

CITY OF BETHLEHEM

Bureau of Planning and Zoning

Interoffice Memo

TO: Adam Waldron, City Council President

FROM: Darlene Heller, Director of Planning and Zoning

RE: Proposed Zoning Ordinance amendment addressing building coverage in the CB (Central Business) zoning district


DATE: March 15, 2018

At their March 8 meeting the Planning Commission unanimously voted to recommend that City Council approve the above-referenced Zoning amendment with the inclusion of the clarification of side and rear yard setbacks. The amendment proposes to adjust the required maximum percent building coverage in the CB (Central Business) zoning district for mixed use developments.

Currently the zoning ordinance allows 100% building coverage for non-residential uses in the CB zone, but only 75% or 80% for mixed use developments in the same zone.

The City advocates for new residential units on upper floors in the downtown core and for an urban model of design for infill projects. Additionally, the CB zoning district has no requirement for off-street parking. Therefore, allowing 100% lot coverage for mixed use developments is in keeping with the requirement for non-residential developments and is an appropriate amendment to the zoning ordinance.

Please have this amendment placed on a future City Council agenda for consideration.



Darlene Heller
Director of Planning and Zoning

CC: City Council Members
A. Karner
E. Healy
Mayor Donchez
T. Samuelson
S. Borzak

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 1306.01.b.1(b) AND 1306.01.B (NOTE I) OF THE ZONING ORDINANCE OF THE CITY OF BETHLEHEM, PENNSYLVANIA, AS AMENDED, TO CHANGE MAXIMUM PERCENT BUILDING COVERAGE IN THE CB DISTRICT

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

SECTION 1. That Article 1306.01.b.1, which reads as follows:

Zoning District: Type of Use	Min. Lot Area (sq. ft.) (Note E)	Min. Lot Width Measured at Min. Building Setback Line (ft.)	Min. Front Yard Setback (ft.) (Note D). See also Section 1306.07	Min. Rear Yard Setback (ft.) **	Min. Side Yard Setback ** (each) (ft.)	Maximum Percent Building Coverage (Note F)	Maximum Percent Impervious Coverage (Note F)	Maximum Height See also Section 1306.02
1. CB Central Business District: a) Non-Residential Uses b) Mixed Use Standards – See Note I	a) 0 b) 1,800	a) 0 b) 18	All uses: 0 No new vehicle parking spaces shall be located between the front lot line of a public street and the front of a principal building. Also see Section 1311 Design Standards	All uses: 0 (Note B) b) (Note I)	All uses: 0 (Note B) b) (Note I)	All uses: 100% b) (Note I)	All uses: 100%	All uses: 150 feet (Note J)

See additional standards in Article 1311.								
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Shall be amended to read:

Zoning District: Type of Use	Min. Lot Area (sq. ft.) (Note E)	Min. Lot Width Measured at Min. Building Setback Line (ft.)	Min. Front Yard Setback (ft.) (Note D). See also Section 1306.07	Min. Rear Yard Setback (ft.) **	Min. Side Yard Setback ** (each) (ft.)	Maximum Percent Building Coverage (Note F)	Maximum Percent Impervious Coverage (Note F)	Maximum Height See also Section 1306.02
1. CB Central Business District: a) Non-Residential Uses b) See additional standards in Article 1311.	a) 0 b) 1,800	a) 0 b) 18	All uses: 0 No new vehicle parking spaces shall be located between the front lot line of a public street and the front of a principal building. Also see Section 1311 Design Standards	All uses: 0 (Note B) 0 (Note B)	All uses: 0 (Note B) 0 (Note B)	All uses: 100% b) 100%	All uses: 100%	All uses: 150 feet (Note J)

SECTION 2. That Article 1306.01.b, Note I, which reads 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 principal 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.

Be amended to read as follows:

(Note I) = Multi-family dwelling units are permitted by right uses in existing structures. However, the first floor of a structure must contain a principal 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 3. 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