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

Amendment No. 5 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 1314.02(c), of the Zoning Ordinance, as amended, which reads as follows:

 (c) ~~A maximum 300,000 square feet of new building footprint is permitted to be of one (1) habitable story design~~.

Shall be amended to read as follows:

**(c) The following regulations shall apply for all**

 **retail/restaurant/entertainment uses in new buildings:**

1. **A maximum of 380,000 square feet of new building footprint is permitted for all primary retail/restaurant/entertainment uses.**
2. **“Small-tenant” retail/restaurant/entertainment uses, or any such establishments with a tenant footprint of 3,000 square feet or less, shall not exceed 30,000 square feet of the total square footage of all primary retail/restaurant/entertainment uses.**
3. **“Medium-tenant” retail/restaurant/entertainment uses consisting of a tenant footprint between 3,001 square feet and 8,000 square feet shall not exceed 35,000 square feet of the total square footage of all primary retail/restaurant/entertainment uses.**
4. **Retail, restaurant and other personal service uses shall be allowed as accessory uses in an office, medical office or residential building or complex provided they are accessory to the primary use and are primarily designed to serve the users of that building or complex. Such tenants shall not be included in the calculation of maximum square feet of new building footprint for retail/restaurant/entertainment as noted above in 1314.02(c)(1).**

Sponsored by Eric R. Evans

 Adam R. Waldron