

**LEHIGH TOWNSHIP
NORTHAMPTON COUNTY, PENNSYLVANIA**

ORDINANCE NO 2023-2

AN ORDINANCE AMENDING CHAPTER 180 ENTITLED "ZONING" OF THE CODE OF ORDINANCES OF LEHIGH TOWNSHIP AS IT PERTAINS TO CLUSTER DEVELOPMENTS AND THE ZONING DISTRICTS IN WHICH THEY ARE PERMITTED.

IT IS HEREBY ENACTED AND ORDAINED, AND IT IS ENACTED AND ORDAINED AS FOLLOWS:

SECTION 1. The following Sections of Chapter 180 shall be amended by adding the underscored language as follows:

- A. Section 180-15 Word usage and definitions.

CLUSTER DEVELOPMENT. A development that blends residences with areas of natural sensitivity and/or public park lands. Cluster developments are permitted as a conditional use within the **Agriculture/Rural Residential Zone and Village Residential Zone**.

- B. Section 180-17 Village Residential (VR)

Section D. Conditional Uses

(5) Cluster development (see § 180.67-1)

- C. Section 180-67.1 Cluster developments.

Section B. Cluster development may be permitted as a conditional use in the Agricultural/Rural Residential Zone **and Village Residential Zone** subject to recommendation by the Planning Commission and approval by the Board of Supervisors.

Section C. Specific design criteria:

- (1) Minimum development area. In the A/RR Zone **and VR Zone** the minimum area must be 30 contiguous acres.
- (2) Maximum density. To determine the base number for density calculation purposes, you must determine the total tract area, multiplied by the standard dwelling density in the A/RR Zone **and VR Zone**. Only single-family detached and semidetached homes may be permitted in the cluster development. Under no circumstances shall the maximum density exceed the following:

SECTION 2. Severability. In the event any provision, section, sentence, clause or part of the ordinance shall be held to be invalid, such invalidity shall not affect or impair any remaining provision, section, sentence, clause or part of the ordinance, it being the intent of the Township that such remainder shall be in full force and effect.

SECTION 3. Repealer. All ordinances or part of ordinances inconsistent herewith are hereby and the same repealed.

ENACTED AND ORDAINED this 28th day of March, 2023.

ATTEST:

LEHIGH TOWNSHIP

Alice A. Rehrig, Secretary

By: _____
Michael Jones, Chairman