**DRAFT FOR PUBLIC HEARING – DECEMBER 8, 2015**

Amendment No. 3 to Bill 38-2015

Office Mix Use District

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BETHLEHEM, PENNSYLVANIA, AS AMENDED, BY DELETING THE CM-LTN LANDMARK CONSERVATION AND TRADITIONAL NEIGHBORHOOD OVERLAY DISTRICT AND REPLACING IT WITH AN OMU OFFICE MIXED USE DISTRICT; ADDING DEFINITIONS FOR FAST-CASUAL RESTAURANT, FAST-FOOD RESTAURANT AND FOR TASTING ROOM; SETTING THE PURPOSE OF THE OMU DISTRICT; AMENDING THE ZONING MAP TO CHANGE THE DESIGNATION OF VARIOUS PARCELS FROM THE CM-LTN ZONING DISTRICT TO THE OMU ZONING DISTRICT; MODIFYING THE ALLOWED USES IN PRIMARILY NON-RESIDENTIAL DISTRICTS; MODIFYING THE DIMENSIONAL REQUIREMENTS IN SOME DISTRICTS; MODIFYING DESIGN STANDARDS TO CREATE NEW REQUIREMENTS FOR THE OMU DISTRICT; AND CREATING ADDITIONAL REQUIREMENTS FOR THE OMU DISTRICT.

THE COUNCIL OF THE CITY OF BETHLEHEM HEREBY ORDAINS AS FOLLOWS:

 SECTION 9. That Article 1311, DESIGN STANDARDS IN THE CL, CB, AND OMU DISTRICTS, Section 1311.01, Purposes, of the Zoning Ordinance, as amended, which currently reads as follows:

 1311.01 Purposes.

 (a) Encourage appropriate redevelopment and reuse of underutilized sites.

 (b) Promote a mix of appropriate light business and residential uses in the same building.

 (c) Expand use of the public transit system and pedestrian and bicycle circulation.

 (d) Create opportunities to live, shop and work in the same area.

 (e) Improve the appearance of the City’s commercial corridors.

 (f) Attract new customers and new sources of employment and tax revenue.

(g) Encourage ~~principals~~ of Smart Growth to promote compact mixed-use development.

Shall be amended to read as follows:

 1311.01 Purposes.

 (a) Encourage appropriate redevelopment and reuse of underutilized sites.

 (b) Promote a mix of appropriate light business and residential uses in the

 same building.

 (c) Expand use of the public transit system and pedestrian and bicycle

 circulation.

 (d) Create opportunities to live, shop and work in the same area.

 (e) Improve the appearance of the City’s commercial corridors.

 (f) Attract new customers and new sources of employment and tax revenue.

(g) Encourage **principles** of Smart Growth to promote compact mixed-use

 development.

 Sponsored by Eric R. Evans

 Adam R. Waldron