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

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

AN ORDINANCE ADDING ARTICLE 1306.08 OF THE ZONING

ORDINANCE OF THE CITY OF BETHLEHEM, PENNSYLVANIA,

AS AMENDED, ENTITLED CITY REVITALIZATION AND IMPROVEMENT ZONE (CRIZ) LOT AREA REQUIREMENTS.

THE COUNCIL OF THE CITY OF BETHLEHEM HEREBY AMENDS THE ZONING ORDINANCE AND ORDAINS AS FOLLOWS:

SECTION 1. That Article 1302.29 be added to read:

1302.29 City Revitalization and Improvement Zone (CRIZ) Qualified Project. A project approved by the Bethlehem Revitalization and Improvement Authority as a project that qualifies for City Revitalization and Improvement Zone funds.

SECTION 2. That Article 1306.08 be added to read:

1306.08 Dimensional Requirements for CRIZ Qualified Projects. In order to maximize the benefit from City of Bethlehem City Revitalization and Improvement Zone (CRIZ) funds and more precisely channel CRIZ funds to CRIZ-qualified projects and not adjacent lands, no dimensional setbacks, minimum lot size, building coverage or any other dimensional requirements shall apply to the parcel on which a CRIZ qualified project is located as long as the following provisions are met:

(a) Structures to be erected as part of a CRIZ-qualified project may be placed on a separate lot, hereafter known as the “CRIZ-qualified lot”, from adjacent lands functioning as a front, side or rear yard, or which provides parking, storm water–related management facilities or runoff, and other site-related accessory functions. Such adjacent lands may be placed on a separate lot hereafter known as the “support lot”. If a property owner elects to proceed in this fashion, the following shall apply:

1. The CRIZ-qualified lot shall be exempt from all dimensional setbacks, minimum lot size, building coverage or any other dimensional requirements provided the deed restrictions of this Ordinance are met.

2. The support lot shall be governed by all applicable dimensional setbacks, minimum lot size, building coverage and any other dimensional requirements of this Ordinance.

3. A support lot may serve 2 or more CRIZ-qualified lots so long as the parking, storm water–related management facilities or runoff, and other site-related accessory requirements of each associated CRIZ-qualified lot are met by the support lot.

(b) If a property owner elects to proceed under subsection(a), deed restrictions shall be placed in every deed containing land from which a CRIZ-qualified project was created, specifically the CRIZ-qualified lot and its support lot. Such deed restrictions shall contain all of the following provisions:

1. covenants that the CRIZ-qualified lot(s) and its support lot must be continuously held, possessed and used together without any severance whatsoever by the same record owners, lessees, licensees, or persons (i.e. artificial and/or natural) holding by or under any other right, title privilege, or assignment.

2. appropriate cross access and/or parking easements protecting the CRIZ-qualified lot(s). The easement language and descriptions shall be reviewed and approved by the City of Bethlehem.

3. language providing that the deed restrictions shall run with the land in perpetuity, unless the Director of Planning and Zoning of the City of Bethlehem consents to the consolidation of the CRIZ-qualified lot(s) and its support lot into a single merged lot following the expiration the CRIZ program benefitting the CRIZ-qualified lot(s). In such event, the CRIZ-qualified lot(s) and its support lot may be merged as part of a reverse minor subdivision plan which when duly-approved and recorded shall constitute a termination and release of the deed restrictions required by this Ordinance.

4. language stating that these deed restrictions shall be enforceable by the City of Bethlehem against any person (i.e. artificial and/or natural) claiming any right, title or interest in, from, under or as successor to the CRIZ-qualified lot(s) and/or its support lot, and subject to any and all penalties and remedies available to the City of Bethlehem for violations of the Zoning Ordinance.

SECTION 3. All Ordinances and parts of Ordinances inconsistent herewith be, and the same are hereby repealed.

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

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

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President of Council

ATTEST:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

City Clerk

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

/s/ Robert J. Donchez

Mayor