

LAND USE AND HOUSING PLAN

An inventory of how land in the community is currently used is essential in preparing a comprehensive plan. The Lehigh Valley Planning Commission provided digital mapping files that depict roads, property lines and existing land use. A field survey was conducted to update that information as of August 2010. The results of the field survey are illustrated in Map 3.1 - Existing Land Use and described in the narrative below.

This chapter addresses the following major topics:

- Development Pressures
- Land Use Acreage and Trends
- Residential Uses
- Commercial Uses
- Industrial Uses
- Public & Semi-Public Uses
- Parks and Recreation Uses
- Agricultural and Undeveloped Uses
- Current Township Zoning
- Adjacent Municipal Zoning and Land Use Policies

Development Pressures

Salisbury Township borders both the cities of Allentown and Bethlehem and has direct access to major transportation routes. These are the direct contributors of the Township's development pressures. The majority of land that is undeveloped is within the Lehigh and South Mountain areas which, has strict zoning regulations, steep slopes, seeps, springs, wetlands and other natural features, making these areas less cost-efficient for development purposes.

Salisbury has direct access to the major highways of the Lehigh Valley in Interstate 78 and PA Routes 22, 309 and 29. Salisbury is located on the southern edge of the City of Allentown and shares a eastern border with Fountain Hill Borough and the City of Bethlehem. The City of Bethlehem has recently seen major re-development along the old Bethlehem Steel site, which is located on the city's south side. Emmaus Avenue, which flows directly through Salisbury, provides a direct route to this redeveloped area. Along the Cedar Crest Boulevard (PA Route 29) corridor, the Lehigh Valley Hospital and the accompanying health industry has contributed to steady development, including new residential units around the Lehigh Valley's largest job market area.

Land Use Acreage and Trends

Land use trends help depict a community's growth over time. Since the last Salisbury Comprehensive Plan in 1992, the Township has experienced a 4% growth in residential units and a 1% growth in public and quasi-public development. The largest changes in land use were a decrease in Agriculture and Undeveloped lands and an increase in Parks & Recreation lands (Table 3.1).

Table 3.1
Land Use Acreages - 2008

Land Use Categories	Area of the Township in 1986		Area of the Township in 2008	
	Acres	% of Total	Acres	% of Total
Residential	2,370	33%	2,682	37%
Commercial	176	2%	147	2%
Industrial and Warehousing	65	1%	74	1%
Public & Semi-Public	266	4%	353	5%
Parks & Recreation	591	8%	1,342	19%
Agriculture & Undeveloped	2,914	40%	1,829	25%
Transportation and Utilities	827	12%	775	11%

Source: Lehigh Valley Planning Commission, 2010

Residential

Residential uses have grown by 4% or 312 acres over the past 22 years (Table 3.1). The total number of housing units have increased from 5,071 in 1990 to 5,281 in 2000, according to the U.S. Census. In 2009, Salisbury Township approved a total of 19 lots for subdivision. According to the Lehigh Valley Planning Commission, the number of households in Salisbury is forecasted to increase by 427 from 2000 to 2020.

Table 3.2
Selected Housing Characteristics - 2000

2000 Population	Total Households	Persons Per Household	Total Housing Units	Household Forecast 2020
13,498	5,138	2.54	5,281	5,565

Source: U.S. Census Bureau, Lehigh Valley Planning Commission

Single-Family Detached

Single-family detached units are the most prevalent housing type within the Township. The western section of the Township is contiguous with the development of west Allentown but with higher home value prices. In the South Mountain area, new single-family detached housing units have been built sparingly due to the absence of central water and sewage connections and the large lot size requirements. Smaller lot sizes are found in the Emmaus Avenue and E. Susquehanna Streets corridor in comparison to both the western and South Mountain areas.



Single-Family Attached

Salisbury Township has relatively few single-family attached units (townhouses and twins). A few twin developments are located in eastern Salisbury, such as along the Emmaus Avenue corridor. A townhouse development exists along Bevin Drive near the South Mall.



Apartment Complexes

Apartments involve units that are located above each other, as opposed to townhouses that are located side-by-side. Salisbury Township's largest apartment complex is Devonshire Apartments, located along Devonshire Road in the western portion of the Township. Devonshire Apartments consist of 232 units, which is the ninth largest apartment complex in the Lehigh Valley, according to LVPC as of April of 2010. This development is currently being expanded. Another large

apartment development is located west of Cypress Avenue. Salisbury has a total of seven apartment complexes that contain of a total of 567 units.

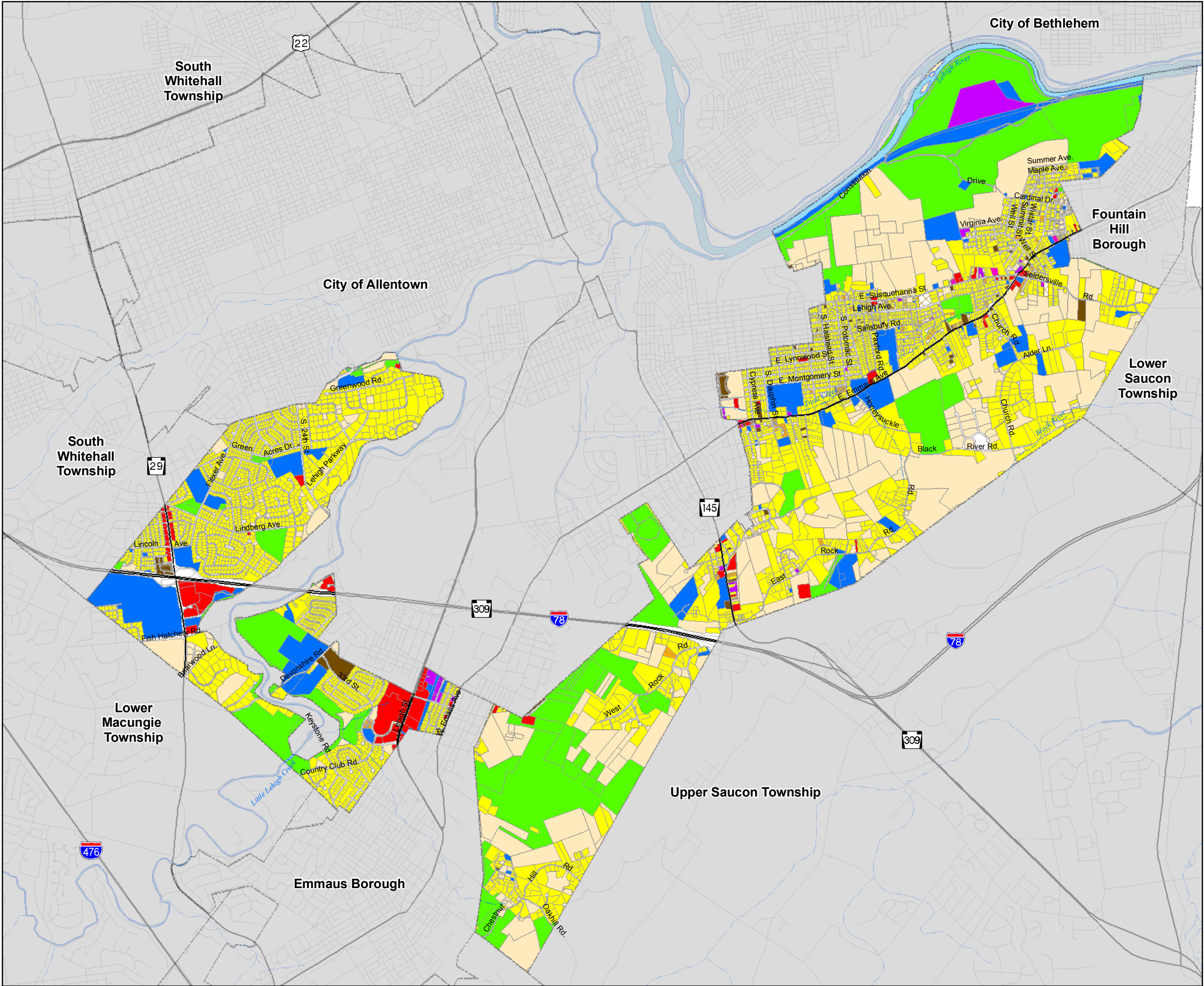
Manufactured (Mobile) Home Parks

Salisbury has two manufactured home parks located along the south side of Susquehanna Street (48 homes) and along the south side of Seidersville Road (19 homes).

Commercial

Commercial uses include retail stores, establishments that provide personal or business services and offices. According to Table 3.1, the proportion of commercial land in Salisbury has not changed since 1986. Salisbury Township has four different commercial corridors. The corridors relate to transportation routes and the extension of commercial development from the City of Allentown.

- **Cedar Crest Boulevard and Route 78/309** – located in the northwestern portion of the Township, the majority of commercial uses are within the healthcare industry. Lehigh Valley Hospital is located on the western side of Cedar Crest Boulevard, while across the street are offices and other uses related to health care.
 - **Lehigh Street** – located in between the City of Allentown and Emmaus Borough, this corridor contains South Mall. South Mall has a variety of retail and food services that serve people throughout the Allentown region. Also located along this corridor is the “AutoMile”, which is known for its concentration of automobile sales and services.
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- **Route 145** – centrally located within the Township, this corridor is a major connection from the City of Allentown to Route 78/309. There is not a large presence of commercial uses within the Township, but less than a 1/4 mile away in Allentown are large shopping centers and other retail services.
 - **Emmaus Avenue and East Susquehanna Street** – located in the eastern portion of the Township, this corridor has the highest density and is a direct connection from the City of Allentown to the City of Bethlehem. Small retail and service establishments are scattered throughout this area.



Salisbury Township
Comprehensive Plan

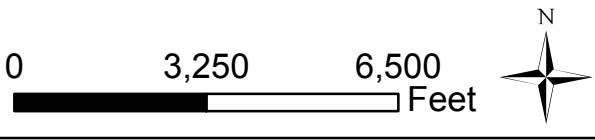
MAP 3.1
Existing Land Use

- Single-Family Detached
- Single-Family Attached
- Apartments
- Mobile Home Park
- Mixed Use
- Commercial
- Industrial
- Recreation & Open Space
- Public & Quasi-Public
- Agricultural & Vacant

December 2011

Base Information Provided By:

Lehigh Valley Planning Commission.



Industrial Uses

Salisbury includes very few industrial areas, with the exception of scattered uses along 31st Street and Route 145. Along Constitution Drive, there is currently an area zoned for industrial use. In the past this area has been underutilized because of its remote location and lack of access to a major highway. Industrial uses along the Emmaus Avenue and E. Susquehanna Street corridor are minimal and are consistent with light industrial uses. The majority of Salisbury residents that work in industrial uses work elsewhere throughout the Lehigh Valley.

Due to topography, central sewage and water issues and current zoning policies, Salisbury does not have the land available for new, major industrial uses. Table 3.1 identifies the Township as having a total of 74 acres, comprising only 1% of the total Township.

Public and Semi-Public Uses



The largest public and semi-public lands consist of the Salisbury Township School District properties. Other public and semi-public uses include churches, cemeteries, private schools, municipal buildings, hospitals and public utility companies. This section will be further detailed in *Chapter 5 - Community Facilities and Services Plan*.

Parks and Recreation

Within the Township, opportunities for recreation have doubled in the past two decades. Salisbury has added over 750 acres to its park and recreation lands. This feat has been accomplished through a combined effort by the Township, County, State, and non-profit organizations. Most notably, areas along South Mountain, Lehigh Mountain and Allentown's Lehigh Parkway, have been established as public recreational lands.

While the majority of these lands are passive recreation uses, the Township has also maintained, enhanced and added to its active recreation areas. The largest addition to Salisbury's active recreation park is the nearly 20-acre Lindberg Park. This section will be further detailed in *Chapter 5 - Community Facilities and Services Plan*.

Agriculture and Undeveloped

Salisbury's agricultural and undeveloped lands comprise 25% of the total land within the Township. The total percentage of agriculture and undeveloped lands have fallen in the past two decades which has led directly to an increase in parks and recreation lands. Agricultural lands are located along Cedar Crest Boulevard, owned by the Lehigh Valley Hospital, Seidersville Road while other small tracts are dispersed throughout the Township. The largest undeveloped non-agricultural privately owned lands are located along South Mountain. Other key undeveloped lands include an open field used for parking in Waldheim Park and lands between Fountain Hill and Lehigh Mountain, and a farm along Cardinal Drive.



Existing Zoning

Land in Salisbury is divided into several different residential and business-oriented zoning districts (Map 3.2). The purpose, primary uses allowed, and general levels of density permitted in each district can be summarized as follows:

CR- Conservation-Residential District

The CR District is designed to help preserve steep slopes, woodlands and other sensitive natural features. Single-family homes are permitted in CR but only on lots of two or more acres. Much of the land zoned CR is on or around South Mountain and Lehigh Mountain.

R1- Rural Residential District

The R1 District is for single-family home development in a semi-rural setting. The minimum lot size allowed is one acre per home, except that homes are permitted on 30,000 square foot lots if the parcel is served by both public water and public sewers. Most R1 land in Salisbury is west of Emmaus Avenue with some also located near South Mountain and Lehigh Mountain.

Salisbury Township Comprehensive Plan

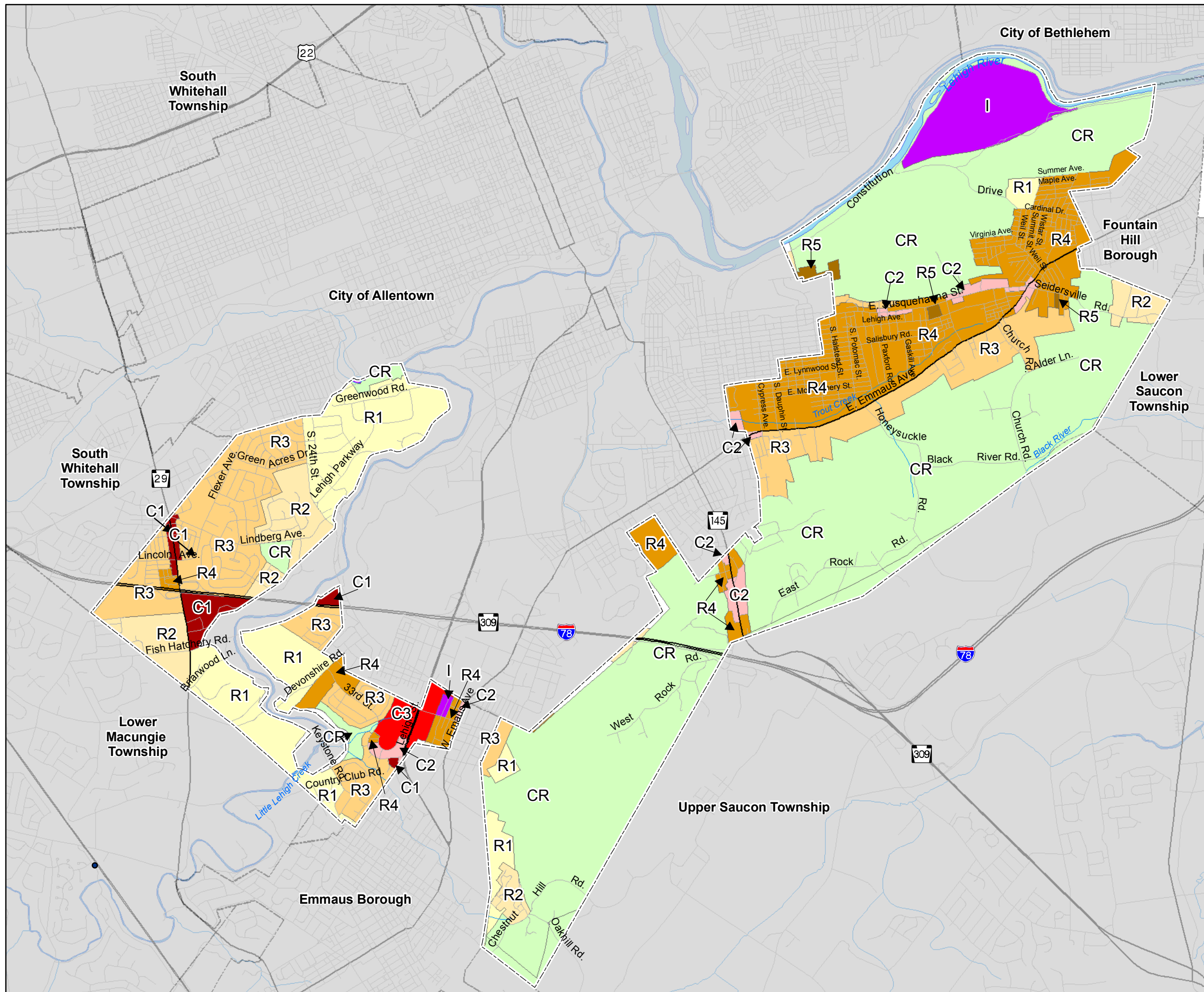
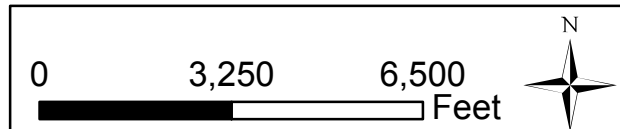
MAP 3.2 Existing Zoning

- R1** - Rural Residential
- R2** - Low Density Residential
- R3** - Medium Low Density Residential
- R4** - Medium Density Residential
- R5** - Medium High Density Residential
- CR** - Conservation-Residential
- C1** - Office-Laboratory
- C2** - Neighborhood Commercial
- C3** - General Commercial
- I** - Light Industrial

December 2011

Base Information Provided By:

Salisbury Twp. Zoning Ordinance, 1993
Lehigh Valley Planning Commission.



R2 - Low Density Residential District

The R2 District is similar to the R1 District except that single-family dwellings can be built on lots as small as 12,000 square feet if the parcel is served by both central water and central sewers. R2 area in Salisbury includes some land in the western portion of the Township and small areas off Chestnut Hill Road and Seidersville Road.

R3 - Medium Low Density Residential District

The R3 District permits twins and townhouses in addition to single-family homes. Minimum lot sizes go as small as 6,000 square feet per unit in the case of twins served by both central water and central sewers. The largest concentrations of R3 land in Salisbury are: a) along the south side of Emmaus Avenue between Seidersville Road and the point where Emmaus Avenue passes into the City of Allentown; and b) area north of Route 309 on both sides of Route 29.

R4 - Medium Density Residential District

The R4 District permits apartments in addition to the other residential uses allowed in R1, R2, and R3. Minimum lot sizes go as small as 4,500 square feet per unit in the case of apartments served by central water and sewers. By far, the primary R4 area in Salisbury is along the north side of Emmaus Avenue between Seidersville Road and the point where Emmaus Avenue passes into the City of Allentown.

R5 - Medium High Density Residential District

The R5 District is similar to the R4 District, except that R5 allows people to convert single-family homes into structures with two or more units. Another difference is that R5 permits manufactured home parks. R5 land in Salisbury includes an open area north of Susquehanna Avenue, and two existing manufactured home parks that are south of Seidersville Rd. and south of Susquehanna Avenue.

C1 - Office Laboratory District

The C1 District is designed to provide for offices and closely related commercial uses. Single-family detached homes are also allowed. There are three areas of C1 zoning in Salisbury: 1) at the southeast quadrant of the I-78/Cedar Crest Boulevard interchange, 2) at Fish Hatchery Road and Oxford Drive, 3) along Cedar Crest Boulevard north of I-78, and 4) an area that serves as a transitional buffer between heavier commercial areas and homes near Bevin Drive.

C2 - Neighborhood Commercial District

C2 allows most of the same business uses as C1 but also permits retail and service uses that help meet the day-to-day needs of nearby residential areas. Single-family detached homes and conversions of existing buildings into an increased number of dwelling units are also permitted. This district mainly include commercial portions of S. Pike Avenue, areas near the intersection of Broadway and Seiderville Roads, and areas along Susquehanna Avenue.

C3 - General Commercial District

C3 permits a wide range of retail and service businesses within existing commercial areas. Salisbury's C3 zoning district is concentrated along both sides of Lehigh Street.

I Industrial

The Industrial district mainly exists in an area along Riverside Drive next to the County Corrections Facility, as well as a set of buildings between the railroad and Berger Street.

Adjacent Zoning and Land Use Policies

Salisbury's current zoning classifications and the associated regulations in its zoning ordinance are consistent with the Land Use and Housing goals identified in the Township's 1992 Comprehensive Plan. Salisbury's zoning ordinance is also consistent with the Lehigh Valley Planning Commission Comprehensive Plan, which classifies Salisbury as a "Suburban Township" suitable for development with the exception of those parts of the Township on steeply sloped or floodprone land.

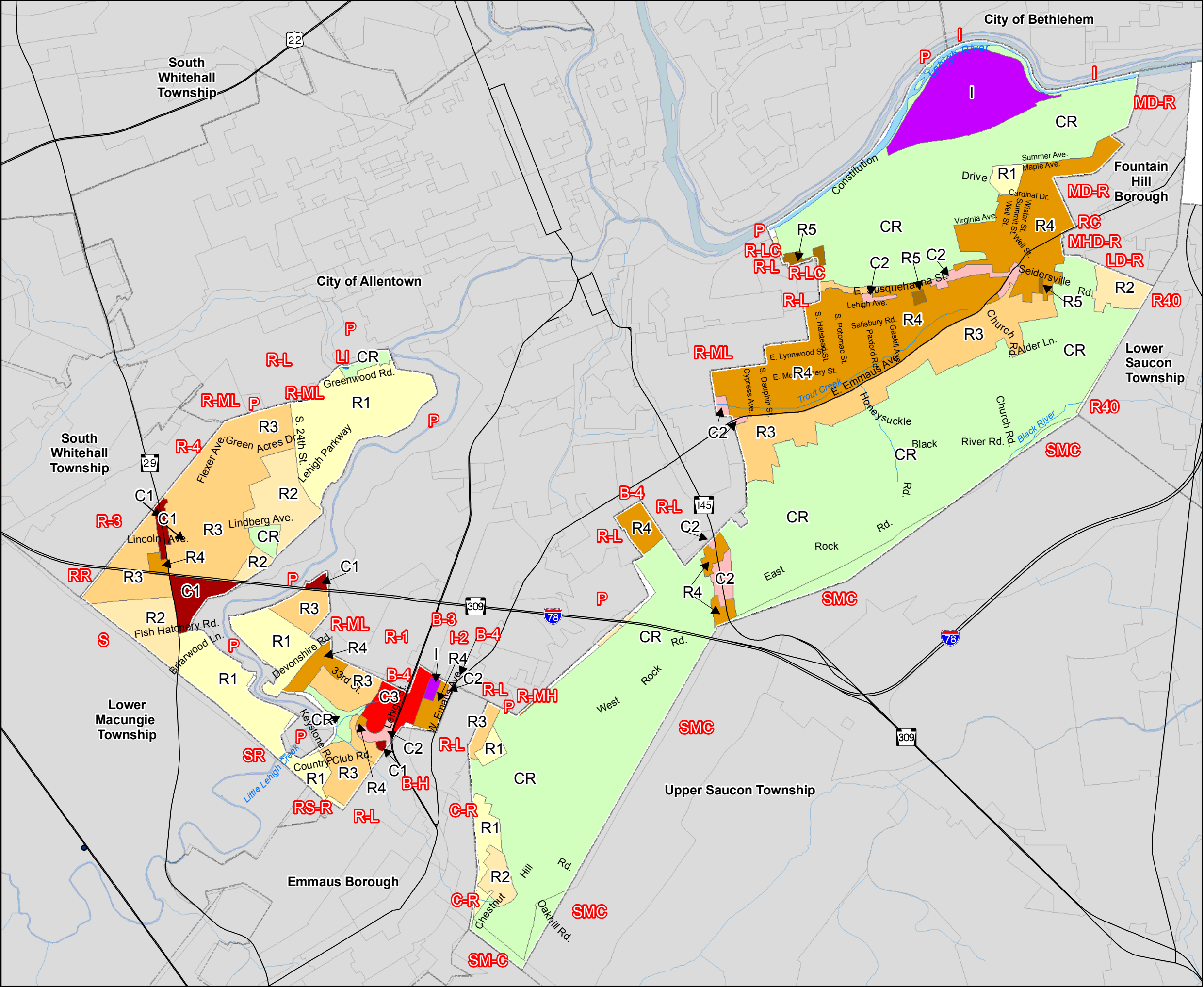
Because of Salisbury unique corporate boundaries, the Township is adjacent to nine different municipalities (Map 3.3). The accompanying map and table show the specific zoning districts that border Salisbury in each of these nine neighboring municipalities. In some cases, the nature of these neighboring zoning districts is the same as the adjacent Salisbury Township zoning district. In other cases the two side-by-side districts allow different types of uses at different densities.

Table 3.3
Adjacent Municipal Zoning

Municipality	Zoning District
City of Allentown	Low Density Residential (R-L, R-LC)
	Medium Density Residential (R-M, R-MP, R-ML, R-MCP)
	High Density Residential (R-H, R-MH)
	Business/Commercial (B/LI, B-1/R, B-2, B-3, B-4, B-5)
	Industrial (B/LI, I-2, I-3)
	Institutional and Government (I-G)
	Park (P)
City of Bethlehem	Low Density Residential (RR, RR-O, R-RC)
	Medium Density Residential (RS, RG)
	High Density Residential (RT, RM, RM-O)
	Institutional (I, I-P, I-O)
	Commercial/Business (CB, CG, CS)
	Limited Commercial (CL, CM, CM-LTN, CMU)
	Commercial/Recreation (CR)
Borough of Emmaus	Industrial (HI, PI, LI, IR, IR-F)
	Commercial (B-C, B-H, B-L)
	Industrial (I-L)
	Planned Residential (R-P)
	Low Density Residential (R-L)
	Medium Density Residential (R-M)
	High Density Residential (R-HO)
Fountain Hill Borough	Conservation/Residential (C-R)
	Low Density Residential (LD-R)
	Medium Density Residential (MD-R)
	High Density Residential (HD-R, MHD-R)
	Residential/Office (RO)
	Residential/Commercial (RC)
	Town Center (TC)
Lower Macungie Township	Commercial (GC)
	Industrial (I)
	Institutional (INST)
	Agricultural/Rural (A)
	Rural (C)
	Semi-Rural (SR)
	Commercial (C)
	Urban (U)
	Suburban (S)
	Industrial (I)
	Office, Research, Light Industrial Center (O)

Municipality	Zoning District
Upper Milford Township	Agricultural Conservation (AC)
	Conservation (CON)
	Rural Agriculture (R-A)
	Low Density Residential (R-SR)
	Medium Density Residential (SR)
	High Density Residential (VR)
	Commercial (VC, C)
	Industrial (I)
Lower Saucon Township	Rural Agriculture (RA)
	Low Density Residential (R80, R40)
	Medium Density Residential (R20)
	High Density Residential (R12, UR)
	Village Center (VC)
	General Business (GB1)
	Limited Commercial (GB2)
	Office/Laboratory (OL)
	Light Industrial (LI)
	Light Manufacturing (LM)
	Mobile Home (MH)
Municipality	Zoning District
Upper Saucon Township	South Mountain Conservation
	Agricultural Preservation
	Open Space Residential
	Low Density Residential (R-1)
	Medium Density Residential (R-2)
	High Density Residential (R-3)
	Commercial
	Industrial
	Enterprise
South Whitehall Township	Low Density Residential (R-R, R-2, R-3)
	Medium Density Residential (R-4, R-5)
	High Density Residential (R-10)
	Industrial (I, I-C-I)
	Commercial (HC, HC-I, NC, GC, GC-I, CR, OC, HC-1)

Source: URDC



Salisbury Township Comprehensive Plan

MAP 3.3 Existing & Adjacent Zoning

R1 - Rural Residential

R2 - Low Density Residential

R3 - Medium Low Density Residential

R4 - Medium Density Residential

R5 - Medium High Density Residential

CR - Conservation-Residential

C1 - Office-Laboratory

C2 - Neighborhood Commercial

C3 - General Commercial

I - Light Industrial

*** Note:**
Please see Table 3.3 in Chapter 2 -
Land Use and Housing for adjacent
zoning district classifications.

December 2011

Base Information Provided By:
Salisbury Twp. Zoning Ordinance, 1993
Lehigh Valley Planning Commission.

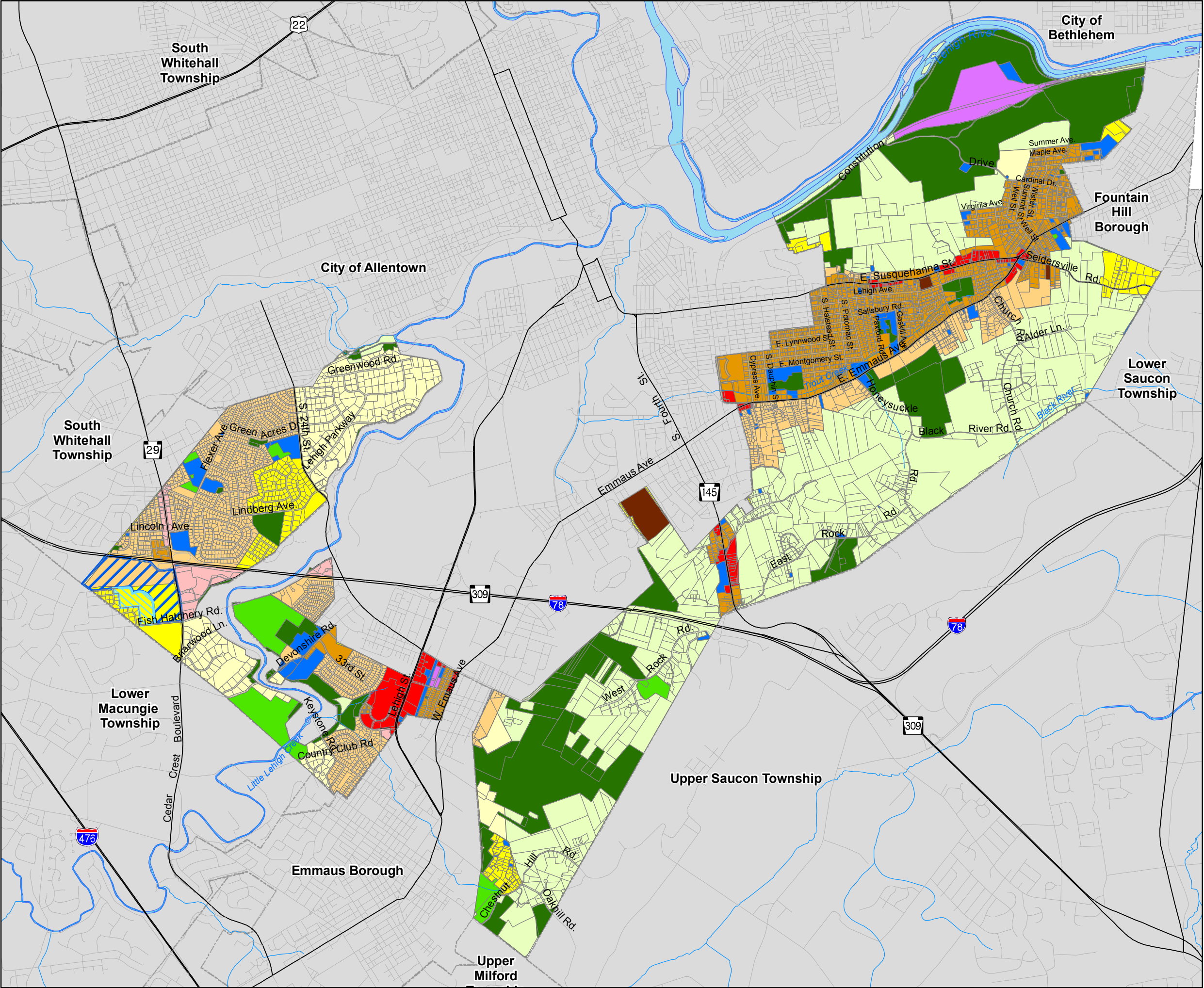
0

3,250

6,500

Feet

Urban Research & Development Corporation
URDC 28 West Broad Street Bethlehem, Pennsylvania 18018 610-865-0701



Salisbury Township Comprehensive Plan

MAP 3.4 Future Land Use Plan

Conservation Residential

Rural Residential

Low Density Residential

Medium Low Density Residential

Medium Density Residential

Medium High Density Residential

Office

Commercial

Industrial/Commercial

Public Recreation/Open Space

Private Recreation/Open Space

Schools and Other
Major Community Facilities

Health Care Overlay

Transitional Overlay

NOTE: The Natural Features Composite Map is part of the Land Use Plan and is included by reference.

December 2011

Base Information Provided By:

Lehigh Valley Planning Commission.

0

3,250

6,500

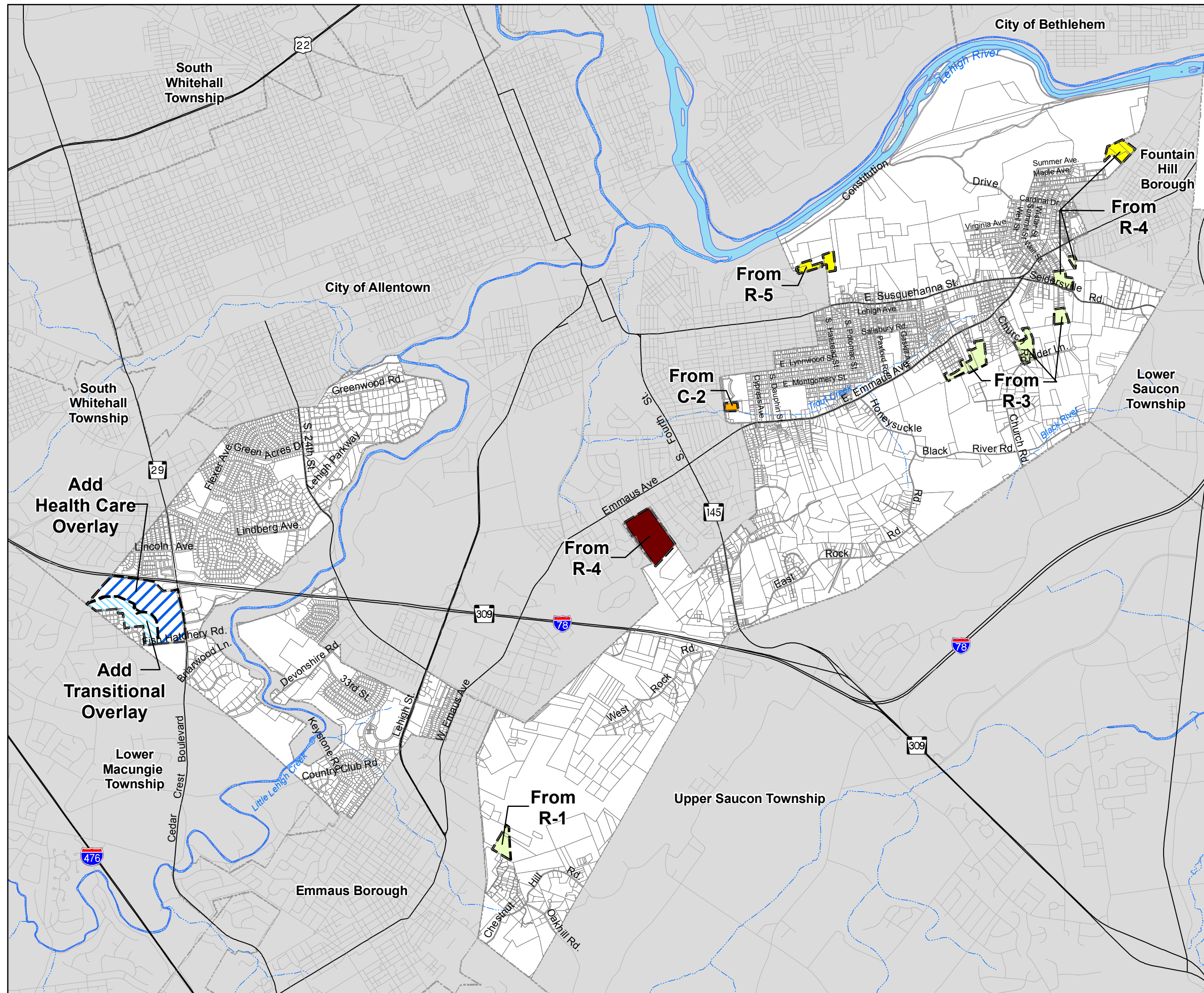
Feet

N

**Urban Research & Development Corporation**
URDC 28 West Broad Street Bethlehem, Pennsylvania 18018 610-865-0701

Salisbury Township Comprehensive Plan

MAP 3.5 Future Land Use Plan Changes



Change To

- Conservation Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential

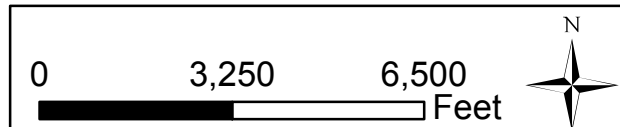
Add

- Health Care Overlay
- Transitional Overlay

August 2012

Base Information Provided By:

Lehigh Valley Planning Commission.



Land Use and Housing Goals

1. Make sure that all development fully respects the natural features of the land, including steep slopes, wetlands, flood-prone areas, drainage channels, springs and seeps.
2. Continue to carefully regulate development on steeply sloped areas in order to avoid erosion, stormwater and flooding problems and to avoid excessively steep roads and driveways.
3. Emphasize compatibility between various land uses, particularly across municipal borders.
4. Protect the livability of residential neighborhoods, and minimize the speeds and amounts of through-traffic on local residential streets.
5. Promote various types of business development in appropriate areas to provide jobs and tax revenue, while avoiding new lengths of strip commercial development along major roads.
6. Continue to provide for growth of health care facilities, with proper measures to provide compatibility with nearby homes.
7. Provide for various types and densities of housing to address the needs of various types of households.

Future Land Use Plan Categories

The Future Land Use Plan Map shows the proposed land use categories in various areas of the Township. In most cases, the Land Use Plan Map reflects existing zoning, particularly in areas that are most developed and unlikely to change. For that reason, the corresponding zoning district abbreviation is included after the name of each land use category.

A second map on a following page entitled “Future Land Use Plan Changes” highlights some of the land areas where the Future Land Use Plan Map differs from the current Zoning Map. The details of the Zoning Ordinance revisions will be decided as part of a follow-up process, after more detailed discussion, public input and additional public meeting and a public hearing. The Zoning Ordinance revisions will also address protection of natural feature protection matters wherever those natural features exist, to supplement the regulations in each zoning district.

The Future Land Plan Map also incorporates the Natural Feature Composite Map by reference. The Natural Features were not included on the Future Land Use Map solely to make the map readable.

Schools and Other Major Community Facilities

This category mainly includes public and parochial schools, fire stations and the Township Building. This designation is not intended to become a zoning category.

Public Recreation/Open Space

This category shows lands that are available for recreation by the public. The largest areas include Walking Purchase Park, Franko Park and the Wildlands Conservancy's South Mountain Preserve. In addition, the Lehigh Parkway stretches through western Salisbury, but it is not shown on the map because it is within the borders of the City of Allentown.

The only new public recreation land that is proposed is to seek that part or all of the School District owned parcel along the south side of Emmaus Av. east of Honeysuckle Rd. be acquired as public recreation land. This could be achieved through purchase by the Township (using an existing State grant), dedication of the southern half of the land as part of a clustered housing development, or other methods. If the southern half of the School District parcel would be acquired, it could be logically integrated into the Township's adjacent Franko Park.

Private Recreation/Open Space

This category shows existing privately owned recreation land, including the Lehigh Country Club, Boots and Saddles Riding Club (which is preserved by a conservation easement) and the Mountaintop Girl Scout camp on West Rock Road.

Conservation-Residential (CR)

These areas are designed to conserve preserve steep slopes, woodlands, wetlands, springs, seeps, important groundwater recharge areas and other sensitive natural features. These areas are mainly suitable for single family detached houses, with the size of the lot varying upon the natural features of the land. On a lot with few natural features, the minimum lot area should continue to be two acres. Much of the land zoned CR is on or around South Mountain and Lehigh Mountain.

Rural Residential (R1)

These areas mainly provide for single family detached home development in a semi-rural setting. The minimum lot area should continue to be 3/4 of an acre if public water and sewage is provided, and one acre if they are not. In many cases, steep slopes and/or septic system requirements may require larger lot sizes

Low Density Residential (R2)

These areas are primarily suburban in nature and mainly provide for single family detached houses. On areas without important natural features, the lot size for new homes should continue to be approximately 1/3 acre.

Medium Low Density Residential (R3)

Most of these areas consist of single family detached houses on 1/4 acre lots. Selected portions of these areas are intended to also provide for twins and townhouses. On areas without important natural features, these areas should allow four to six homes per acre. Most single family housing west of 24th St./Oxford Drive in Western Salisbury are within this category. These areas also currently allow hospitals and related uses with Zoning Hearing Board approval, and include most of the buildings of Lehigh Valley Hospital.

Medium Density Residential (R4)

These areas are intended to provide for most types of housing at four to nine homes per acre. Zoning standards need to carefully control the location of new buildings involving two or more apartments so that they do not intrude into blocks that are primarily comprised of single family detached houses. Most of the older residential areas in Eastern Salisbury are in this category.

Medium High Density Residential District (R5)

These areas are intended to allow for a full range of housing types at up to 10 homes per acre. These areas also are intended to meet the Township's legal obligations to offer opportunities for manufactured home parks at 4 to 5 homes per acre. These areas mainly include two existing manufactured home parks and the Waldheim Park property. Waldheim Park is a religious-based complex involving a summer worship center, cabins, grass parking and recreation areas. Many of the cabins suffer from septic system malfunctions or use outdated septic systems.

Health Care Overlay and Transitional Overlay (New Proposed Districts)

These are new proposed zoning districts that would address the main part of the Lehigh Valley Hospital Campus west of Cedar Crest Blvd., north of Fish Hatchery Road. These areas are intended to provide greater flexibility for taller buildings on land areas that are not near existing homes, such areas immediately adjacent to Cedar Crest Blvd. north of Fish Hatchery Road. A maximum building height of 8 stories is recommended on areas that are closer to I-78 and Cedar Crest Blvd. The intent is to allow for hospitals, nursing homes, hospices, health care educational uses, health care research, medical offices, administrative offices and similar health care uses.

Selected low-intensity uses of approximately 3 stories maximum height, such as a health care classroom building, should be allowed within the “Transitional Overlay” area that is proposed to be located east of existing homes, north of Fish Hatchery Road.

This proposal would retain current zoning regulations in areas owned by the Lehigh Valley Health Network that are south of Fish Hatchery Road. Currently, intense institutional uses are not allowed in this area. The intent is to reexamine these issues every 10 years and add additional areas allowing health care uses (such as south of Fish Hatchery Road on the west side of Cedar Crest Blvd.) in the future based upon need, traffic capacity and public discussion of a phased long-term development plan that should be provided by the Hospital.

Zoning provisions should be updated to provide for a logical transition between existing residential areas and new health care uses. A series of setbacks should be implemented, as measured from the lot line of an existing dwelling, such as: 1) a 300 feet wide building setback for a building of up to 3 stories; 2) a 500 feet wide building setback for buildings of more than 3 stories; and 3) a 100 feet wide setback for vehicle parking.

The existing requirements for a landscaped earth berm between existing homes and health care uses should be strengthened, such as requiring a berm with a ten feet minimum height and taller initial plantings. The berms and landscaping along the entire residential boundary should be upgraded where needed to provide an effective visual screen whenever a new principal building is proposed.

Office Laboratory (C1)

These areas provide for offices, nursing homes, personal care homes and closely related commercial uses. Single-family detached homes are also allowed. These areas include offices at Fish Hatchery Road and Oxford Dr., the Cedar Crest Professional Center along the east side of Cedar Crest Blvd. south of I-78, areas along Cedar Crest Blvd. north of I-78, and an area that serves as a transitional buffer between heavier commercial areas and homes near Bevin Drive.

Neighborhood Commercial (C2)

These areas are intended to provide for a mix of commercial uses, except the most intensive uses. The main goal is to meet the day-to-day needs of nearby residential areas. These areas mainly include commercial portions of S. Pike Avenue, areas near the intersection of Broadway and Seiderville Roads, and areas along Susquehanna Avenue.

General Commercial District (C3)

These areas provide for a wide range of retail and service businesses within existing commercial areas. These areas include the South Mall and adjacent areas along Lehigh Street.

Industrial (I)

The Industrial areas mainly exist in an area along Riverside Drive next to the County Corrections Facility. Another Industrial area along Berger Street should also provide for some commercial uses, in addition to industrial uses.

Other Land Use and Housing Recommendations

1. **Update development regulations regarding natural features, particularly to address seeps, springs and similar features and to avoid increased flooding or harm to water quality.**

Update the Township's development regulations, including zoning district boundaries as appropriate, to carefully protect seeps, springs, wetlands and similar natural features, and to avoid increased flooding or harm to water quality.

2. **Work with the Wildlands Conservancy and other entities to preserve the most environmentally sensitive lands in permanently preserved open space.**

It would be desirable to preserve additional environmentally sensitive lands along the South Mountain, Lehigh Mountain, Lehigh River and Trout Creek. This could be accomplished through purchase of land (such as using state or county grants). Alternatively, the conservation easements can be purchased for sensitive lands, in which the land remains privately owned and privately maintained, but cannot be further developed. A property owner might also be convinced to donate a conservation easement or to sell an easement at a reduced price, in return for federal income tax benefits.



3. **Adjust the boundaries of the Conservation-Residential zoning district in selected locations to reflect the availability of more detailed mapping of slopes.**

Much more detailed mapping is now available of topographic contours than was available during previous zoning changes. The Land Use Plan Map recommends certain adjustments to the CR Conservation-Residential zoning district to include lots in the district that are mostly comprised of very steep slopes.

4. **Require a larger minimum tract size for new twins, townhouses and apartments in the R-4 zoning district to avoid incompatible infill development.**

Certain areas within eastern Salisbury Township are zoned R-4 that are primarily comprised of single family detached houses. The R-4 district allows a mix of housing types. Twins, townhouses and apartments are needed, but are not appropriate within one lot in the middle of a block of single family detached houses. A larger minimum amount of land (a “Tract Size”) should be required before these other housing types can be built.

5. **Provide additional zoning incentives for housing that is limited to persons aged 55 and older.**

The Federal Fair Housing Act Amendments generally prohibit discrimination in housing based upon the ages of occupants. However, this law does allow housing that is limited to at least one person age 55 and older. Density incentives should be offered for housing that is limited to at least one resident age 55 or older, provided there are no residents age 18 or younger. A higher density and smaller setbacks are logical for age-restricted housing because it typically involves fewer persons, less traffic, less parking need, less water usage and less sewage usage than other types of housing. Age restricted housing also usually offers a very positive financial benefit to a school district.

6. **Consider long-term alternatives for the future of Waldheim Park, which may involve the extension of public sewage service.**

Waldheim Park was built as a religious camp, with outdoor facilities for religious services, recreation areas and bungalows for persons visiting during the summer. However, the individual septic systems are inadequate for the current use. It would be desirable to extend public sewage service to the site. The zoning ordinance should continue to offer alternatives if the owners decide to consider redevelopment.

7. **Seek to preserve the majority of the School District-owned land along Emmaus Avenue.**

Salisbury Township has been seeking to preserve an area of approximately 50 acres of undeveloped land along the south side of Emmaus Avenue that is owned by the School District. If the purchase of the land as parkland cannot be not achieved, and if the School District moves forward to sell the land for development, then any development should occur in a clustered-arrangement that would preserve the majority of the land. Many areas of the tract are steeply sloped or poorly drained.

This land would be particularly valuable for recreation (other than athletic fields) because it is used by the high school cross country team and because it connects to the Township's Franko Park to the south.

8. **Use “access management” regulations (as recommended by the Lehigh Valley Planning Commission) to properly manage the locations and design of new driveways onto major roads.**

The goal is to allow through roads (such as Emmaus Avenue) to continue to safely and efficiently serve through-traffic without conflicts from too many high volume driveways. PennDOT controls the specific design of driveways onto State roads, but the Township can use its ordinances to influence the number, location and spacing of driveways.

The Township also should continue to use its zoning authority to avoid new strip commercial development along major roads, which can result in traffic congestion and safety problems.

Ideally, new lots along major roads would have driveways that first enter onto a local street, and then the local street enters onto the major road at a carefully selected location that has excellent sight distances.

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