



Lehigh Valley Planning Commission

KENT H. HERMAN, ESQ.
Chair

LIESEL DREISBACH
Vice Chair

STEPHEN REPASCH
Treasurer

BECKY A. BRADLEY, AICP
Executive Director



Planning for the Future of Lehigh and Northampton Counties at 961 Marcon Blvd., Ste 310, Allentown, PA 18109 ■ (610) 264-4544 ■ lvpc@lvpc.org ■ www.lvpc.org

February 27, 2015

Ms. Louise M. Kelchner, City Clerk
City of Bethlehem, City Hall
10 East Church Street
Bethlehem, Pennsylvania 18018

**RE: Zoning Ordinance Amendments - Various
City of Bethlehem
Northampton County**

Dear Ms. Kelchner:

The Lehigh Valley Planning Commission Comprehensive Planning Committee considered the subject amendments at its February 26, 2015 meeting pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). The Commission finds that the amendments do not conflict with the County Comprehensive Plan.

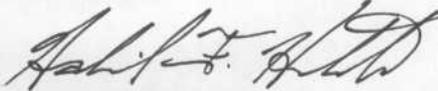
Regarding the amendment on Solar Energy Collection Systems, it is our observation that the maximum height regulation in Section 1318.29(c)(4) doubly appears at the end of section 1318.29(c)(3). We recommend clarifying this duplicate language.

Concerning the amendment on Maximum Impervious Coverage for residential districts, we suggest including a "Maximum Impervious Coverage" column for all residential zoning districts in addition to the proposed RR and RS district changes. This is for consistency across all residential districts, following a similar convention used for other zoning districts in the ordinance. To clarify, we do not recommend a "Maximum Impervious Coverage" amount of 75% across all residential districts. This amount may not be suitable for the higher density RG, RT, and R-RC districts. The appropriate amount may be higher, as per the recommended general land use density levels of the County Comprehensive Plan. The recommendation is simply that a "Maximum Impervious Coverage" amount exists for all districts in the ordinance.

The amendment that eliminates off-street parking requirements for the CB (Central Business) zoning district is a positive change as the reduction of excess parking helps foster a more walkable, multi-modal urban condition.

If you have any additional questions regarding the content of this letter, please do not hesitate to call. Kindly send a copy of the final amended zoning ordinance that is adopted by the City, per requirements of the MPC. Thank you very much.

Sincerely,

A handwritten signature in black ink, appearing to read "Gabriel F. Hurtado". The signature is fluid and cursive, with the first name being the most prominent.

Gabriel F. Hurtado
Community Planner

cc: Darlene Heller, AICP, Director of Planning and Zoning
John Spirk, Jr., Esq., City Council Solicitor
Members of Council