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

Amendment No. 4 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 14. That Article 1314, ADDITIONAL REQUIREMENTS FOR THE OMU DISTRICT, Section 1314.01(a), Purposes, of the Zoning Ordinance, as amended, which reads as follows:

1314.01 Purposes.

1. In addition to serving the purposes of the City Comprehensive Plan and the overall purposes of this Ordinance, this District is intended to promote redevelopment of areas of the City that are currently underutilized and are only partially developed. This District also recognizes that this area of Bethlehem is unique in terms of its size (over 50 acres) and its proximity to ramps of a limited access expressway (PA. Route 378). This District is also intended to provide transitional zoning provisions adjacent to a County Park and recognized historical site, the Burnside Plantation. ~~This District also is intended to encourage ground-floor retail and service uses to create connectivity between the residential and commercial buildings on the overall tract.~~

Shall be amended to read as follows:

1314.01 Purposes.

1. In addition to serving the purposes of the City Comprehensive Plan and the overall purposes of this Ordinance, this District is intended to promote redevelopment of areas of the City that are currently underutilized and are only partially developed. This District also recognizes that this area of Bethlehem is unique in terms of its size (over 50 acres) and its proximity to ramps of a limited access expressway (PA. Route 378). This District is also intended to provide transitional zoning provisions adjacent to a County Park and recognized historical site, the Burnside Plantation. **This District is also intended to create connectivity between the residential and commercial buildings on the overall tract.**

Sponsored by Eric R. Evans

Adam R. Waldron