COPY

TOWNSHIP OF UPPER MACUNGIE
Lehigh County, Pennsylvania

ORDINANCE #2013-04

(Duly adopted December 5, 2013)

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF UPPER MACUNGIE, LEHIGH COUNTY, PENNSYLVANIA, AMENDING THE ZONING ORDINANCE OF UPPER MACUNGIE TOWNSHIP, ADOPTED APRIL 7, 1994, AS AMENDED, TO AMEND PORTIONS OF THE ZONING MAP BY REZONING AN AREA IN THE SOUTH-EAST CORNER OF THE TOWNSHIP AND LOCATED EAST OF CETRONIA ROAD (SR 3008); NORTH OF INTERSTATE I-78 AND WEST OF SCHANTZ ROAD (T-527) FROM LI-LIGHT INDUSTRIAL PARK DISTRICT TO NC-NEIGHBORHOOD COMMERCIAL DISTRICT.

WHEREAS, the Upper Macungie Township Board of Supervisors has examined the properties described herein; and

WHEREAS, the Upper Macungie Township Zoning Map is incorporated into the Zoning Ordinance of Upper Macungie Township; and

WHEREAS, the zoning map change is consistent with the Township Comprehensive Plan and consistent with the intent and purpose of the NC-Neighborhood Commercial and the surrounding zoning, including the zoning in the neighboring municipality in which a portion of a parcel subject to the zoning map change lies; and

WHEREAS, among other reasons, the existing road system; the size of the parcels within the area subject to the change and the fact that the majority of the parcels within the area subject to the change are currently non-conforming residential uses, conform more to NC-Neighborhood Commercial District which allows residential uses by right than the LI-Light Industrial District which does not permit residential uses by right and generally provides for larger parcels of land with a road system more conducive to truck tractor traffic; and

WHEREAS, amendments to the Zoning Ordinance of Upper Macungie Township are permitted and authorized pursuant to the provisions of the Municipalities Planning Code, 53 P.S. § 10609; and

WHEREAS, pursuant to the provisions of the Municipalities Planning Code, 53 P.S. § 10609, the Board of Supervisors submitted the amendments set forth herein to the Upper Macungie Township Planning Commission and the Lehigh Valley Planning Commission for review at least thirty (30) days prior to the public hearing on the proposed amendments; and

WHEREAS, pursuant to the provisions of the Municipalities Planning Code, 53 P.S. § 10609, the Board of Supervisors held a public hearing to explain this ordinance and to obtain public comment regarding the amendments set forth herein.

NOW, THEREFORE, BE IT HEREBY ENACTED by the Board of Supervisors of Upper Macungie Township as follows, to wit:

SECTION 1. BODY OF THE ORDINANCE

The Zoning Ordinance of Upper Macungie Township is hereby amended as follows:

Article 1
DISTRICTS

303. ZONING MAP

303.B. Map Changes

The following parcels shall be zoned as described below:

An area of the south-east corner of the Township bounded Cetronia Road (S-3008) to the north; Interstate I-78 to the south and Schantz Road (T-527) to the east, as shown on the attached Exhibit "A" shall be zoned NC – Neighborhood Commercial District.

SECTION 2. EFFECTIVE DATE

This Ordinance shall become effective five (5) calendar days after the date of enactment.

SECTION 3. SEVERABILITY

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

SECTION 4. REPEALER

All other Ordinances or parts of Ordinances inconsistent herewith shall be and the same expressly are repealed.

ENACTED AND ORDAINED the 5th day of December, 2013, by the Board of Supervisors of Upper Macungie Township, Lehigh County, Pennsylvania, in a lawful session duly assembled.

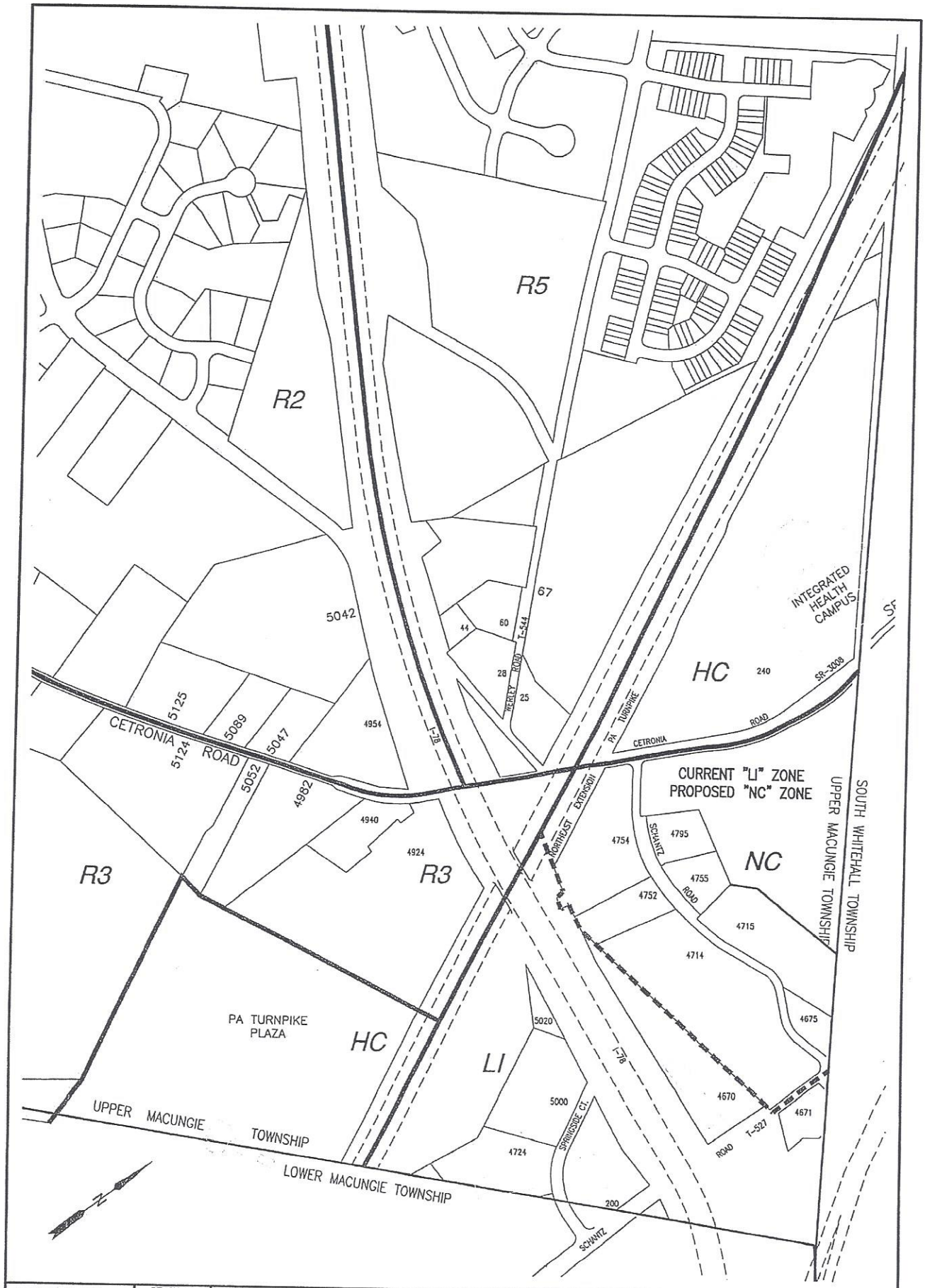
ATTEST:

TOWNSHIP OF UPPER MACUNGIE
LEHIGH COUNTY, PENNSYLVANIA
BOARD OF SUPERVISORS

Secretary

Edward J. Earley, Ed.D., Chairman

{00258971}



DESIGNED BY: KCE	REVISIONS	PROPOSED ZONING MAP REVISION 2	KEYSTONE CONSULTING ENGINEERS, INC.
DRAWN BY: KCE	NO. DATE	Upper Macungie Township	*Engineering firm of choice since 1972*
CHECKED BY: KCE			6235 Hamilton Blvd., Wescosville, PA 18106 - 610-395-0971
DATE: 10/15/13		UPPER MACUNGIE TOWNSHIP	*East Office: Bethlehem, West Office: Wescosville, North Office: Kresgeville*
SCALE: 1"=350'		LEHIGH COUNTY, PENNSYLVANIA	www.KeystoneConsultingEngineers.com
JOB NUMBER: UMT-13			
SHEET: 2 OF 2			

EXHIBIT "A"