

DRAFT - October 2009

Upper Milford Township Zoning Ordinance

Lehigh County, Pennsylvania

As Adopted by the Upper Milford Township Board of Supervisors
on _____

This Ordinance was prepared under the
direction of the Upper Milford Township Board of Supervisors,
Planning Commission and Staff.

Ordinance Number ____



Community Planning and Zoning Consultant

Urban Research and Development Corporation
Bethlehem, Pennsylvania

**This Ordinance Was Prepared
Under the Direction of the Following
Township Officials
2008–2009**

Board of Supervisors

Township Planning Commission

Township Staff

Township Solicitor

Township Engineers

Zoning Hearing Board

Community Planning and Zoning Consultants

Urban Research and Development Corporation
Bethlehem, Pennsylvania

CONTENTS

Page

	Title, Severability, Enactment.....	1
1.	Title.....	1
2.	Short Title.....	1
3.	Severability.....	1
4.	Procedural Defects in Enactment.....	1
5.	Repealer.....	1
6.	Enactment.....	1
	 Article 1 Administration.....	 1-1
101.	Applicability of This Ordinance.....	1-1
102.	Purposes and Community Development Objectives.....	1-1
103.	Permits and Certificates.....	1-1
104.	General Procedure for Permits.....	1-6
105.	Interpretation and Uses Not Regulated.....	1-6
106.	Enforcement, Violations And Penalties.....	1-7
107.	Fees.....	1-8
108.	Amendments to This Ordinance.....	1-8
109.	Curative Amendments.....	1-9
110.	Zoning Officer.....	1-9
111.	Zoning Hearing Board Actions And Variances.....	1-9
112.	Zoning Hearing Board Hearings And Decisions.....	1-12
113.	Appeals to Court.....	1-13
114.	Limited Public Utility Exemptions.....	1-13
115.	Township and Municipal Authority Exemption.....	1-13
116.	Special Exception Use Process.....	1-13
117.	Liability.....	1-14
	 Article 2 Definitions.....	 2-1
201.	General Interpretation.....	2-1
202.	Terms Defined.....	2-1
	 Article 3 Districts, Permitted Uses And Yard Requirements.....	 3-1
301.	Establishment of Zoning Districts and Use Regulations.....	3-1
302.	Application of District Regulations.....	3-2
303.	Zoning Map and Rules for Interpreting District Boundaries.....	3-3
304.	Table of Allowed Uses in Each Zoning District.....	3-5

	<u>Page</u>	
305.	Dimensional Requirements in Each District.	3-21
306.	Additional Requirements within the AC Agricultural Conservation District.	3-27
307.	Open Space Development Option.	3-31
308.	Age Restricted Residential Development.	3-38
309.	Historic Buildings.	3-38
310.	Reserved.	3-40
311.	Additional Requirements for Certain Permitted by Right Uses.	3-40
312.	Special Exception Uses.	3-47
313.	Accessory Uses.	3-62

Article 4 General Regulations. 4-1

401.	Frontage Onto Improved Streets; Number of Uses or Buildings; Minimum Size of Dwellings.	4-1
402.	Height Exceptions.	4-2
403.	Special Lot And Yard Requirements, Sight Distance and Buffer Yards.	4-2
404.	Landscaping.	4-5
405.	Future Right-of-Way Widths for Roads.	4-7
406.	Frontage Development Along Arterial and Collector Streets.	4-8
407.	Nonconformities.	4-9
408.	Site Design Guidelines.	4-11
409.	Dumpster Screening and Location.	4-12
410.	Two Dwellings On A Lot.	4-12

Article 5 Environmentally Sensitive Areas. 5-1

501.	Environmental Preservation Required.	5-1
502.	Nuisances Prohibited.	5-1
503.	Steep Slopes.	5-1
504.	Areas with Hydric Soils and High Water Table Soils.	5-2
505.	Development Along Streams and Wetlands.	5-4
506.	Alluvial Soils Areas.	5-4
507.	Floodplain Regulations.	5-5
508.	Filling, Excavation and Grading.	5-5
509.	Outdoor Storage Control.	5-6
510.	Sewage Waste Treatment and Disposal Control.	5-6
511.	Noise Control.	5-6
512.	Vibration Control.	5-7
513.	Dust and Odor Control.	5-7
514.	Control of Light and Glare.	5-7
515.	Tree Conservation.	5-8

	Article 6 Signs	6-1
601.	Purposes and Applicability.....	6-1
602.	Sign Definitions.....	6-1
603.	Miscellaneous Signs Not Requiring Permits.....	6-2
604.	Freestanding, Wall And Window Signs.....	6-7
605.	Prohibited Signs.....	6-8
606.	Off-premise Signs (Including Billboards).....	6-9
607.	General Design, Location and Construction of Signs.....	6-10
608.	Vehicles Functioning as Signs.....	6-11
609.	Abandoned or Outdated Signs.....	6-11
610.	Measurement of Signs.....	6-11
611.	Illumination of Signs.....	6-11
612.	Major Residential Development Signs.....	6-11
	 Article 7 Off-Street Parking And Loading	7-1
701.	Required Number of Off-Street Parking Spaces.....	7-1
702.	General Regulations for Off-street Parking.....	7-5
703.	Design Standards for Off-street Parking.....	7-6
704.	Off-street Loading.....	7-10
705.	Fire Lanes and Access.....	7-10

Index

Road Classification

Zoning Map Insert at End