

LAND USES OF REGIONAL SIGNIFICANCE

While every change to the land has an impact, some have a greater effect than others, requiring more detailed review and analysis by the Lehigh Valley Planning Commission. Land Uses of Regional Significance (LURS) have substantial impacts that may cross municipal boundaries and can impact the transportation system, critical natural features and habitats, water management, school enrollment, government and non-profit services, utility capacity, parks and recreational facilities, air quality, and the economy—among all other aspects of the region’s functionality and quality of life.

County planning agencies are given broad review authority under the Pennsylvania Municipalities Planning Code to assess these impacts on the community and to forward comments and suggestions to the municipal government(s) where LURS are proposed and to those that may be affected.

LURS receive special attention during the subdivision and land development review process. The Lehigh Valley Planning Commission will:

- Review and comment on the governmental and intergovernmental impacts of land uses of regional significance based on planning goals and policies outlined in *FutureLV: The Regional Plan* as well as applicable Pennsylvania Act 167 stormwater management plans, climate, energy, green infrastructure, greenways, livable landscapes, parks, recreation and open space, historic and cultural assets, housing, blight reversal and remediation, farmland preservation, environmental justice, equity, freight, transportation and traffic safety, multimodal transportation data and plans, among other LVPC, Lehigh County and/or Northampton County adopted goals and policies.
- Send reviews to all potentially impacted municipalities and agencies.
- Call on entities proposing land uses of regional significance to conduct studies that clearly indicate environmental, land use, transportation and other impacts on all municipalities that may be affected by a development.
- Provide mediation services to municipalities desirous of such services consistent with the provisions of the Pennsylvania Municipalities Planning Code.

Land Use Category	Minimum Criteria
Major Shopping Center	Greater than 200,000 square feet
Large Residential Developments	Greater than 300 dwelling units
Office Buildings	Greater than 100,000 square feet
Mixed-Use Developments	Greater than 100,000 square feet or 50,000 square feet and 150 dwelling units
Regional Entertainment or Resort Complexes	All
Regional Recreation Complexes	Identified in an LVPC inventory or plan
Educational Facilities	All (including dormitories)
Medical Facilities	Greater than 100,000 square feet
Research and Development Facilities	Greater than 100,000 square feet
Warehouse, Logistics and Storage Facilities, Freight Facility, Local Freight Generator	Greater than 250,000 sq. ft. or a.) any proposed development located more than 1,320 feet from an interstate, principal arterial, freeway or expressway interchange, as defined by the Pennsylvania Department of Transportation functional classification system b.) any proposed development located outside the defined Development Area as illustrated in the FutureLV General Land Use Plan
Regional Freight Center, Intermodal Freight Facility, or Port attracting or producing freight trips regardless of mode	All
General Industrial Facilities	Greater than 50,000 square feet
Major Industrial and Office Parks	Greater than 50 acres (phased or unphased)
Major Redevelopment	Five acres or 100,000 square feet
Mines and Related Activities	All
Airports	All
Railways and Rail Facilities	All
Power Plants	All
Landfills and other Solid Waste Facilities	All