

ZONING

180 Attachment 1

Appendix A¹

Lower Saucon Township

Permitted, Conditional and Special Exception Land Uses

[Amended 7-16-2003 by Ord. No. 2003-09; 11-5-2003 by Ord. No. 2003-11; 3-6-2019 by Ord. No. 2019-01]

Land Use Article in Ch. 180, Zoning	RA IV	R80 V	R40 VI	R20 VII	R12 VIII	MH IX	UR X	VC XI	GB1 XII	GB2 XIII	LI XIV	LM XIVA	O&L XV	Site Plan	Public Water and Sewer	Location of Additional Regulations
Outdoor advertising signs, including billboards									C	C	P	P		X		Article XVIA
Intensive agricultural uses											S	S				§ 180-103.1
General agriculture, excluding animal husbandry	P	P	P	P	P				P	P						
General agriculture, including animal husbandry	P	C	C											X		§ 180-103.1
Forestry	P	P	P	P	P	P	P	P	P	P	P	P	P	X		§ 180-127.2
Kennel, boarding, stable or obedience school	P													X		§ 180-103
Bank								P	P	P	P	P	P	X		§ 180-126
Barber, beauty shop or personal service								P	P	P				X	X	
Beverage distributor									P					X		
Car wash									P	P	P	P		X	X	§ 180-126
Craft shop	P							P	P	P				X		
Dance/art studio								P	P	P				X		
Day camp	P													X		
Gas station/ convenience store									P	P	P	P		X		§ 180-104
Salvage yard											S	S		X		§ 180-105
Laundromat								P	P	P				X	X	
Martial arts school									P	P				X		
Nursery or commercial greenhouse	P								P		P	P		X		
Office, business or research									P	P		P	P	X		
Repair shop, motor vehicle									C		P	P		X		§ 180-104
Cemetery	P		P	P										X		§ 180-107
Club, lodge or social building	C		C	C	C		C	C		C	S		C	X		§ 180-111
Community center					P		P	P	P					X		
Cultural facility					P		P	P	P				P	X		
Library					P		P	P	P				P	X		

NOTES:

1. This chart is for reference only and not regulation. In all cases the actual chapter sections will govern.
2. P = Permitted use
3. S = Special exception use
4. C = Conditional use
5. X = Required

¹ Editor's Note: This Appendix A was repealed 3-22-2023 by Ord. No. 2023-01. It remains in the Code at the request of the Township pending adoption of a new Appendix A.

LOWER SAUCON CODE

Permitted, Conditional and Special Exception Land Uses (cont'd)

Land Use	RA	R80	R40	R20	R12	MH	UR	VC	GB1	GB2	LI	LM	O&L	Site Plan	Public Water and Sewer	Location of Additional Regulations
Article in Ch. 180, Zoning	IV	V	VI	VII	VIII	IX	X	XI	XII	XIII	XIV	XIVA	XV			
Small appliance and equipment repair								P								
Educational institution, private					P		P						P	X	X	
Educational institution, public					P		P	P					P	X	X	§ 180-125
Educational, trade school													P	X	X	
Concrete or asphalt plant											S			X		§ 180-109
Landfills and waste disposal facilities											P			*		§ 180-109
Mineral extraction											S			X		§ 180-109
Petroleum and hazardous substance storage											S			X		§ 180-109
Research/laboratory											P	P	P	X		§ 180-109
Storage yards and buildings											P	P		X		§ 180-105
Bed-and-breakfast home	C						C	C		C			C	X		§ 180-110
Hotel and motel									P				P	X	X	§ 180-110
Fire and emergency station	P			P	P		P	P	P		P	P	P	X		
Government facility, other											P	P	P	X		
Government facility, Township					P		P	P	P		P		P	X		
Hospital					P		P	P	P				P	X	X	§ 180-121
Commercial (indoor) recreation									P				P	X	X	§ 180-112
Commercial (outdoor) recreation	C								P		P	P		X		
Club with shooting range	C										S			X		§ 180-111
Golf course	P	P	P											X		§ 180-113
Recreation and park, public	P	P	P	P	P	P	P	P					P	X		
Riding academy	P													X		§ 180-103
Theater, indoor									P					X		
Conversion					C		C	C			P			X		§ 180-115
Duplex					P		P	P						X		§ 180-116
Garden apartment							P							X	X	§ 180-117
Group homes/community living arrangement							C							X		§ 180-118

NOTES:

1. This chart is for reference only and not regulation. In all cases the actual chapter sections will govern.
2. P = Permitted use
3. S = Special exception use
4. C = Conditional use
5. X = Required
- * See § 180-109F(1).

ZONING

Permitted, Conditional and Special Exception Land Uses (cont'd)

Land Use	RA	R80	R40	R20	R12	MH	UR	VC	GB1	GB2	LI	LM	O&L	Site Plan	Public Water and Sewer	Location of Additional Regulations
Article in Ch. 180, Zoning	IV	V	VI	VII	VIII	IX	X	XI	XII	XIII	XIV	XIVA	XV			
Mobile home park						P								X		§ 180-119
Cluster residential development					P		P	P						X	X	§ 180-116
Rooming house							P	P		P				X		§ 180-117
Single-family detached	P	P	P	P	P	P	P	P		P						
In-law suite/accessory relative apartment	P	P	P	P	P	P	P	P								§ 180-137
Townhouse, single-family attached					P		P	P						X	X	§ 180-116
Restaurant, drive-in or fast-food									P					X	X	§ 180-126
Restaurant, sit-down								P	P	P			P	X	X	
Tavern								P	P	P			P	X	X	
Retail, convenience shopping center									P					X		§ 180-120
Retail, store								P	P	P				X		
Retail, vehicle or boat (sales)									P					X		
Lawn, garden supplies									P					X		
Building supplies, hardware									P					X		
Warehousing											P	P		X		
Wholesale Uses											P	P		X		
Mini storage facilities											P	P		X		
Railroad and motor freight transportation and warehousing											S	S			X	
Light manufacturing											S	S		X		§ 180-109
Production											S	S		X		§ 180-109
Printing and publishing											S	S		X		§ 180-109
Waste transfer facility											S	S		X		§ 180-109
Recycling facility											S	S				§ 180-109
Adult-orientated establishment											S	S		X		§ 180-124
Bus or taxi terminal											P	P	P	X		
Drug center							C							X	X	§ 180-122
Funeral home								P	P	P				X		
Mental health facility							C	C						X		§ 180-122

NOTES:

1. This chart is for reference only and not regulation. In all cases the actual chapter sections will govern.
2. P = Permitted use
3. S = Special exception use
4. C = Conditional use
5. X = Required