

SERHANT.

Use Suitability Chart – 1058 Hausman Rd (IC-1 Zoning)

Use Type	Zoning Status	Site Suitability	Notes
Hotel or Motel (Renovated or New Build)	Permitted by Right	★★★★★	Existing structure in place; could be remodeled or replaced.
Medical Office Building / Clinic	Permitted by Right	★★★★★	Adjacent to St. Luke's, Lehigh Valley Health; aging population nearby.
Senior Living / Assisted Living	Conditional / Special Use	★★★★★	Adjacent to Luther Crest; 70' height allowance favors multi-story build.
Professional Offices / Flex Space	Permitted by Right	★★★★☆	Good frontage, proximity to Rt 309 & I-78, flexible lot shape.
Retail Strip Center / Commercial	Permitted by Right	★★★☆☆	Moderate local retail demand; access via cul-de-sac may limit traffic.
Self-Storage Facility	Conditional Use	★★★★☆	Fits site size; buffered location; growing demand.
Multifamily Housing / Apartments	Not permitted by right	★★☆☆☆	Could pursue mixed-use overlay or variance, but not a primary fit.
Mixed-Use (Commercial + Residential)	Conditional (with overlay)	★★★☆☆	Possible with planning support; best near township center zones.
Vehicle Sales / Repair	Permitted by Right (sales)	★★☆☆☆	Limited exposure from cul-de-sac; inconsistent with surroundings.
Warehouse / Distribution	Permitted by Right	★★★☆☆	Allowed, but low truck access appeal and high land value may deter.
Conference/Event Center	Special Exception	★★★★☆	Could repurpose motel structure; synergy with hotels & nearby health.
Educational / Vocational Training	Special Exception	★★★★☆	Institutional neighbors may support it; good access to regional workers.