

IV. Future Growth and Land Development (ARRO 537)

A. Delineation of Development

1) Existing Development

The original Sewage Facility Plan for Lynn Township completed in 1976 did not clearly define the sewer service area. In 2004, the Northern Region of Lehigh County completed their Multi-Municipality Comprehensive Plan that identified the current sewer system as the sewer service area. Potential service areas south and east of New Tripoli were also identified. These areas are shown in Map 7 of the Act 537 Sewage Facilities Plan for Lynn Township included in the Appendix.

2) Land-Use Designations

Within the proposed service area that extends the current service area further, are lands zoned as Low Density Rural Residential and Industrial Commercial (IC). Approximately 145 Acres of the LDRR was previously designated as a Rural Center District, which allowed lot sizes of 6,000 and 8,000 square feet. The IC district located along Route 309 permits minimum lot sizes of 20,000 square feet. For this most part, this zone has not been developed, but there are a few retail stores, a gas station and a restaurant. Refer to Map 8 in the Act 537 Sewage Facilities Plan for Lynn Township dated October 2005 that is included in Appendix.

3) Future Growth Areas

For the purposes of this Act 537 update, growth in the study area has been identified as the areas within the service or planning area of the treatment plant. Using the current figures, zoning requirements and future subdivisions that are submitted, the following is a table of existing and immediately proposed EDU's.

The majority of this growth is centered around New Tripoli. The development is typically of minor subdivisions consisting of 2 to 5 lots that can be served by OLDS. Map 7 in the Act 537 Sewage Facilities Plan for Lynn Township dated October 2005 that is included in the Appendix shows the future land-use areas that are defined by the 2004 Comprehensive Plan. A comparison of the permitted zoning and the zoning of the Comprehensive Plan is included below in table IV-1. For greater detail pertaining to future growth within the service area, refer to the Act 537 Sewage Facilities Plan for Lynn Township Sewage Facilities Plan for Lynn Township dated October 2005.

**Table IV-1
Current Permitted Zoning and Zoning in the 2004 Comprehensive Plan**

Current Zoning	Lot Size	2004 Comprehensive Plan	Lot Size
Rural Center*	6,000/8,000 sq. ft	Village Center*	4,356 ft sq.**
LDRR	1 acre on lot sewer, 3/4 acre w/ public sewer	Rural	1 ac. With or w/out public sewer
IC	20,000 square feet	Light Industrial	20,000 ft sq.
Agriculture	10% of Tract developed for non-ag. 30,000 sq ft.	Agricultural Preservation	10% of Tract developed for non-ag. 30,000 ft sq.

* Lot sizes based on the lot being served with public sewer

** Based on a maximum density of 10 dwellings per acre

4) Zoning and Subdivision Regulations

The existing zoning ordinances set forth by Lynn Township are in accord with those in the Multi-Municipal Comprehensive Plan for Northern Lehigh County. Both of these plans establish growth areas, rural areas and preservation areas within the township by giving attention to environmentally sensitive areas such as high water tables, flood plains, steep slopes, wetlands and recreational areas.

5) Wastewater Treatment for the Next 5 and 10 Years

The treatment plant will be expanded for the growth expected in the next 20 years. There would be no savings in phasing the treatment plant expansion to accommodate a lesser amount of growth because the plant is currently experiencing hydraulic overloads, which must be remedied as soon as possible. The growth potential within the service area is and will continue to be a result of factors such as zoning, market prices and economic conditions. For a table of proposed EDU's over the next 20 years, refer to page 20 in the Act 537 Sewage Facilities Plan for Lynn Township dated October 2005 that is included in the Appendix.