

**TOWNSHIP OF ALLEN
NORTHAMPTON COUNTY, PENNSYLVANIA**

**AMENDMENTS TO THE ZONING MAP CONTAINED IN THE CODE OF
ORDINANCES OF ALLEN TOWNSHIP**

ORDINANCE NO.

AN ORDINANCE OF THE TOWNSHIP OF ALLEN, NORTHAMPTON COUNTY, PENNSYLVANIA, AMENDING THE TOWNSHIP OF ALLEN CODE OF ORDINANCES, BY REVISING CHAPTER 27 (ZONING), PART 3, SECTION 27-302 (ZONING DISTRICTS MAP) AND THE ZONING MAP APPENDIX (ALLEN TOWNSHIP ZONING MAP) TO CHANGE THE ZONING DESIGNATION OF THE FOLLOWING NORTHAMPTON COUNTY TAX MAP PARCEL NUMBERS: (1a) A PORTION NORTHAMPTON COUNTY TAX MAP PARCEL NUMBER L4-3-8-0501 LOCATED TO THE WEST OF HOWERTOWN ROAD FROM INDUSTRIAL/COMMERCIAL TO RURAL AS DEPICTED ON THE ATTACHED ZONING MAP; (1b) A PORTION NORTHAMPTON COUNTY TAX MAP PARCEL NUMBER L4-9-8-6-0501 LOCATED TO THE WEST OF HOWERTOWN ROAD FROM INDUSTRIAL/COMMERCIAL TO RURAL AS DEPICTED ON THE ATTACHED ZONING MAP; (2) A PORTION NORTHAMPTON COUNTY TAX MAP PARCEL NUMBER L4-15-11-0501, AND NORTHAMPTON COUNTY TAX MAP PARCEL NUMBER L4SE1-8-1-0501, BOTH BEING LOCATED TO THE EAST OF SAVAGE ROAD AND WEST OF THE DRY RUN CREEK FROM INDUSTRIAL TO NEIGHBORHOOD COMMERCIAL AS DEPICTED ON THE ATTACHED ZONING MAP; AND (3) THE REMAINDER OF NORTHAMPTON COUNTY TAX MAP PARCEL NUMBER L4-15-11-0501 LOCATED TO THE EAST OF THE DRY RUN CREEK AND SOUTH OF ATLAS ROAD FROM INDUSTRIAL TO R2-MEDIUM DENSITY RESIDENTIAL. THIS ORDINANCE CONTAINS SIGNIFICANT, SUBSTANTIVE CHANGES TO THE ALLEN TOWNSHIP ZONING DISTRICTS AND MAP, AND SHOULD BE REVIEWED IN ITS ENTIRETY FOR A COMPREHENSIVE UNDERSTANDING OF ITS PROVISIONS.

WHEREAS, Allen Township is a Township of the Second Class, located in Northampton County, Pennsylvania; and

WHEREAS, the Allen Township Board of Supervisors adopted Ordinance # 2007-04, enacting the Code of Ordinances of the Township of Allen on November 8, 2007, as amended (hereinafter referred to as the "Code");; and

WHEREAS, the Allen Township Board of Supervisors desires to amend the Allen Township Zoning Map found in Chapter 27 (Zoning), Section 27-302 (Zoning Districts Map) and the Allen Township Zoning Map Appendix, to change the zoning district designation of certain properties located to the west of Howertown Road (being further identified as a portion of Northampton County Tax Map Parcel Number L4-3-8-0501 and a portion of Northampton

County Tax Map Parcel Number L4-9-8-6-0501) from Industrial/Commercial to Rural; and certain properties located to the east of Savage Road and west of the Dry Run Creek (being further identified as a portion of Northampton County Tax Map Parcel Number L4-15-11-0501 and the entirety of Northampton County Tax Map Parcel Number L4SE1-8-1-0501) from Industrial to Neighborhood Commercial; and a certain property located to the east of the Dry Run Creek and south of Atlas Road (being further identified as the remainder of Northampton County Tax Map Parcel Number L4-15-11-0501) from Industrial to R2 Medium Density Residential; and

WHEREAS, the Allen Township Board of Supervisors has determined it to be in the best interests of the health, safety, and welfare of the residents of Allen Township to so amend the Code of Ordinances; and

WHEREAS, the provisions of this Ordinance have been submitted to and reviewed by the Allen Township Planning Commission and the Lehigh Valley Planning Commission; and

WHEREAS, the Allen Township Board of Supervisors held a duly advertised Public Hearing on _____, 2018 to consider the adoption of this Ordinance.

NOW THEREFORE, be it ENACTED and ORDAINED by the Board of Supervisors of the Township of Allen, that the Code of Ordinances of the Township of Allen as amended, be and is hereby further amended as follows:

SECTION I. Amendments to Chapter 27 (Zoning), Part 3 (Establishment of Districts), Section 302 (Zoning Districts Map) and the Allen Township Zoning Map Appendix

Chapter 27 (Zoning), Part 3, Section 302 (Zoning Districts Map) and the Zoning Map appendix (Allen Township Zoning Map), are hereby amended by changing the zoning district designation of certain properties located to the west of Howertown Road (being further identified as a portion of Northampton County Tax Map Parcel Number L4-3-8-0501 and a portion of Northampton County Tax Map Parcel Number L4-9-8-6-0501) from Industrial/Commercial to Rural, as is further depicted on Exhibits “A & D”, which are attached hereto and incorporated herein by reference.

SECTION II. Amendments to Chapter 27 (Zoning), Part 3 (Establishment of Districts), Section 302 (Zoning Districts Map) and the Allen Township Zoning Map Appendix

Chapter 27 (Zoning), Part 3, Section 302 (Zoning Districts Map) and the Zoning Map appendix (Allen Township Zoning Map), are hereby amended by changing the zoning district designation of certain properties located to the east of Savage Road and west of the Dry Run Creek (being further identified as a portion of Northampton County Tax Map Parcel Number L4-15-11-0501 and the entirety of Northampton County Tax Map Parcel Number L4SE1-8-1-0501) from Industrial to Neighborhood Commercial, as is further depicted on Exhibits “B & D”, which are attached hereto and incorporated herein by reference.

SECTION III. Amendments to Chapter 27 (Zoning), Part 3 (Establishment of Districts), Section 302 (Zoning Districts Map) and the Allen Township Zoning Map Appendix

Chapter 27 (Zoning), Part 3, Section 302 (Zoning Districts Map) and the Zoning Map appendix (Allen Township Zoning Map), are hereby amended by changing the zoning district designation of a certain property located to the east of the Dry Run Creek and south of Atlas Road (being further identified as the remainder of Northampton County Tax Map Parcel Number L4-15-11-0501) from Industrial to R2 Medium Density Residential, as is further depicted on Exhibits “C & D”, which are attached hereto and incorporated herein by reference

SECTION IV. Amendments to Chapter 27 (Zoning), Part 3 (Establishment of Districts), Section 302 (Zoning Districts Map) and the Allen Township Zoning Map Appendix

Chapter 27 (Zoning), Part 3, Section 302 (Zoning Districts Map), is hereby amended by revising the Allen Township Zoning Map to reflect the changes described in Sections I, II and III of this Ordinance, as further depicted on Exhibit “D”, which is attached hereto and incorporated herein by reference. Pursuant to the provisions contained in this Ordinance, as of the effective date of this Ordinance, Exhibit “D” is hereby adopted as the official Allen Township Zoning Map.

SECTION V. Conflict

Whenever the requirements of this Ordinance are in conflict with other requirements of the ordinances of the Township of Allen, 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 with enforcement of this Ordinance or any other Ordinances of the Township.

SECTION V. Severability

It is hereby declared to be the intention of the Board of Supervisors of the Township of Allen that the parts, sections, 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 Ordinance.

SECTION VI. Effective Date

 This Ordinance shall become effective five (5) days after enactment by the Board of Supervisors of Allen Township.

ENACTED AND ORDAINED this _____ day of _____, 2018.

ATTEST:

ALLEN TOWNSHIP
BOARD OF SUPERVISORS:

Secretary

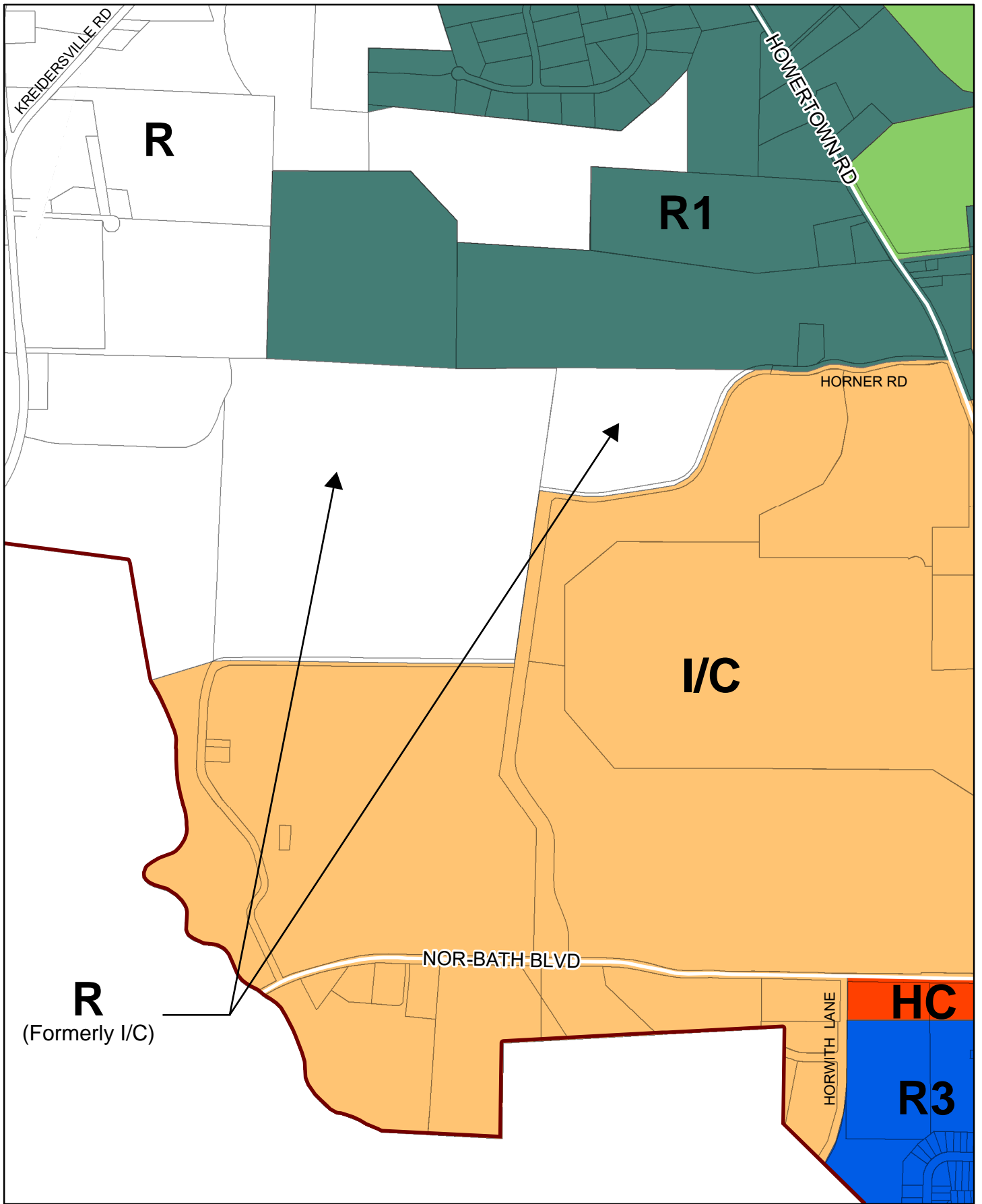


EXHIBIT A

2018 ZONING MAP REVISION
ALLEN TOWNSHIP
NORTHAMPTON COUNTY, PA

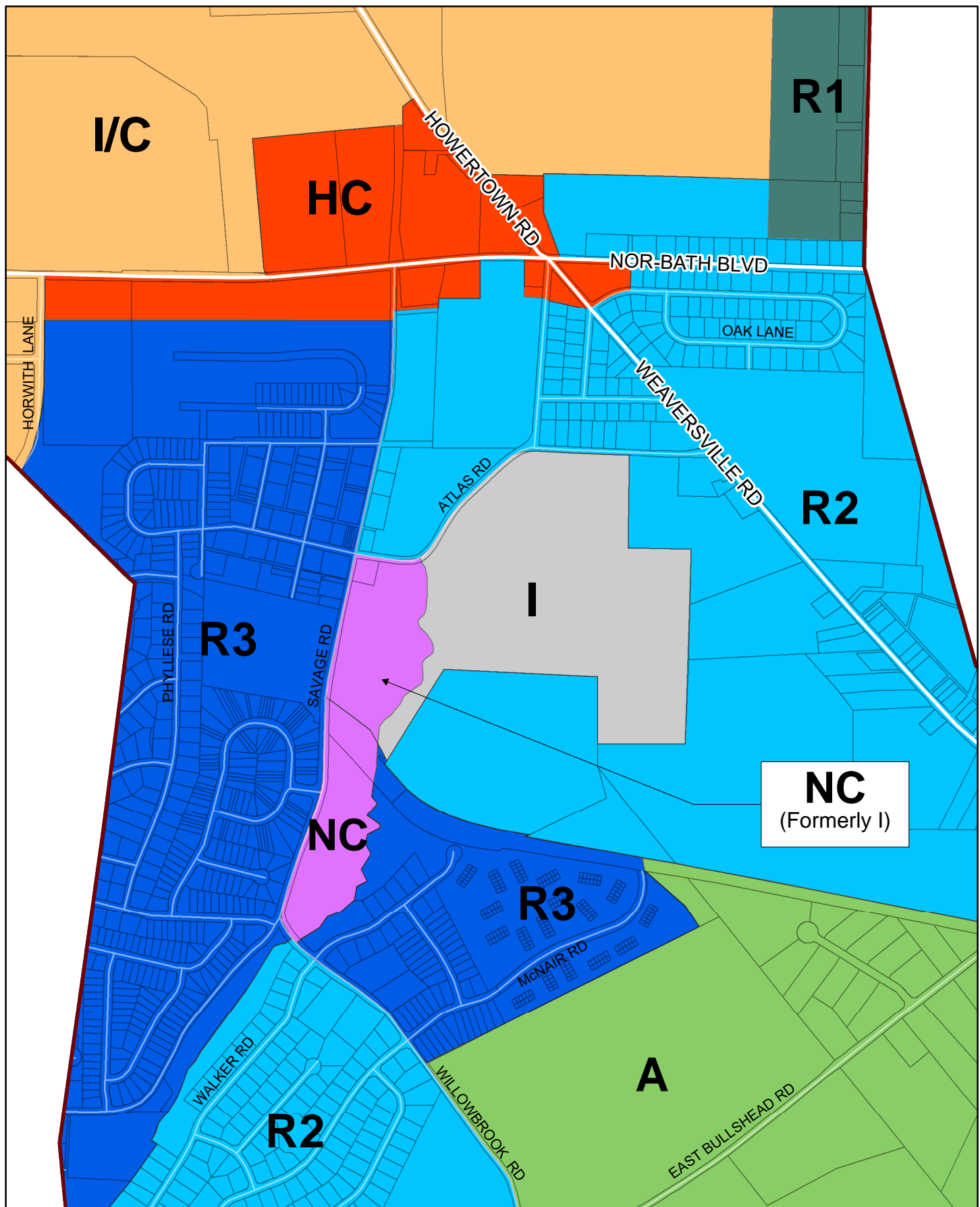
JOB NUMBER: 362118.009

DATE: 10/05/18

SCALE: AS NOTED

DRAWN BY: CEM

SHEET: 1 OF 3



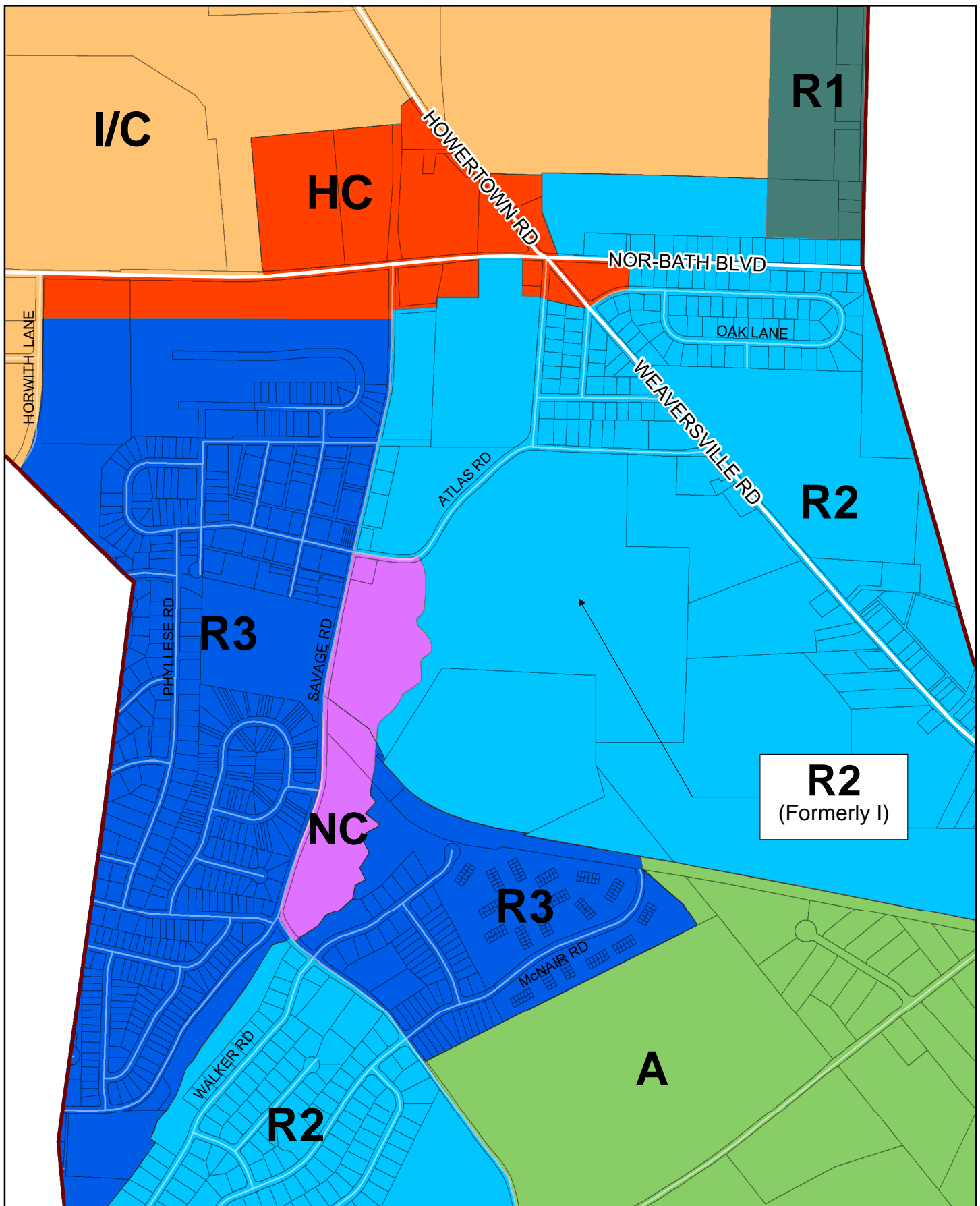


EXHIBIT C

2018 ZONING MAP REVISION
ALLEN TOWNSHIP
NORTHAMPTON COUNTY, PA

JOB NUMBER: 362118.009

DATE: 10/05/18

SCALE: AS NOTED

DRAWN BY: CEM

SHEET: 3 OF 3

