

# CITY OF BETHLEHEM

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## Department of Community and Economic Development Interoffice Memo

**TO:** Planning Commission members  
**FROM:** Darlene L. Heller, Director of Planning and Zoning  
**RE:** Zoning Amendment – Hotel Definition

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Attached is a draft of a new definition for hotel that is slightly revised from the draft you reviewed at your November meeting. Last month the Planning Bureau recommended that the total number of rooms required for a hotel should be 2. We have revised the draft ordinance to only require 1 room for rent to qualify as a hotel.

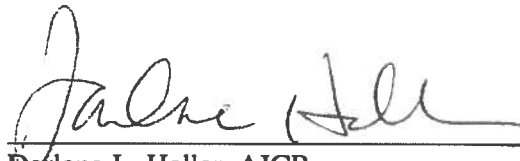
Interested parties at the November meeting also requested that the ordinance be revised to add a "Reservation platform" (in addition to the provision of a central office) and to add a note or reference to delete any short term rental uses from qualifying a use as a hotel. Following review of these two requests our office is recommending that these two requested amendments not be included in the zoning ordinance amendment that is forwarded to City Council.

We will discuss the Ordinance revisions in more detail at the December 14 Planning Commission meeting.

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**CC:** E. Healy  
A. Karner  
T. Samuelson  
S. Borzak  
C. Hynes

**DATE:** 12-5-17



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Darlene L. Heller, AICP  
Director of Planning and Zoning

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. Section 1302.57 of Zoning Ordinance of the City of Bethlehem 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 /s/ \_\_\_\_\_

/s/ \_\_\_\_\_

PASSED finally in Council on this \_\_\_\_ day of \_\_\_\_\_, 2017.

/s/ J. William Reynolds  
President of Council

ATTEST:

/s/ Louise M. Kelchner  
City Clerk

This Ordinance approved this this \_\_\_\_ day of \_\_\_\_\_, 2017.

/s/ Robert J. Donchez  
Mayor