

**NOTICE OF INTENT TO ENACT
PUBLIC HEARING
LOWER NAZARETH TOWNSHIP
ZONING ORDINANCE/ZONING MAP**

The Board of Supervisors of Lower Nazareth Township, Northampton County, Pennsylvania, will conduct Public Hearing and consider enactment of the following proposed Ordinance at a Special Meeting on Wednesday, December 13, 2023, at 7:00 P.M. at the Lower Nazareth Township Municipal Building, 623 Municipal Drive, Lower Nazareth Township, Northampton County, Pennsylvania.

The Board of Supervisors invite public comment on the proposed Ordinance entitled:

An Ordinance dividing the Township of Lower Nazareth into districts, adopting a Zoning Map identifying those 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 Lower Nazareth Township does hereby enact the Lower Nazareth Township Zoning Ordinance and Zoning Map.

The above-referenced Ordinance in summary constitutes a comprehensive detailed amendment to the existing Lower Nazareth Township Zoning Ordinance and Zoning Map providing for, regulating, and detailing land uses, construction activities, administrative procedures for enforcement, special exceptions, conditional uses, and variances, and establishing zoning districts, addressing the following specific topics:

ARTICLE I GENERAL PROVISIONS AND ADMINISTRATION, Purpose and Objectives, Application, Public Utility Exemptions, Township and Municipal Authority Exemption, Interpretation, Severability, Repealer, General Procedure for Permits, Permits and Certificates, Zoning Officer, Zoning Hearing Board and Variances, Hearings, Appeals, Amendments, Curative Amendments, Filing Fees and Costs, Enforcement: Violations and Penalties: Remedy, Conditional Use Process, Special Exception Use Process, Liability, Nonconformities, Site Plan Review; ARTICLE II DESIGNATION OF BASE ZONING DISTRICTS, Base Zoning Districts Designated, District Purposes, Zoning Map, District Boundaries; ARTICLE III BASE ZONING DISTRICT REGULATIONS, Limit of One Principal Use, Street Frontage: Number of Uses or Buildings, Zoning District Quick Views; ARTICLE IV ZONING OVERLAY REGULATIONS, Designated Growth Overlay, Rural Resource Overlay, Route 191 Corridor Overlay, Health Care Overlay, Traffic Management Overlays; ARTICLE V ADDITIONAL REQUIREMENTS FOR USES

PERMITTED BY RIGHT, General, Specific Principal Uses, General Accessory Use Provisions, Specific Accessory Uses; ARTICLE VI SUPPLEMENTAL REGULATIONS, Filing, Excavation, and Grading, Sewage Disposal, Maximum Height Exceptions, Special Lot and Yard Requirements, Buffer Yards, Screening, Landscaping, and Fences/Walls, Dumpsters, Establishment of Future Right-of-Way Widths for Streets, Industrial and Commercial Driveways, Access onto Arterial Streets, Temporary Structure or Use, Posting of Address, Commercial and/or Industrial Buildings-Master Key, Knox Boxes, Solar Photovoltaic (PV) System, Small Wind Energy Systems, Small Wireless Facilities, Conservation Easements, Common Open Space, Commercial Communications Facilities, Honey Bee Apiaries, Masonry Mailbox Structures, Garage Sales, Billboards, Cluster Development, Solid Waste and Junk (Reserved), Warehousing and Distribution Requirements, Electric Vehicle Charging Stations; ARTICLE VII CONDITIONAL USES AND SPECIAL EXCEPTIONS, General, Specific Criteria for Conditional Uses and Special Exceptions; ARTICLE VIII ENVIRONMENTAL PROTECTION, Environmental Preservation Required, Steep Slopes, Wetlands, Setbacks from Surface Waters, Alluvial Soils, Floodplain Areas, Preservation of Trees and Forests, Stripping of Topsoil, Placement of Outdoor Machinery and Dumpsters and Required Fencing of Outdoor Storage; ARTICLE IX PERFORMANCE STANDARDS, Purpose, Applicability, Light Glare, Radioactivity and Electrical Disturbances, Storage of Explosive and Hazardous Substances; ARTICLE X OFF-STREET PARKING AND LOADING, Required Number of Off-Street Parking Spaces, General Regulations for Off-Street Parking, Design Standards for Off-Street Parking, Shared Off-Street Parking, Off-Street Loading; ARTICLE XI SIGNS, Scope and Applicability, Nonconforming Signs, Definition of Signs, Construction, Abandoned or Outdated Signs, Exempt Signs, General Location, Illuminated Signs, Vehicle Signs, Signs Prohibited in All Districts, Area of Signs, Sign Permissions, Sign Area Bonuses, Digital Signs or Electronically Changing Signs, Manually Changeable Copy Signs; ARTICLE XII DEFINITIONS, General Interpretation, Terms Defined. The Ordinance includes the following attachments: Official Zoning Map Exhibit 1 of 2 - Base Zoning Districts, Official Zoning Map Exhibit 2 of 2 - Zoning Overlays, Official Circulation Plan, QuickViews (QV 1-11), Appendix 1: Signage, and Table D: Parking.

Copies of the proposed Ordinance and Map are available for public inspection or may be obtained for a charge not greater than the cost thereof at the Lower Nazareth Township Municipal Offices, 623 Municipal Drive, Lower Nazareth Township, Pennsylvania, between the hours of 8:00 A.M. and 3:30 P.M., Monday through Friday. Copies of the proposed Ordinance and Map are also available for public inspection at the Northampton County Law Library, Northampton County Courthouse, 669 Washington Street, Easton, Pennsylvania, The Express-Times, 18 Centre Square, Easton, Pennsylvania, as well as on the Lower Nazareth Township website: lowernazareth.com.

**GARY NEIL ASTEAK, ESQUIRE
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