

CITY OF BETHLEHEM  
Department of Planning and Zoning  
Interoffice Memo

TO: J. William Reynolds, City Council President  
FROM: Darlene Heller, Director of Planning and Zoning  
RE: Zoning Amendments  
Date: December 15, 2017

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At its November 9<sup>th</sup> meeting the Planning Commission voted unanimously to recommend approval of two zoning ordinance amendments.

An amendment clarifying permitted use in the CB and CL zoning districts.

An amendment revising building coverage requirements in the RT, High Density Residential Zoning District.

At the December 14<sup>th</sup> meeting the Planning Commission voted unanimously to also approve a Zoning Amendment to revise the Hotel Definition.

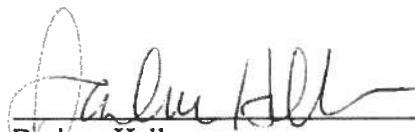
A copy of each of the recommended zoning amendments is attached for reference.

Please schedule these amendments for an upcoming City Council meeting as appropriate.

CC: Mayor  
City Council Members  
A. Karner  
W. Leeson  
E. Healy

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DATE: 12-15-17

  
\_\_\_\_\_  
Darlene Heller  
Director of Planning and Zoning

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BETHLEHEM, PENNSYLVANIA, CLARIFYING FIRST FLOOR USES IN THE CB CENTRAL BUSINESS AND CL LIMITED COMMERCIAL DISTRICTS.

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

SECTION 1. That Article 1302 of the Zoning Ordinance titled Definitions, Section 1302.98 be amended to read as follows:

1302.98 Personal Services. Commercial uses including tailoring, custom dress-making, haircutting/styling, travel agency, nail salon, dog grooming, dry-cleaning, shoe repair, certified massage therapy and closely related uses.

All other Sections shall be renumbered.

SECTION 2. That Article 1305 of the Zoning Ordinance titled Allowed Uses in Primarily Residential District, Section 1305.01.a, which reads, in part:

TYPES OF USES (See definitions in Section 1302)	ZONING DISTRICTS		
	CL	CG & CS	CB
Multi-Family Dwellings (S. 1322), other than conversions of an existing one family dwelling into 2 or more dwellings	P*	P*	P*
Boarding House (including Rooming House) (S. 1322)	SE	SE	SE*
Group Home within a lawful existing dwelling Unit (S.1322), not including a Treatment Center	P	P	P
Dormitories or other Housing Owned or Operated by a College or University and limited to Occupancy by Students or Staff of the College or University (in addition to housing listed above)	N	P* in CG N in CS	P*

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- \* = Such housing shall be located in the same building as a principal commercial use that is on the front street level. This requirement for a street level commercial use shall not apply to buildings fronting on local streets. See the optional density bonus for workforce housing in Article 1307.
- \*\* = In the OMU District the maximum lot size for any single family dwelling shall be 4,000 square feet
- \*\*\* = Provision of Section 1322 shall not apply in the OMU District for multi-family dwellings
- P = Permitted by right use (zoning decision by Zoning Officer)
- SE = Special exception use (zoning decision by Zoning Hearing Board)
- N = Not permitted
- (S. 1322) = See Additional Requirements in Section 1322

Shall be amended to read as follows:

TYPES OF USES (See definitions in Section 1302)	ZONING DISTRICTS		
	CL	CG & CS	CB
Multi-Family Dwellings (S. 1322), other than conversions of an existing one family dwelling into 2 or more dwellings	P****	P*	P****
Boarding House (including Rooming House) (S. 1322)	SE****	SE	SE****
Group Home within a lawful existing dwelling Unit (S.1322), not including a Treatment Center	P****	P	P****
Dormitories or other Housing Owned or Operated by a College or University and limited to Occupancy by Students or Staff of the College or University (in addition to housing listed above)	N	P* in CG N in CS	P****

\* = Such housing shall be located in the same building as a principal commercial use that is on the front street level. This requirement for a street level commercial use shall not apply to buildings fronting on local streets. See the optional density bonus for workforce housing in Article 1307.

\*\* = In the OMU District the maximum lot size for any single family dwelling shall be 4,000 square feet

\*\*\* = Provision of Section 1322 shall not apply in the OMU District for multi-family dwellings

\*\*\*\* = **Such housing shall be located in the same building as a principal retail, restaurant or personal service use that is on the front street level. An office use, professional or otherwise, shall not be permitted on the front street level. This requirement for a street level retail or service use shall not apply to buildings fronting on local streets. See the optional density bonus for workforce housing in Article 1307.**

P = Permitted by right use (zoning decision by Zoning Officer)

SE = Special exception use (zoning decision by Zoning Hearing Board)

N = Not permitted

(S. 1322) = See Additional Requirements in Section 1322

SECTION 3. That Article 1306 of the Zoning Ordinance titled Dimensional Requirements in Each District, Section 1306.01.b.1, Note I, which reads:

(Note I) = For mixed use buildings containing one or more dwelling units, the building coverage shall not exceed 75% on non-corner lots and not more than 80% on corner lots. If an approved vegetated Green Roof is used, the horizontal area of such green roof may exceed the maximum building coverage after a review by the City Planning Commission. Multi-family dwelling units are permitted by right uses in existing structures. However, the first floor of a structure must contain ~~uses other than residential~~ along the street frontage. There is no maximum density per acre, as long as all other restrictions are met.

Shall be amended to read as follows:

(Note I) = For mixed use buildings containing one or more dwelling units, the building coverage shall not exceed 75% on non-corner lots and not more than 80% on corner lots. If an approved vegetated Green Roof is used, the horizontal area of such green roof may exceed the maximum building coverage after a review by the City Planning Commission. Multi-family dwelling units are permitted by right uses in existing structures. However, the first floor of a structure must contain a retail, restaurant or personal service use along the street frontage. There is no maximum density per acre, as long as all other restrictions are met.

SECTION 4. All Ordinances and parts of Ordinances inconsistent herewith be, and the same are hereby repealed.

Sponsored by \_\_\_\_\_

\_\_\_\_\_

PASSED finally in Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
President of Council

ATTEST:

\_\_\_\_\_  
City Clerk

This Ordinance approved this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Mayor

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BETHLEHEM, PENNSYLVANIA, INCREASING MAXIMUM BUILDING COVERAGE IN THE RT DISTRICT.

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

SECTION 1. That Article 1306 of the Zoning Ordinance titled Dimensional Requirements in Each District, Section 1306.01.a.4, which reads in part:

Zoning District	Use	Max. Bldg. Cov.
		(%)
4. RT Residential District	Single Family Detached Dwelling	35%
	Single Family Semi-Detached Dwelling	35%
	Two-Family Detached Dwelling	35%
	Two-Family Semi-Detached Dwelling	35%
	Multi-Family Dwelling (3-1/2 Stories or Less)	30%
	Multi-Family Dwelling (More than 3-1/2 Stories)	30%
	Single Family Attached Dwelling	40%
	Non-Residential and Other Allowed Uses	35%

Shall be amended to read:

Zoning District	Use	Max. Bldg. Cov.
		(%)
4. RT Residential District	Single Family Detached Dwelling	45%
	Single Family Semi-Detached Dwelling	45%
	Two-Family Detached Dwelling	45%
	Two-Family Semi-Detached Dwelling	45%
	Multi-Family Dwelling (3-1/2 Stories or Less)	40%
	Multi-Family Dwelling (More than 3-1/2 Stories)	40%
	Single Family Attached Dwelling	50%
	Non-Residential and Other Allowed Uses	45%

SECTION 2. All Ordinances and parts of Ordinances inconsistent herewith be, and the same are hereby repealed.

Sponsored by \_\_\_\_\_

PASSED finally in Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
President of Council

ATTEST:

\_\_\_\_\_  
City Clerk

This Ordinance approved this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Mayor

BILL NO.

**ORDINANCE NO. 2017-\_\_\_\_\_**

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BETHLEHEM, PENNSYLVANIA, AS AMENDED, TO AMEND THE DEFINITION OF A HOTEL WITHIN THE CITY OF BETHLEHEM

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

SECTION 1. That Article 1302 of the Zoning Ordinance titled Definitions, Section 1302.57 of which presently defines the term "Hotel" as follows:

Hotel. A building or group of buildings which has a central office and which contains 7 or more rental units which are rented to transient visitors to the area, and which may also include an accessory tavern, restaurant, pool, exercise facilities or meeting facilities.

Shall be amended to read as follows:

Hotel. A building or group of buildings which has a central office and which contains 1 or more rental units which are rented to transient visitors to the area, and which may also include an accessory tavern, restaurant, pool, exercise facilities or meeting facilities.

SECTION 2. All Ordinances and parts of Ordinances inconsistent herewith are, and the same are hereby repealed.

Sponsored by \_\_\_\_\_  
\_\_\_\_\_

PASSED finally in Council on this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
President of Council

ATTEST:

\_\_\_\_\_  
City Clerk

This Ordinance approved this this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Mayor