor Movie	Com			-				-	-				285
Upper Nazareth	Truck Depot/Terminal	Ind			-				-	-				286
Upper Nazareth	Warehouse	Ind			-				-	-		C	C	287
Upper Nazareth	Wholesale Sales	Com			-				-	-	P	P	P	288
Upper Nazareth	Wildlife Sanctuary	Agr	P		-				-	-				289
Upper Nazareth	Wind Energy System	Ind			-				-	-		P	P	290