

## ECONOMIC DEVELOPMENT

Economic development issues within this comprehensive plan deal with providing appropriate strategies for natural features preservation, future land use, adequate park and open space resources, historic preservation and tourism and adequate infrastructure including roads, community water facilities and public sewage disposal facilities linked to the recommended land use plan. Goals, policies and implementation strategies associated with these issues are provided in other sections of this comprehensive plan. The overall economic development goal along with policies and implementation strategies not covered in other sections of this plan are presented below.

### **Goal**

*To promote a strong economy that improves the standard of living and enhances the fiscal well being of the municipalities.*

### **Policies**

- Facilitate retention and expansion of businesses with above-average wages.
- Strengthen the tax base of municipalities with declining or stagnant tax bases by redeveloping and reusing existing vacant buildings and sites.
- Provide suitable areas for siting new businesses and industry consistent with this comprehensive plan.

### **Implementation Strategies**

- Municipalities will adopt zoning regulations consistent with the future land use plan.
- Municipalities will provide adequate areas for employment uses.
- Municipalities will cooperate with economic development entities in promoting the retention, recruitment and expansion of employers.
- Municipalities will seek and utilize grant programs to aid in the retention, recruitment and expansion of employers.
- Municipalities will enable the redevelopment and reuse of existing vacant buildings and sites for employment uses by adopting appropriate zoning regulations in such areas.
- Municipalities will promote tourism activities related to the unique physical, historic and cultural features of the multimunicipal area.

# HOUSING PLAN

## BACKGROUND DATA

The Nazareth multimunicipal planning area has been the site of considerable housing growth between 1980 and 2000. As can be seen from Table 30, the housing stock has increased from 11,326 units to 15,516 units. This 4,190 unit increase represents 37% of the 1980 housing stock.

**TABLE 30**

<b>HOUSING STOCK AND CHANGE</b>				
<b>Municipality</b>	<b>Units - 1980</b>	<b>Units - 2000</b>	<b>Change</b>	<b>% Change</b>
Bath	746	1,126	380	51
Bushkill Twp.	1,512	2,406	894	59
Chapman	91	91	0	0
East Allen Twp.	1,199	1,907	708	59
Lower Nazareth Twp.	1,188	1,821	633	53
Moore Twp.	2,729	3,464	735	27
Nazareth	2,295	2,688	393	17
Stockertown	253	293	40	16
Tatamy	326	356	30	9
Upper Nazareth Twp.	987	1,364	377	38
<b>Total</b>	<b>11,326</b>	<b>15,516</b>	<b>4,190</b>	<b>37</b>
<i>Source: U.S. Census.</i>				

The share of the housing stock that is in the townships has grown between 1980 and 2000. In 1980, boroughs held one third of the housing stock. By 2000, the boroughs' share has fallen to 29%. Four-fifths of the housing growth in the intermediate period has been in the townships.

The number of units by municipality in year 2000 ranges from 3,464 units in Moore Township to 91 units in Chapman. All municipalities excepting Chapman saw an increase in housing stock between 1980 and 2000. Numerically, the greatest increases are found in Bushkill Township (894 units), Moore Township (735 units) and East Allen Township (708 units). On a percentage basis, four municipalities saw increases of over 50 percent. They were Bushkill (59%), East Allen (also 59%), Lower Nazareth (53%) and Bath (51%).

The housing stock in the Nazareth Area is considerably more oriented to ownership than is the case throughout Northampton County. In the Nazareth Area, 82% of the housing stock is owner occupied. This figure compares with the 73% for the County as a whole. This high rate of ownership can be viewed as a positive attribute of the Nazareth Area's housing character. Home ownership is often attributed as contributing to higher maintenance levels.

As can be seen from Table 31, ownership rates vary from municipality to municipality within the Nazareth Area. The townships have very high ownership rates. They range from 85% in Upper Nazareth to 94% in East Allen. The boroughs have a wider range of ownership rates. The lowest rate can be found in Nazareth (55%). The highest rate is in Tatamy (82%). (The number of owner occupied units plus the number of renter occupied units cited in Table 31 does not equal the total number of units. The unaccounted units are vacant dwelling units.)

**TABLE 31**

<b>OCCUPANCY BY OWNERSHIP/RENTAL — YEAR 2000</b>				
<b>Municipality</b>	<b>Owner Occupied</b>		<b>Renter Occupied Units</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
Bath	602	57	459	43
Bushkill Twp.	2,172	93	161	7
Chapman	64	72	25	28
East Allen Twp.	1,749	94	115	6
Lower Nazareth Twp.	1,613	91	151	9
Moore Twp.	3,007	91	296	9
Nazareth	1,414	55	1,146	45
Stockertown	197	71	82	29
Tatamy	289	82	63	18
Upper Nazareth Twp.	1,132	85	195	15
<b>Total</b>	<b>12,239</b>	<b>82</b>	<b>2,693</b>	<b>18</b>

*Source: U.S. Census.*

Table 32 provides data about median housing unit values and rents. The rent figures are provided for both contract rent and for gross rent. As defined by the U.S. Census, gross rent includes both the cost of the dwelling unit itself plus the estimated cost of the utilities. Contract rent differs from gross rent in that it does not include the estimated cost of the utilities. The Census Bureau explains the development of the two measures as follows, “Gross rent is intended to eliminate differentials which result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.”

**TABLE 32**

<b>HOUSING VALUE AND RENT — YEAR 2000</b>			
<b>Municipality</b>	<b>Median Value</b>	<b>Average Contract Rent</b>	<b>Average Gross Rent</b>
Bath	\$101,500	\$436	\$513
Bushkill Twp.	\$148,800	\$463	\$588
Chapman	\$89,000	\$425	\$563
East Allen Twp.	\$142,800	\$644	\$814
Lower Nazareth Twp.	\$167,100	\$488	\$635
Moore Twp.	\$142,000	\$560	\$642
Nazareth	\$107,600	\$511	\$591
Stockertown	\$118,000	\$551	\$654
Tatamy	\$114,000	\$538	\$600
Upper Nazareth Twp.	\$136,900	\$500	\$612

*Source: U.S. Census.*

The higher median housing values can be found in the townships. They range from \$136,900 in Upper Nazareth to \$167,100 in Lower Nazareth. The median values in the boroughs are in a lower range. They start at \$89,000 in Chapman and reach \$118,000 in Stockertown. The relative housing values correlate with the data regarding percentage of housing by age. The boroughs have a higher portion of their housing stock in older housing.

In general, the higher average gross rents are found in the townships, although the distinctions are not as clear cut as they are with median housing values. In the townships, the average gross rents range from \$588 in Bushkill to \$814 in East Allen. In the boroughs, the average gross rents range from \$513 in Bath to \$654 in Stockertown.

Several data items can be used to identify areas with potential housing deficiencies. Identified areas can be targeted for further investigation of housing conditions to learn whether coordinated rehabilitation efforts are warranted. Table 33 provides data in connection with these data items, age of housing, housing units with more than one person per room and housing units lacking complete plumbing.

**TABLE 33**

<b>INDICATORS OF POTENTIAL HOUSING CONCERNS — YEAR 2000</b>							
<b>Municipality</b>	<b>Census Block Group</b>	<b>Housing Built Before 1949</b>		<b>Housing Built Before 1939</b>		<b>Housing Units w/More Than 1 Person Per Room</b>	<b>Housing Units Lacking Complete Plumbing</b>
		<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>		
Bath	166-1	219	40	199	36	5	5
Bath	166-2	185	36	159	31	18	16
Bushkill Twp.	158-1	184	22	146	18	0	0
Bushkill Twp.	158-2	87	13	74	11	0	0
Bushkill Twp.	158-3	86	27	64	20	0	6
Bushkill Twp.	158-4	135	25	91	17	7	14
East Allen Twp.	165-1	102	13	70	9	0	6
East Allen Twp.	165-5	165	15	153	14	5	7
Lower Nazareth Twp.	169-1	92	29	84	26	0	0
Lower Nazareth Twp.	169-2	124	30	113	27	0	0
Lower Nazareth Twp.	169-3	98	9	93	9	0	0
Moore Twp.	159-1.1	87	19	79	18	0	0
Moore Twp.	159-1.2	22	4	22	4	0	0
Moore Twp.	159-1.3	24	6	24	6	0	0
Moore Twp.	159-2.1	116	26	110	25	0	0
Moore Twp.	159-2.2	84	18	67	14	0	0
Moore Twp.	159-2.3	98	28	93	27	6	5
Moore Twp. - Chapman	156-1.4	187	25	173	23	5	0
Nazareth	168-5	332	54	286	47	0	0
Nazareth	168-6	581	62	508	54	5	8
Nazareth	168-7	360	70	317	62	0	8
Nazareth	168-8	346	70	303	61	6	8
Stockertown	170-5	155	56	136	49	2	2
Tatamy	170-4	185	52	155	44	4	0
Upper Nazareth Twp.	167-1	67	28	53	22	0	0
Upper Nazareth Twp.	167-2	217	20	124	11	7	0
<b>Total</b>		<b>4,338</b>		<b>3,696</b>		<b>70</b>	<b>85</b>

**Source:** U.S. Census.

As housing ages, maintenance and upgrading are necessary. Areas with concentrations of older housing are often areas with a greater likelihood of including housing in need of rehabilitation. In the Nazareth Area, 4,338 housing units (28%) of the total were built prior to 1949. Of these, 3,696 or 24% of the total were built prior to 1939. Seven of the block groups have significant concentrations of older housing. All four of the block groups

that constitute Nazareth have much of their housing stock in older housing. Block groups 168-7 and 168-8 each have 70% of their housing built prior to 1949. Stockertown and Tatamy each have more than half of their housing dating prior to 1949. In Stockertown, 56% of the housing is so characterized. In Tatamy, the percentage is 52. Lastly, 40% of the housing in one of Bath's two block groups (group 166-1) was built prior to 1949.

Housing units with more than one person per room are considered overcrowded. According to the 2000 Census, only 70 units in the Nazareth Area were so classified. These units constitute only 0.5% of the total housing stock, leading to the conclusion that overcrowding is not a widespread concern. The greatest concentration of overcrowded units is located in census block group 166-02 in Bath.

Housing units lacking complete plumbing are considered a proxy for units lacking necessary infrastructure. The 2000 Census reports that 85 units in the Nazareth Area lacked complete plumbing. These units constitute 0.5% of the Nazareth Area housing stock, also leading to the conclusion that inadequate facilities are not a widespread problem. The greatest concentration of housing units lacking complete plumbing were in census block group 166-2 in Bath and census block group 158-4 in Bushkill Township.

Three of the five census block groups that have the highest levels of families living in poverty are also census block groups that the statistics in Table 33 call to attention. Of the five census block groups with family poverty rates of 5.1% or higher, three are among the census block groups with the highest percentage of older housing. These are block groups 168-6 (Nazareth), 170-5 (Stockertown) and 166-1 (Bath). These areas should receive initial attention in examining the need for housing rehabilitation. The other two census block groups with family poverty rates of 5.1% or greater are in Moore Township (block groups 159-2.3 and 159-1.1).

Groups such as the elderly and the poor have particular housing issues and needs. An examination of the available data demonstrates that although programs and facilities exist that meet some of these particular needs, other needs remain unfulfilled.

Although the poverty status of Nazareth Area residents occurs only at the rate of one half of the rate in Northampton County, a notable number of Nazareth Area residents are living in poverty. U.S. Census data from 1999 shows that 325 Nazareth Area families are recorded as living in poverty and that 1,620 individuals hold that categorization. Housing assistance for low and moderate income persons in the Nazareth Area is provided by the Northampton County Housing Authority. The Authority helps meet housing needs through two means. First, the Authority owns and operates buildings and complexes which are dedicated to housing the disadvantaged. Second, the Authority administers two Section 8 programs. In the first program, the tenant is granted a certificate by the Authority. The certificate can be used in any rental unit that has a monthly rent at or below the fair market rent as established by the Department of Housing and Urban Development. The tenant pays 30% of his or her income toward the rent. The remainder represents the public subsidy. In the second program, the tenant is granted a voucher by the Authority. Vouchers are more flexible than certificates. For rental units which are at or below the fair market rent, vouchers operate the same as certificates. However, vouchers also give the recipient the option of renting an apartment which is more expensive than the fair market rent. In this case, the recipient must pay the full difference between the rent and the fair market rent. This payment is in addition to the 30% of their income otherwise required.

Four subsidized housing complexes are located in the Nazareth Area. Table 34 provides information about them. The four complexes total 181 units of which 36 are for families and 145 are for the elderly.

According to the Lehigh Valley Planning Commission report, *Housing Assistance Needs in the Lehigh Valley*, the Northampton County Housing Authority has 900 vouchers and certificates available. These vouchers and certificates are available to residents throughout the County, including those living in the Nazareth Area. The number of available vouchers and certificates is insufficient to fully meet the housing needs. Waiting lists are used when applications for vouchers and certificates are unavailable. The LVPC report stated that the wait-

**TABLE 34**

<b>SUBSIDIZED HOUSING BUILDINGS</b>			
<b>Name</b>	<b>Municipality</b>	<b>Type of Residents</b>	<b>No. of Units</b>
Greenfield	Bath	Family	36
Howard Jones Manor	Bath	Elderly	36
John Daumer Manor	Bath	Elderly	34
Oliver Border House	Nazareth	Elderly	75

ing list for the Northampton County Housing Authority Section 8 certificates and vouchers was 142 per 100 available certificates and vouchers.

Increasing consideration must be given to meeting the housing needs of the elderly, as the numbers of the elderly are expected to increase. In the year 2000, 6,335 Nazareth Area residents (15.5% of the total population) were age 65 and over. Population projections prepared by the Lehigh Valley Planning Commission for Northampton County show major increases between years 2000 and 2030 in the number of persons age 65 and over. In the 65 to 69 age bracket, an increase of 49.5% is forecast. In the 70 to 74 age bracket, an increase of 80.9% is forecast. In the 75 and over age bracket, an increase of 70.6% is forecast.

The housing needs of the elderly have been met in a number of ways. Some of these ways solely deal with housing, when health care and living assistance are not required. Other solutions meet both the housing and health care or living assistance needs. Most of the elderly are able to remain in their own homes. A growing demand exists for other housing arrangements including subsidized housing, life care retirement facilities, personal care homes and assisted living arrangements. Table 34 showed that 145 subsidized apartments are available for the elderly in the Nazareth Area.

Six assisted living facilities are licensed in the Nazareth Area. These facilities have 253 available beds. Table 35 provides information about these facilities.

**TABLE 35**

<b>ASSISTED LIVING FACILITIES</b>		
<b>Name</b>	<b>Municipality</b>	<b>No. of Units</b>
Alexandria Manor I	Nazareth	37
Alexandria Manor II	Bath	89
Chandler Estate I	Moore	8
Moravian Hall Square	Nazareth	104
Whitmer Personal Care Home	Upper Nazareth Twp.	8
William's Manor	Bushkill Twp.	7

**Source:** Pennsylvania Department of Public Welfare.

## **ALTERNATIVE DEVELOPMENT FORMS**

Conventional development forms and subdivision practices are not always the best means for creating desirable living environments. The orientation of these forms and practices are often insufficiently oriented toward creating communities with the following desirable characteristics among others:

- Sensitivity toward a site's natural features,
- Integration of varied housing types and land uses,
- Minimization of infrastructure costs, and
- A sense of community.

Alternate development approaches are available to better meet these objectives. They include Traditional Neighborhood Development, Planned Residential Development and Conservation Subdivision Design. Each of these approaches has its own orientation and applicability. Depending on one's objectives and the circumstances of an area, one or more of these approaches can be advantageously applied.

### ***Traditional Neighborhood Development***

The MPC defines the term as follows. "Traditional neighborhood development, an area of land developed for a compatible mixture of residential units for various income levels and nonresidential commercial and work-place uses, including some structures that provide for a mix of uses within the same building. Residences, shops, offices, workplaces, public buildings, and parks are interwoven within the neighborhood so that all are within relatively close proximity to each other. Traditional neighborhood development is relatively compact, limited in size and oriented toward pedestrian activity. It has an identifiable center and a discernable edge. The center of the neighborhood is in the form of a public park, commons, plaza, square or prominent intersection of two or more major streets. Generally, there is a hierarchy of streets laid out in a rectilinear or grid pattern of interconnecting streets and blocks that provides multiple routes from origins to destinations and are appropriately designed to serve the needs of pedestrians and vehicles equally."

The TND concept emphasizes physical development patterns. TNDs seek to return to pre-World War II development patterns by employing their best elements. TNDs are designed to accomplish the following objectives:

- To provide a sense of community and place,
- To provide for a secure, safe environment,
- To promote social integration of different age groups and economic groups,
- To provide for affordable housing,
- To minimize traffic congestion, and
- To create a pedestrian scale community.

TNDs strive to meet these objectives through the following means:

- Arrange the land uses so that different land uses are placed near each other, not separated from each other. The mixture of land uses includes basic land use types such as housing, workplaces, community facilities and stores. The mixture of land uses also includes different housing types like single family homes, apartments and condominiums.
- Use a gridiron street pattern or a variation thereof to disperse traffic. Use alleys to provide access to off-street parking and garages.
- Promote a pedestrian scale. Trip destinations such as shopping, schools and other community facilities and workplaces are designed to be within walking distance.
- Create a distinctive and attractive physical design through the arrangement of land uses and roads. Parks and community facilities are to be placed where they can be focal points for the community. Prominent locations draw attention to these land uses.
- Erect buildings in distinct architectural styles that mimic the prevalent indigenous architectural style of the area. Strict architectural controls are employed to create the desired look.
- Place buildings relatively close to the roads. Porches are utilized to promote interaction between the residents and pedestrians.

TND development involves the following prerequisites:

- TNDs represent sizeable developments. As such, TNDs require the presence of relatively large parcels of land. TNDs are unlikely to be viable if they lack the critical mass needed to support the higher front end development costs.

- As forms of urban development, TND development requires the availability of adequate infrastructure, particularly public sewer and community water services.
- TNDs need a supportive municipal government. The municipality needs to be comfortable with the creation of and reliance on a homeowners association, the adoption and enforcement of strict architectural controls, the mixture of land uses and the use of a more traditional street network. Key governmental facilities such as schools and offices should be sited within the TND.
- Surrounding roads are needed that can handle the traffic generated from a relatively large development.

Municipalities within the Nazareth region that meet the above prerequisites should incorporate TND provisions into their land use regulations. Conversely, municipalities lacking the prerequisites should not consider separate TND provisions.

The boroughs lack the large parcels needed to create a new TND. However, these boroughs should consider incorporating some of the TND features into their existing zoning and subdivision ordinances. For instance, the TND provisions can be used to extend the existing development patterns in the boroughs. The boroughs may consider reflecting existing building setbacks, mixed uses, usage of alleys and lotting patterns in their zoning and subdivision ordinances instead of replicating suburban models.

Those townships with lands designated as Suburban Residential or Urban Residential by the land use plan and where larger parcels exist should incorporate TND provisions into their land use regulations. Those townships that are recommended for rural type residential uses, agricultural preservation and natural resource protection should not use TND provisions.

Figure 1 depicts Kentlands, a pioneering TND that has been built in Gaithersburg, Maryland. Kentlands features a variety of housing types, a shopping center and community facilities. Common open space and recreation facilities are also found.

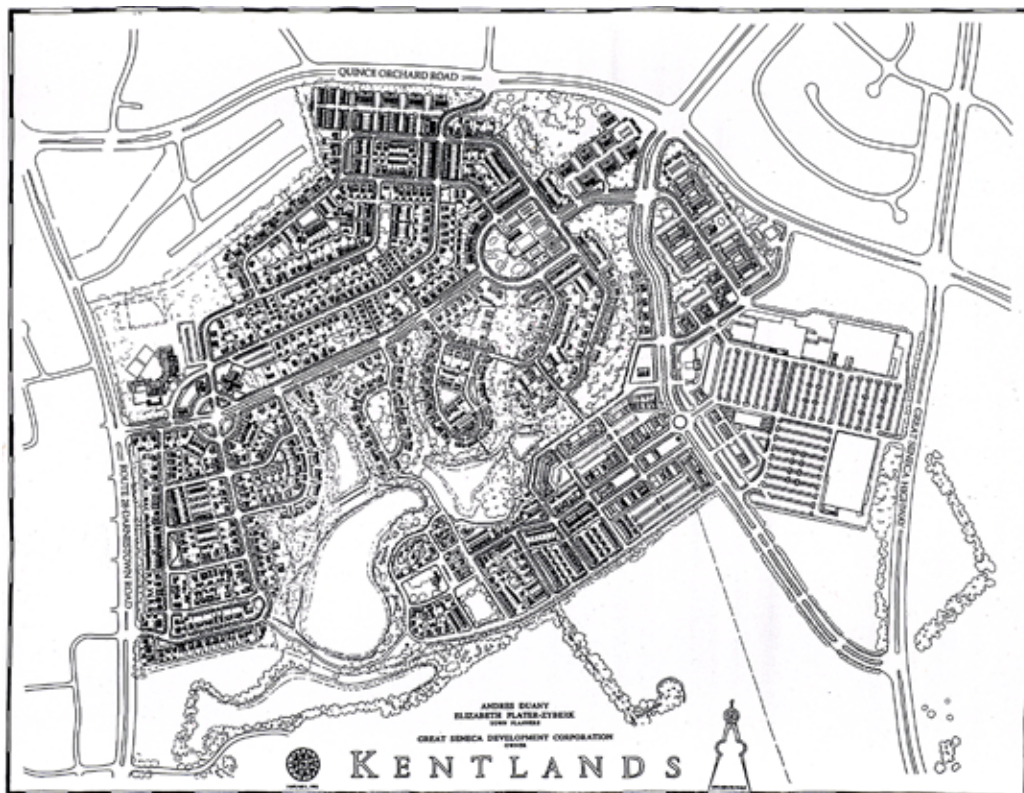


Figure 1: Kentlands  
 Courtesy of Andres Duany and Elizabeth Plater-Zyberk, Associates.



## ***Planned Residential Development***

Planned Residential Developments (PRDs) are a form of mixed use development undertaken within the context of an overall flexible plan. The MPC describes PRDs in Section 701 as “a procedure which can relate the type, design and layout of residential and nonresidential development to the particular site and the particular demand for housing existing at the time of development in a manner consistent with the preservation of the property values within existing residential and nonresidential areas, and to insure that the increased flexibility of regulations over land development ... is carried out...”

The PRD process is structured to provide a flexible, innovative method of meeting multiple planning objectives by the following means:

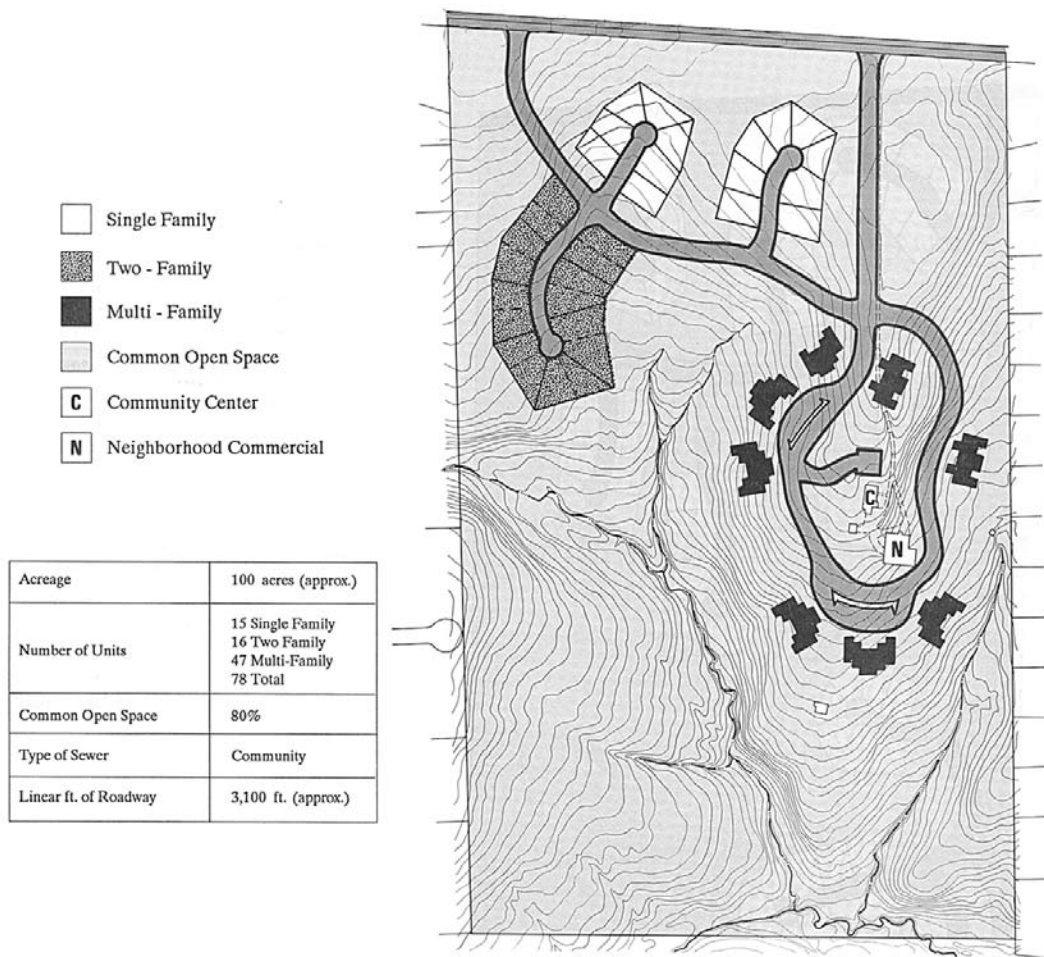
- PRDs involve the detailed analysis of a site’s natural and manmade settings. The analysis allows the design to take particular advantage of a site’s strengths while avoiding problem areas.
- PRDs provide extensive open space for the benefit of its residents. The open space is distributed to maximize its convenience to the residents. Responsibility for maintaining this open space is typically assigned to a homeowners association rather than to the municipality.
- PRDs use the clustering of housing on smaller lots as an essential design element. This allows the creation of the common open space within a moderate or high density development. Clustering can be density neutral. Thus, it would not increase overall densities.
- PRDs allow reduced development costs as a result of the clustered housing which uses infrastructure more efficiently, and avoids costs due to the harmony between the design and the site’s natural features. These reduced development costs allow lower housing costs.
- PRDs provide a mixture of housing and land use types. Multiple housing types meet many different housing needs. Neighborhood shopping areas, perhaps linked to residential areas by pathway systems, will reduce the residents’ travel needs. PRDs integrate the different uses with sensitive design.
- PRDs involve the coordinated, integrated development of property. Efficiencies result from this approach as compared to piecemeal development.

Figure 2 illustrates how the PRD concept would be applied to a property. Note the use of clustering. Most of the site remains as common open space. The development does not disturb the more environmentally sensitive lands. Multiple housing types meet a variety of housing needs. A community center and neighborhood commercial area are provided.

PRD development involves the following prerequisites. In reading these prerequisites, one notices that they parallel the prerequisites for TND development.

- PRDs represent sizeable developments. As such, PRDs require the presence of relatively large parcels of land, although PRDs may be feasible on smaller parcels than would be associated with TNDs. PRDs need a certain critical mass to support the higher front end development costs.
- As forms of urban development, PRDs require the availability of adequate infrastructure, particularly public sewer and community water services.
- PRDs need a supportive municipal government. The municipality needs to be comfortable with the creation of and reliance on a homeowners association.
- Surrounding roads are needed that can handle the traffic generated from a relatively large development.

PRD provisions should be considered by those townships within the Nazareth region where large parcels exist in areas recommended for Suburban Residential or Urban Residential by the land use plan. PRD provisions should not be considered for townships in areas recommended for rural uses or farmland preservation. The boroughs should not consider the adoption of PRD provisions.



**Figure 2:** Planned Residential Development Subdivision Plan  
**Source:** Chester County Planning Commission, 1990.

### **Conservation Subdivision Design**

Conservation subdivisions have been described as “ a subdivision in which the lot sizes are reduced below those normally required in the zoning district in which the development is located, in return for the provision of permanent open space.”

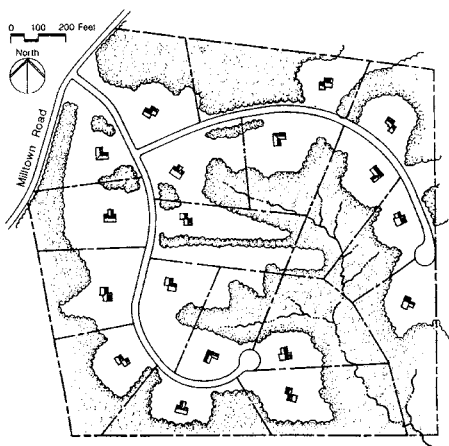
The primary goal of conservation subdivision design is to preserve open space and to protect environmental features. This goal is met by clustering development in areas that lack environmental limitations while simultaneously setting aside at least half of the site for permanent open space. The use of the clustering allows site development in a density neutral fashion as compared to traditional development. That is, the amount of dwelling units that can be built in a conservation subdivision would be the same as could have been achieved in a conventional subdivision layout.

Given the open space objectives of conservation subdivision design, the concept is most applicable to rural areas. The concept is also applicable to agricultural preservation areas. Conservation subdivision design usually involves single family detached dwellings. However, the concept does not preclude the incorporation of several housing types within the subdivision.

The creation of a conservation subdivision requires the adoption of provisions in both the municipal zoning ordinance and subdivision and land development ordinance. These provisions would enable the conservation

subdivision design approach. In planning for conservation design, municipalities need to identify those areas that are to be protected and preserved. These are composed of Primary Conservation Areas which correspond to the recommended preservation areas on Map 15. Secondary Conservation Areas are other significant features which correspond to the development restriction areas on Map 15.

The start of the conservation subdivision design process is to establish the number of units allowed on the property to be subdivided. This number is established by the preparation of a yield plan. This plan shown in Figure 3 is based on the application of conventional zoning regulations to the property including environmental protection provisions. The resulting number of units becomes the number of units that would be allowed in the conservation subdivision. The conservation subdivision design process itself involves four steps. These steps are illustrated in the accompanying figures.

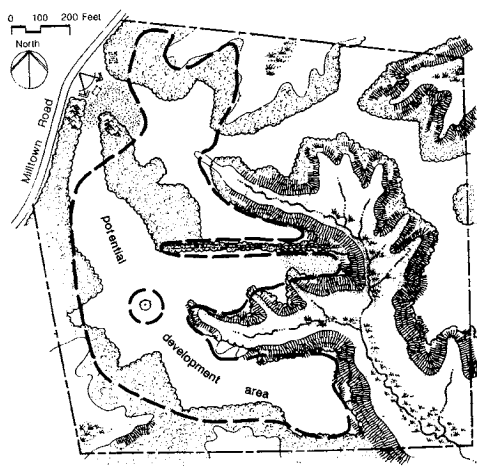


**Figure 3: Yield Plan**

**Source:** *Growing Greener: Conservation by Design*, Natural Lands Trust.

### **Step One**

Identify the land that should be permanently protected. Site mapping locates the various site characteristics previously identified as the Primary Conservation Areas and the Secondary Conservation Areas. The identified areas are those areas where development is constrained.

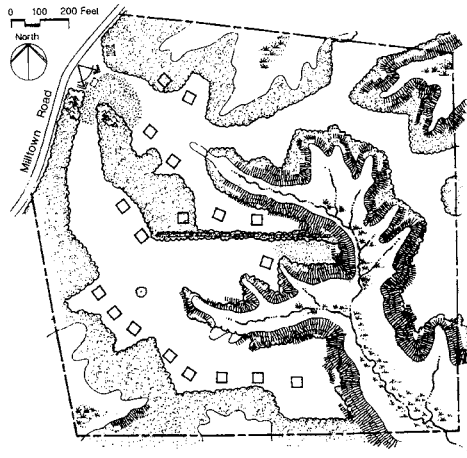


**Figure 4: Potential Development Areas**

**Source:** *Growing Greener: Conservation by Design*, Natural Lands Trust.

## **Step Two**

The locations of the individual houses are set. These locations are within the Potential Development Area, the area outside of the constraint areas identified in step one. The siting of the houses should also attempt to maximize the views of the open space.

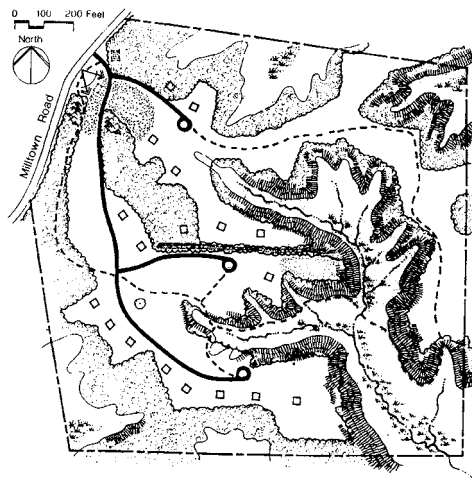


**Figure 5: Locating House Sites**

**Source:** *Growing Greener: Conservation by Design, Natural Lands Trust.*

## **Step Three**

Step three involves the siting of the streets needed to provide access to the houses. This step has been described as “connecting the dots.”



**Figure 6: Aligning Streets and Trails**

**Source:** *Growing Greener: Conservation by Design, Natural Lands Trust.*

## **Step Four**

This step involves the drawing of the lot lines.



**Figure 7:** Drawing in the Lot Lines

**Source:** *Growing Greener: Conservation by Design*, Natural Lands Trust.

Conservation subdivisions are an effective means for accomplishing the stated objectives. They result in the protection of sensitive natural areas. Further, they result in the preservation of significant amounts of open space and farmland. Additional benefits of conservation subdivisions include a potential reduction in development costs. The lower costs result from the more compact improvements required for serving the lots and lower site preparation costs by avoiding areas with environmental limitations. Conservation design can aid in preserving the rural atmosphere by reducing the visual prominence and therefore impact of the houses. Also, conservation subdivisions can provide better habitat for plants and wildlife through the creation of the larger blocks of open space.

The use of conservation subdivision design requires the resolution of several issues. These include the provision of water and sewer services and the ownership and maintenance of the common open space. As was previously noted, this development concept is most applicable in rural and agricultural preservation areas, where public sewer and water services are unavailable. Therefore, conservation subdivisions must rely upon individual wells and other means of sewage disposal. The use of clustering results in a more limited area being available on the given lot for sewage disposal purposes than is typically involved with conventional zoning and development. Therefore, the suitability of the soils becomes a very critical criteria for development. Alternate means of sewage disposal such as community on-lot systems, spray irrigation of sewage effluent and the siting of the sewage disposal facilities within the common open space area may be needed in order to provide for adequate sewage disposal. Fewer areas are available for siting on-lot wells, given the isolation distance requirements from the locations of the sewage disposal systems.

The conservation subdivision will create large areas of common open space. A reliable and workable method for assuring the proper maintenance of this area must be devised. Options for such maintenance responsibility include a homeowners' association, a land trust or similar entity or the municipality.

Municipalities within the Nazareth Area that include areas recommended as Rural, Environmental Protection and Agricultural Preservation in the land use plan should consider the adoption of zoning ordinance and subdivision ordinance provisions that enable conservation subdivision design in those areas. Conservation subdivision design provisions are not recommended for other areas.

## Comparison and Summary

TNDs, PRDs and Conservation Subdivisions all represent advantageous means for land development. However, they have different orientations and represent different approaches. Table 36 compares some of the key components of these approaches.

**TABLE 36**

<b>COMPARISON OF TND, PRD AND CONSERVATION DESIGN LAND DEVELOPMENT APPROACHES</b>			
<b>Feature</b>	<b>Traditional Neighborhood Development</b>	<b>Planned Residential Development</b>	<b>Conservation Subdivision Design</b>
Mixture of Residential, Commercial and Industrial Land Uses	Yes	Yes	No
Mixture of a Variety of Housing Types	Yes	Yes	Yes
Environmental Sensitivity of Design	Yes. While environmental features are respected, they do not drive the design.	Yes. Environmental features are a primary factor in the design.	Yes. Environmental features are a primary factor in the design.
Common Open Space	Common open space is limited to parks.	Yes. PRDs include extensive open space area.	Yes. Creating open space is a main feature of this approach.
Clustering	No	Yes	Yes
Street Layout	Gridiron or gridiron variation.	Post WWII layout featuring hierarchy of streets from cul-de-sacs to arterials.	Post WWII layout featuring cul-de-sacs and other local roads.
Pedestrian Orientation	Yes. A primary design orientation.	Pedestrian needs are a secondary design factor.	No
Architectural Controls	Yes	No	No

Townships that have areas that have land designated as Suburban Residential or Urban Residential by the land use plan and which have large parcels in these areas should consider adopting both TND and PRD provisions. The boroughs should consider TND features relating to existing building setbacks, mixed uses, usage of alleys and lotting patterns in their zoning and subdivision ordinances. Conservation subdivision design is recommended in areas of the townships with land designated as Rural, Environmental Protection and Agricultural Preservation in the land use plan.

## NEIGHBORHOOD PROTECTION

Housing and the neighborhoods that they occupy are central in their importance to the Nazareth Area municipalities. They will decline unless properly protected. Numerous threats to housing areas and neighborhoods exist. They include environmental impacts, such as:

- Noise from passing trucks and vehicles, from airport operations and factories,
- Glare and light pollution from nearby stores and businesses,
- Air pollution from industrial or mining operations,
- Visual blight from signs or structures out of scale with the area, and
- Offensive odors from solid waste facilities or certain manufacturing processes.

Other potential threats to residential neighborhoods include overcrowding, as buildings are put to intensive uses. Overcrowding is often manifest by the increased parking demand that exceeds available space.

The prevention of such degradation and the protection of the residential areas and neighborhoods is a core objective of this comprehensive plan. The ways in which our communities continue to develop directly influences the ability to maintain the livability of our residential areas. Zoning ordinances contain numerous means of protection. They include:

- The separation of incompatible uses from residential areas,
- Required buffers where separation of incompatible uses is minimal,
- Performance standards for environmental impacts,
- Parking standards,
- Sign regulations, and
- Architectural or design regulations.

Subdivision and land development ordinances can protect existing residences by:

- Controlling stormwater runoff,
- Creating traffic circulation patterns that minimize through traffic in neighborhoods, and
- Minimizing light pollution from nearby non-residential land uses.

Property maintenance is also of vital importance to the health of residential areas and neighborhoods. Poorly maintained properties affect surrounding properties. Code enforcement programs are an effective means for municipalities to promote proper property maintenance. Some property owners need financial assistance in order to undertake needed maintenance. To assist these property owners, Nazareth Area municipalities should take advantage of programs and grants offered by the Federal and State governments. The use of programs such as the Community Development Block Grant program, federal housing programs for rehabilitation of existing housing and neighborhood improvement programs administered by the Pennsylvania Department of Community and Economic Development should be considered.

## **GOAL, POLICIES AND IMPLEMENTATION STRATEGIES**

### **Goal**

*To meet the housing needs of residents and those who wish to reside in the area.*

### **Policies**

- Provide adequately sized areas for new housing construction to meet the housing needs as identified through the population projections.
- Locate housing consistent with the land use element and the other elements of this comprehensive plan.
- Meet the varied housing needs of people, including the handicapped, elderly and other special needs groups, by providing opportunities for appropriate housing types and arrangements and a range of affordability levels.
- Facilitate well-designed, desirable living environments and neighborhoods.
- Protect neighborhoods and housing areas from adverse impacts.
- Protect the existing investments in housing.
- Promote the adequate maintenance of housing.
- Revitalize residential areas where the quality of the residential environment has deteriorated.

## **Implementation Strategies**

- Municipalities will amend their zoning ordinances as necessary to be consistent with the land use plan map and text.
- Municipalities will incorporate provisions for Traditional Neighborhood Design, Planned Residential Development and Conservation Design into their zoning ordinances as appropriate, in the types of areas where recommended by this comprehensive plan.
- Municipalities will review their zoning ordinances to identify possible inadequacies for protecting neighborhoods and housing areas from adverse impacts such as environmental impacts.
- Municipalities will consider adopting building code ordinances, where none are currently in place, and will engage in a systematic enforcement program.
- Municipalities will identify high priority areas for housing improvements.
- Municipalities will utilize grant programs as appropriate to facilitate housing maintenance in low and moderate income areas.
- Municipalities will provide appropriate services to support residential development in areas where the land use plan recommends housing.
- Municipalities will coordinate with abutting municipalities when considering development and permit applications to assure that adverse impacts are minimized to the degree possible across municipal boundaries.