



ORDINANCE NO. 2006-10

AN ORDINANCE OF LYNN TOWNSHIP, LEHIGH COUNTY, PA
AMENDING THE ZONING ORDINANCE TO PROVIDE FOR A
MORE BALANCED COMMUNITY HAVING MIXED HOUSING
TYPES IN THE VILLAGE CENTER (VC) ZONING DISTRICT.

NOW THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of the Township of Lynn, in lawful session assembled as follows:

Section 1. Add the following to Section 362 Permitted Uses in the Village Center (VC) Zoning District:

362.2 (a) Single family detached dwellings shall not be less than 30% of the total number of dwelling units on lots of four (4) acres or more in existence at the enactment date of the date of this ordinance.

362.3 (a) Single family semi-detached dwellings (duplex) shall not exceed 20% of the total number of dwelling units on lots of four (4) acres or more in existence at the enactment date of the date of this ordinance.

Section 2. Add the following to Section 364, Special Exception Uses in the Village Center (VC) Zoning District:

364.13 (a) Single family attached dwellings (townhouses) shall not exceed 50% of the total number of dwelling units on lots of four (4) acres or more in existence at the enactment date of the date of this ordinance.

364.14 (a) Multifamily dwellings (apartments) shall not exceed 20% of the total number of dwelling units on lots of four (4) acres or more in existence at the enactment date of the date of this ordinance.

364.17 The number of single family attached dwellings (townhouses) plus the number of multifamily dwellings (apartments) shall not exceed 50% of the total number of dwelling units on lots of four (4) acres or more in existence at the enactment date of the date of this ordinance.

Section 3. Add the following in Section 365, Lot Area, Width, Lot Coverage and Height Requirements in the Village Center (VC) Zoning District:

365.2 The lot area and yards required for any new building or use shall not include any part of a lot that is required by any other building or use to comply with the requirements of this Ordinance.

ATTESTATION: This is a true and correct copy of the proposed Ordinance amending the Zoning Ordinance to provide for a more balanced community having mixed housing types in the Village Center (VC) Zoning District being considered by the Board of Supervisors. *Tracy A. Miklus* Tracy A. Miklus, Twp. Secretary

Section 4. Change the following in Section 365, Lot Area, Width, Lot Coverage and Height Requirements in the Village Center (VC) Zoning District:

<u>Use</u>	<u>Min. Lot Area</u>	<u>Max. No. Units per Gross Acre</u>	<u>Min. Lot Width</u>	<u>Max. Lot Coverage</u>	<u>Max. Bldg. Height</u>
Single family Detached dwelling	10,000 square feet	_____	55'	30%	35'
Single family Semi-detached dwelling	8000 square feet	_____	45'	40%	35'
Single family Attached dwelling					
with on-lot water	_____	6	20'	40%	35'
with central water	_____	7	20'	40%	35'
Multi-family dwellings	_____	8	none	40%	35'

Section 5. Change the following in Section 460, Parking and Loading Requirements, Sub-section 461.4, off street parking table, for the Village Center (VC) Zoning District:

<u>Use</u>	<u>Requirement</u>
All other residences	2 spaces per dwelling unit plus 1 visitor space for every 4 dwelling units

Section 6. If any other ordinances and resolutions, or parts thereof, are inconsistent with this Ordinance, the more stringent shall apply.

Section 7. The provisions of this Ordinance are severable and if any provisions hereof are declared illegal or invalid on constitutional or statutory grounds by any court of competent jurisdiction, then those provision not specifically declared illegal or invalid remain in full force and effect.

Section 8. This ordinance shall become effective in (5) days.

