

**TOWNSHIP
OF
LOWER NAZARETH

ZONING ORDINANCE**

NORTHAMPTON COUNTY

**306 BUTZTOWN ROAD
BETHLEHEM, PENNSYLVANIA 18020**

**AS ADOPTED BY
THE LOWER NAZARETH TOWNSHIP
BOARD OF SUPERVISORS
NOVEMBER 28, 2001
*Amended March 23, 2005
Amended April 12, 2006***

THIS ZONING ORDINANCE DEVELOPED UNDER THE DIRECTION OF:

LOWER NAZARETH TOWNSHIP

Board of Supervisors

Dr. Alan V. Dilsaver – Chairman
Eric E. Nagle – Vice -Chairman
Ricky T. Johnson
Robert S. Kucsan
Patrick J. Murphy

AND

Planning Commission

April Cordts– Chairperson
Linda Crook –Vice -Chairperson
William Hughes - Secretary
John Eustice
Hugh Harris

Manager, Secretary/Treasurer

Timm A. Tenges

Asst. Secretary/Treasurer

Tammi M. Dravec

Township Solicitor

Gary N. Asteak, Esq.

Planning/Zoning Administrator

Lori B. Seese

Township Engineer

Albert Kortze, Keystone Consulting Engineers

Consultant

Spotts, Stevens & McCoy, Inc
Thomas Comitta Associates, Inc.

TOWNSHIP OF LOWER NAZARETH
NORTHAMPTON COUNTY, PENNSYLVANIA

ORDINANCE NO. 150

LOWER NAZARETH TOWNSHIP ZONING ORDINANCE

TITLE PAGE

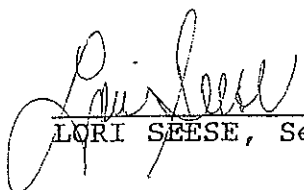
1. TITLE. An Ordinance dividing the Township of Lower Nazareth into districts and regulating the use of land and the location, use and density of buildings within these districts and providing for the administration and enforcement of this Ordinance. This Ordinance permits, prohibits, regulates, restricts and determines the uses of land, watercourses and other bodies of water; the size, height, bulk, location, erection, construction, repair, maintenance, alteration, razing, removal and use of structures; the areas and dimensions of land and bodies of water to be occupied by uses and structures, as well as areas, courts, yards and other open spaces and distances to be left unoccupied by uses and structures; and the density of population and intensity of use; and further the Ordinance contains provisions for special exceptions and variances to be administered by a Zoning Hearing Board; provisions for administration and enforcement and such other provisions as may be necessary to implement the requirements of the Ordinance. Pursuant to the authority conferred by the Pennsylvania Municipalities Planning Code, as amended, the Board of Supervisors of the Township of Lower Nazareth do hereby ordain as follows:
2. SHORT TITLE. This Ordinance shall be known as and may be cited as the "Lower Nazareth Township Zoning Ordinance."
3. ENACTMENT. Enacted and ordained into an Ordinance this 28th day of November, 2001. This Ordinance shall become effective five days after the enactment date.

TOWNSHIP OF LOWER NAZARETH

ATTEST:

BY:


DR. ALAN DILSAVER, Chairman


LORI SEESE, Secretary

ORDINANCE NO. 175

LOWER NAZARETH TOWNSHIP ZONING ORDINANCE AMENDMENT

TITLE PAGE

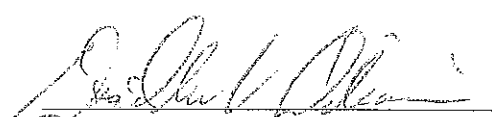
1. TITLE. An Ordinance amending the November 28, 2001 Zoning Ordinance. Pursuant to the authority conferred by the Pennsylvania Municipalities Planning Code, as amended, the Board of Supervisors of the Township of Lower Nazareth do hereby ordain the following Articles to be amended:

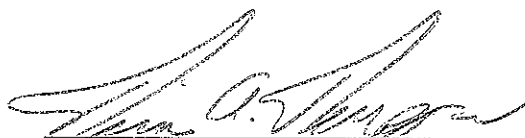
Article II, Section 201.A, deleting the definition of Garden Apartments and Mid-Rise Apartments;
Article II, Section 202.A, including the definition of Apartments;
Article VII, in its entirety;
Article XV, Section 1502.A59.f, amending the tract area size;
Article XVII, Section 1701, Table 17.1 B. RESIDENTIAL USES, in its entirety.
2. SHORT TITLE. This Ordinance shall be known as and may be cited as the "Lower Nazareth Township Zoning Ordinance Amendment."
3. ENACTMENT. Enacted and ordained into an Ordinance this 23rd of March, 2005.

LOWER NAZARETH TOWNSHIP

ATTEST:

BY:


Dr. Alan V. Dilsaver, Chairman


Timm A. Tenges, Manager, Secretary/Treasurer

ORDINANCE NO. 184-04-06

LOWER NAZARETH TOWNSHIP ZONING ORDINANCE AMENDMENT

TITLE PAGE

1. TITLE. An Ordinance amending the November 28, 2001 Zoning Ordinance. Pursuant to the authority conferred by the Pennsylvania Municipalities Planning Code, as amended, the Board of Supervisors of the Township of Lower Nazareth do hereby ordain the following Articles to be amended:


Article II, Section 202, adding the definitions for Block, Build-To Line, Civic Use, Convenience Store, Flex Office, Green Area, Live-Work Unit, Main Street Environment, Mixed-Use Building, Mixed-Use Development, Net Leasable Floor Area, On-Street Parking, Primary Façade, Service Drive, Sidewalk Café, Streetscape, and Street Wall.

Article III, Section 301, adding MUOD, Mixed-Use Overlay District;
Article XI, adding Section 1110, Mixed-Use Overlay District
Appendix A, in its entirety

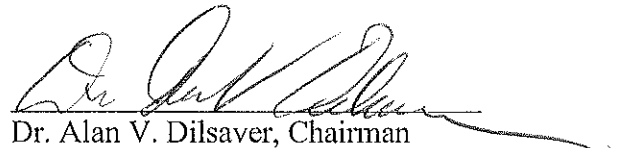
2. SHORT TITLE. This Ordinance shall be known as and may be cited as the "Lower Nazareth Township Zoning Ordinance Amendment."
3. ENACTMENT. Enacted and ordained into an Ordinance this 12th of April, 2006.

LOWER NAZARETH TOWNSHIP

ATTEST:


Timm A. Tenges, Manager, Secretary/Treasurer

BY:


Dr. Alan V. Dilsaver, Chairman