

UPPER SAUCON TOWNSHIP ZONING DATA TABLE
ZONING DISTRICT: INDUSTRIAL DISTRICT (I)

ITEM	REQUIRED INDUSTRIAL TRUCK OR MOTOR FREIGHT TERMINALS	PROPOSED INDUSTRIAL TRUCK OR MOTOR FREIGHT TERMINALS
ZONING DISTRICT:	INDUSTRIAL	INDUSTRIAL
PROPOSED USE:	TRUCK OR MOTOR FREIGHT TERMINALS	TRUCK OR MOTOR FREIGHT TERMINALS
MIN. TRACT AREA:	1.00 AC	65.63 AC
BUILDING SETBACKS/COVERAGE:		
MIN. FRONT YARD SETBACK	50 FT	50 FT
MIN. SIDE YARD SETBACK	30 FT	30 FT
MIN. REAR YARD SETBACK	30 FT	30 FT
PARKING SETBACKS:		
MIN. FRONT YARD SETBACK	20 FT	20 FT
MIN. SIDE YARD SETBACK	10 FT	10 FT
MIN. REAR YARD SETBACK	30 FT	30 FT
MAX. IMPERVIOUS COVERAGE:	70%	61%
MAX. BUILDING HEIGHT:	60 FT	60 FT
MIN. CAR PARKING SPACE SIZE:	9 FT X 18 FT	9 FT X 18 FT
PARKING REQUIREMENTS:	1 SPACE PER 1,000 SF OF GFA (1,119 SPACES)	1 SPACE PER 1,000 SF OF GFA (1,124 SPACES)
OVERSIZE (12' X 70') PARKING SPACE REQUIREMENTS:	1 SPACE PER 10,000 SF PF GFA (112 SPACES)	118 DOCK SPACES 83 TRAILER SPACES

UPPER SAUCON TOWNSHIP ZONING DATA TABLE
ZONING DISTRICT: INDUSTRIAL DISTRICT (I)

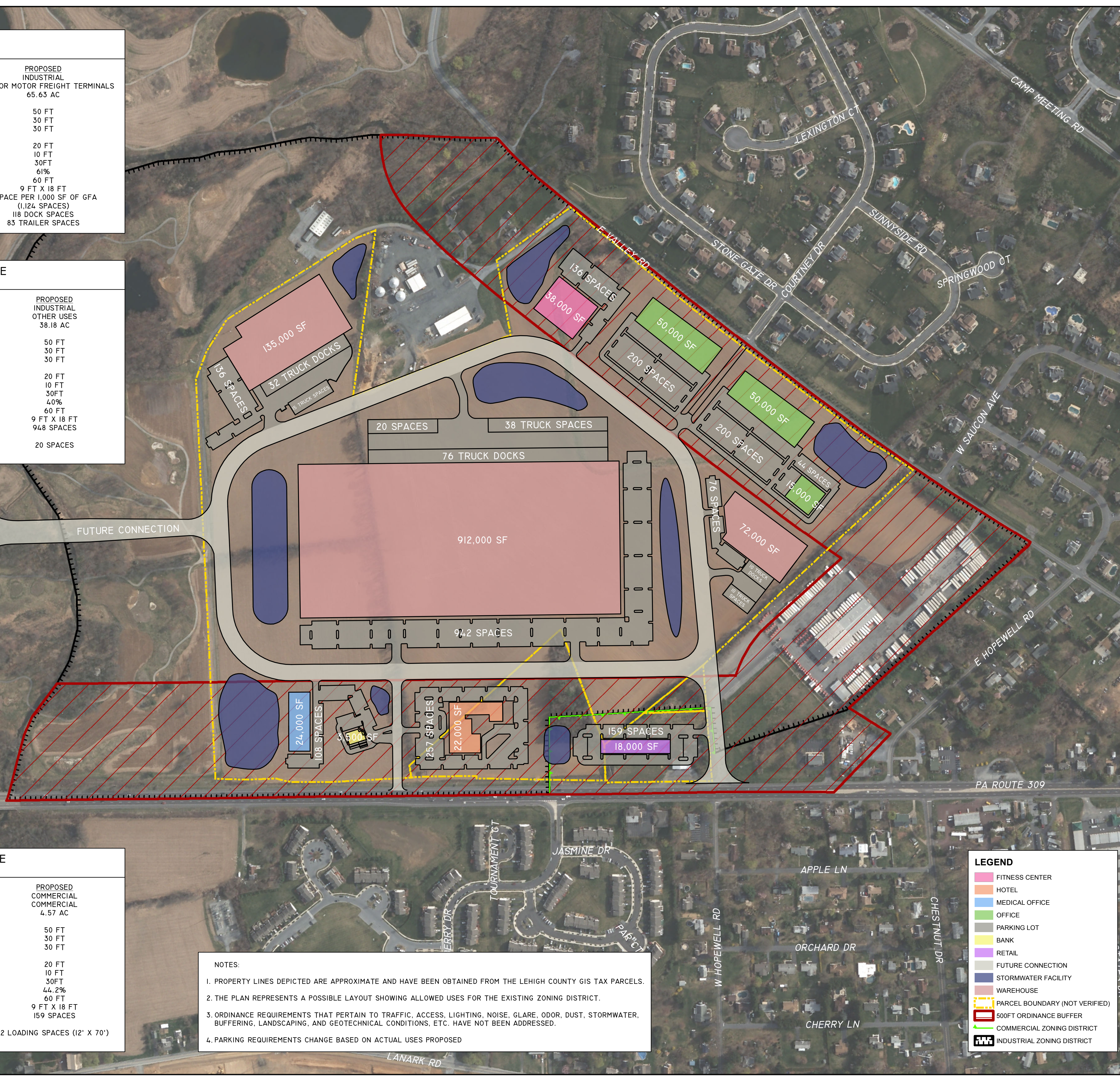
ITEM	REQUIRED INDUSTRIAL OTHER USES	PROPOSED INDUSTRIAL OTHER USES
ZONING DISTRICT:	INDUSTRIAL	INDUSTRIAL
PROPOSED USE:	OTHER USES	OTHER USES
MIN. TRACT AREA:	1.00 AC	38.18 AC
BUILDING SETBACKS/COVERAGE:		
MIN. FRONT YARD SETBACK	50 FT	50 FT
MIN. SIDE YARD SETBACK	30 FT	30 FT
MIN. REAR YARD SETBACK	30 FT	30 FT
PARKING SETBACKS:		
MIN. FRONT YARD SETBACK	20 FT	20 FT
MIN. SIDE YARD SETBACK	10 FT	10 FT
MIN. REAR YARD SETBACK	30 FT	30 FT
MAX. IMPERVIOUS COVERAGE:	70%	40%
MAX. BUILDING HEIGHT:	60 FT	60 FT
MIN. CAR PARKING SPACE SIZE:	9 FT X 18 FT	9 FT X 18 FT
PARKING REQUIREMENTS:	VARIES BY PROPOSED USE	948 SPACES
OVERSIZE (12' X 70') PARKING SPACE REQUIREMENTS:	VARIES BY PROPOSED USE	20 SPACES

UPPER SAUCON TOWNSHIP ZONING DATA TABLE
ZONING DISTRICT: COMMERCIAL DISTRICT (C)

ITEM	REQUIRED COMMERCIAL	PROPOSED COMMERCIAL
ZONING DISTRICT:	COMMERCIAL	COMMERCIAL
PROPOSED USE:	COMMERCIAL	COMMERCIAL
MIN. TRACT AREA:	1.00 AC	4.57 AC
BUILDING SETBACKS/COVERAGE:		
MIN. FRONT YARD SETBACK	50 FT	50 FT
MIN. SIDE YARD SETBACK	30 FT	30 FT
MIN. REAR YARD SETBACK	30 FT	30 FT
PARKING SETBACKS:		
MIN. FRONT YARD SETBACK	20 FT	20 FT
MIN. SIDE YARD SETBACK	10 FT	10 FT
MIN. REAR YARD SETBACK	30 FT	30 FT
MAX. IMPERVIOUS COVERAGE:	70%	44.2%
MAX. BUILDING HEIGHT:	60 FT	60 FT
MIN. CAR PARKING SPACE SIZE:	9 FT X 18 FT	9 FT X 18 FT
PARKING REQUIREMENTS:	5 SPACES PER 1,000 SF OF GFA (90 SPACES)	159 SPACES
OVERSIZE (12' X 70') PARKING SPACE REQUIREMENTS:	1 SPACE PER 10,000 SF OF GFA (2 SPACES)	2 LOADING SPACES (12' X 70')

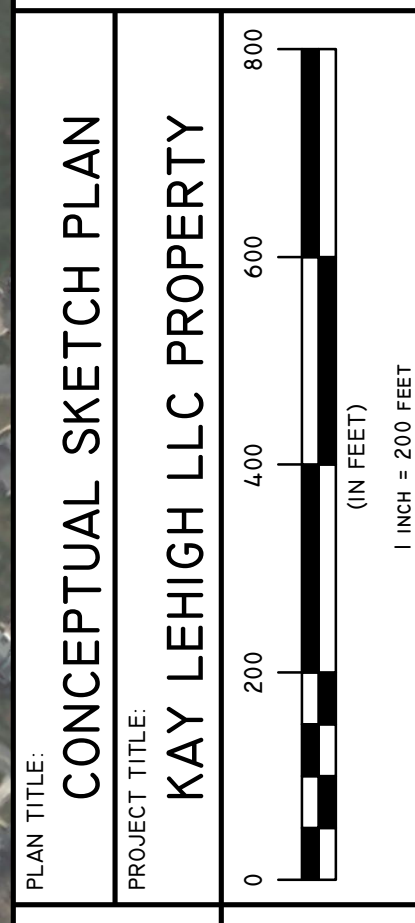
NOTES:

- PROPERTY LINES DEPICTED ARE APPROXIMATE AND HAVE BEEN OBTAINED FROM THE LEHIGH COUNTY GIS TAX PARCELS.
- THE PLAN REPRESENTS A POSSIBLE LAYOUT SHOWING ALLOWED USES FOR THE EXISTING ZONING DISTRICT.
- ORDINANCE REQUIREMENTS THAT PERTAIN TO TRAFFIC, ACCESS, LIGHTING, NOISE, GLARE, ODOR, DUST, STORMWATER, BUFFERING, LANDSCAPING, AND GEOTECHNICAL CONDITIONS, ETC. HAVE NOT BEEN ADDRESSED.
- PARKING REQUIREMENTS CHANGE BASED ON ACTUAL USES PROPOSED



CHECKED BY:	CHU
DATE:	6/20/2019
PROJECT NO.:	US19-42
SHEET NO.:	1 OF 1

NO.	1	REVISIONS	REVISED NOTES AND ZONING DATA TABLE
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PLAN TITLE: CONCEPTUAL SKETCH PLAN
PROJECT TITLE: KAY LEHIGH LLC PROPERTY

UPPER SAUCON TOWNSHIP
LEHIGH COUNTY
PENNSYLVANIA

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