

PUBLIC NOTICE
ORDINANCE NO. 141-Q

Notice is hereby provided pursuant to Sections 609(b) and 610 of the Pennsylvania Municipalities Planning Code, 53 P.S. §§ 10609(b) and 10610, that the Board of Supervisors of the Township of Upper Saucon (hereinafter, "Supervisors") will hold a public hearing on the 12th day of February, 2018, commencing at 6:30 p.m. at the Upper Saucon Township municipal building, located at 5500 Camp Meeting Road, Center Valley, Pennsylvania, to take public comment and input concerning the adoption of an amendment to the Upper Saucon Township Zoning Ordinance known as Ordinance No. 141-Q.

The Supervisors intend to consider passage of Ordinance No. 141-Q at a public meeting to be held on the 12th day of February, 2018, commencing after the above-noted public hearing. The public meeting shall take place at the Upper Saucon Township municipal building located at 5500 Camp Meeting Road, Center Valley, Pennsylvania.

The following constitutes a summary of the contents of Ordinance No. 141-Q, prepared pursuant to Section 610(a) of the Municipalities Planning Code, as amended, 53 P.S. § 10610(a).

The title of the Ordinance is **"AN ORDINANCE AMENDING THE UPPER SAUCON TOWNSHIP ZONING ORDINANCE OF 2009, AS AMENDED, TO ADD A NEW SECTION 232 "ENTERPRISE OVERLAY ZONE," TO CREATE A CORPORATE CAMPUS USE AS A PERMITTED USE IN THE ENTERPRISE OVERLAY ZONE, TO ADD A NEW SECTION 493 TO CREATE REGULATIONS FOR THE CORPORATE CAMPUS USE AND TO ADD AND MODIFY CERTAIN DEFINITIONS GERMANE TO THE CORPORATE CAMPUS USE; AND FURTHER TO AMEND THE OFFICIAL ZONING MAP TO DESIGNATE A SECTION OF THE ENTERPRISE (E) ZONE AS INCLUDING THE ENTERPRISE OVERLAY ZONE (EOZ)."**

The Ordinance is known as Ordinance No. 141-Q (hereinafter, "Ordinance") and will become effective 5 days after enactment. All other ordinances or parts thereof in conflict are repealed to the extent of such conflict, except as stated in the Ordinance. The Ordinance contains Legislative Findings explaining its history, purpose, intent and rationale and a savings clause. It amends the Township's Zoning Ordinance and Official Zoning Map to add an overlay zone to a section of the Enterprise (E) Zoning District. The overlay zone will be known as the "Enterprise Overlay Zone" and will provide for a Corporate Campus use, all as discussed in the following summary.

The purpose, scope and intent of the Ordinance is to authorize and create regulations for a large scale, corporate campus serving a national or multinational business entity. A corporate campus may include a principal structure and multiple, secondary structures, with the principal structure having a height limitation of seventy-five (75) feet, which may increase to one hundred fifty (150) feet through incentives. The corporate campus will have a maximum lot coverage of fifty percent (50%) dropping to thirty percent (30%) if the principal building exceeds a height of seventy-five feet. Services and facilities offered to employees in the campus setting may include dining, banking, daycare, food, health and fitness. The principal structure must have a minimum of two hundred thousand (200,000) square feet of office space and support a minimum of one thousand (1,000) employees. Minimum lot size is twenty (20) acres. The Ordinance includes regulations for screening, landscaping, setbacks, access, off street parking and signage and definitions germane to the corporate campus use. Structured parking is encouraged.

In addition, the Ordinance amends the Official Zoning Map to add the overlay zone to a section of the existing Enterprise (E) Zone. Attached to the Ordinance is a map depicting the land to be incorporated into the overlay zone and applicable property identification numbers.

Copies of Ordinance No. 141-Q may be examined or obtained at the Upper Saucon Township municipal building located at 5500 Camp Meeting Road, Center Valley, Pennsylvania, during normal business hours, Monday through Friday, from 8:00 a.m. to 4:30 p.m. In addition, and in accordance with Section 610 of the Municipalities Planning Code, as amended, 53 P.S. § 10610, attested copies of the proposed Ordinance have been filed in the Lehigh County Department of Law (Lehigh County Government Center, 17 S. 7th Street, Allentown, PA) and at The Morning Call newspaper.

**UPPER SAUCON TOWNSHIP
BOARD OF SUPERVISORS
PATRICK LEONARD, CHAIRMAN**