

LEHIGH TOWNSHIP
NORTHAMPTON COUNTY, PENNSYLVANIA

ORDINANCE NO. 2018-5

AN ORDINANCE ENACTED BY THE BOARD OF SUPERVISORS
OF LEHIGH TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA,
AMENDING THE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
(SALDO) TO AMEND THE DEFINITION OF LAND DEVELOPMENT.

WHEREAS, Lehigh Township desires to modify the current definition of Land Development to clarify what types of development require an applicant to go through the Township's Land Development process.

NOW, THEREFORE, be it enacted and ordained by the Board of Supervisors of Lehigh Township, Northampton County, Pennsylvania, and the same is hereby ordained and enacted as follows:

1. SECTION 1: 147-6 of the Township of Lehigh's Subdivision and Land Development Ordinance entitled Definitions is hereby modified by adding the underlined language to the definition of Land Development.

Land Development – Any of the following activities.

A. The improvements of one lot or two or more contiguous lots, tracts or parcels of land for any purposes involving:

(1) A group or two or more buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or

(2) The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.

(3) Any change of a commercial or industrial use in any zoning district, where in the opinion of the Township Zoning Officer, the proposed change in use has the potential to adversely affect the performance of site characteristics including, but not necessarily limited to septic system(s), stormwater management, parking, traffic and/or buffering.

2. SECTION 2: Conflict.

Whenever the requirements of this Ordinance are in conflict with other requirements of the Ordinances of Lehigh Township, the most restrictive, or those imposing the highest standards shall govern. Privileges granted by this Ordinance do not constitute a waiver or impairment of the rights of the Township at law or equity now or henceforth existing to proceed versus Grantee for enforcement of the Ordinance or violation of this Ordinance or Ordinances of the Township.

3. SECTION 3: Severability.

It is hereby declared to be the intention of the Board of Supervisors of Lehigh Township that the parts, section, paragraphs, sentences, clauses and phrases of this Ordinance are severable. If any part, section, paragraph, sentence, clause or phrase of this Ordinance is declared unconstitutional, illegal or otherwise invalid by the judgment or decree of a Court of competent jurisdiction, that invalidity shall not affect any of the remaining parts, sections, paragraphs, sentences, clauses or phrases of this Ordinances.

4. SECTION 4: Repealer.

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

10. EFFECTIVE DATE:

This Ordinance shall become effective upon enactment.

ENACTED AND ORDAINED this _____ day of _____, 2018.

ATTEST

LEHIGH TOWNSHIP

Secretary.

Chairman, Board of Supervisors