

CITY OF BETHLEHEM

Department of Planning and Zoning

Interoffice Memo

TO: Planning Commission Members

FROM: Darlene Heller, AICP, Director of Planning and Zoning

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

DATE: March 1, 2018

Attached is a draft Zoning Ordinance amendment that 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 CB 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.

This amendment is placed on the March 8 Planning Commission Agenda for your consideration.



Darlene Heller
Director of Planning and Zoning

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