

ARTICLE 1303

CLASSIFICATION OF DISTRICTS

1303.01 Establishment of Districts

The City of Bethlehem is hereby divided into zoning districts of different types, each type being of such number, shape, kind and area, and of such common units or purpose and adaptability of use that is deemed most suitable to carry out the objectives of this Ordinance.

Each parcel of land and every building or other structure in the City, except as otherwise provided by law or by the Ordinance, shall be subject to the regulations, restrictions and requirements specified for the district in which it is located.

1303.02 Classes of Districts

For the purposes of this Zoning Ordinance, the City is divided into seventeen (17) classes of districts which shall be designated as follows:

R-R	Residence District
R-S	Residence District
R-G	Residence District
R-T	Residence District
R-M	Residence District
R-RC	Residential Retirement Complex
I	Institutional District
C-B	Commercial Business District
C-G	General Commercial District
C-L	Limited Commercial District
C-S	Shopping Center District
C-R	Commercial Recreation District
C-M	Office - Research Center District
P-I	Planned Industrial District
L-I	Light Industrial District
H-I	Heavy Industrial District
I-R	Industrial Redevelopment District

1303.03 Zoning Map

The Bethlehem Zoning Map shall consist of maps prepared in two different scales. A small scaled map depicting the zoning districts of the City accompanies this text. This map is for use by the general public and does not show the precise zoning district boundaries. The official map shall be kept in the office of the Zoning Officer. This larger map shall be prepared at a scale: 1" = 400'.

Said map and all notations, references and data shown thereon are hereby incorporated by reference into this Zoning Ordinance and shall be as much a part of this Zoning Ordinance as if all were fully described herein.

1303.04 District Boundaries

Where uncertainty exists with respect to the boundaries between districts as shown on the Zoning Map, the following rules shall apply.

- (a) Where district boundaries are indicated as approximately coinciding with the center lines of streets or railroad rights-of-way, such center lines shall be construed to be such boundaries unless otherwise indicated in this Ordinance.
- (b) Where boundaries are not fixed by dimensions and where they approximately follow lot lines, and where they do not scale more than ten (10) feet distant therefrom, such lot lines shall be construed to be such boundaries unless otherwise indicated in this Ordinance.
- (c) For unsubdivided land and where a district boundary divides a lot, the location of such boundary shall be determined by the use of the scale on the Zoning Map unless the boundaries are indicated by dimensions.
- (d) All areas of the City which are under water and are now shown as included within any district shall be subject to all of the regulations of the district which immediately adjoins the water area. If the water area adjoins two (2) or more districts, the boundaries of each district shall be construed to extend into the water area in a straight line until they meet each other.
- (e) Where land area has become a part of the City by annexation, the same shall automatically be classed as being in the "R-R Residential" district until such classification shall have been changed by an amendment to the Zoning Ordinance as provided herein.
- (f) Whenever any street, alley, or other public right-of-way is vacated, the zoning district adjoining each side of such street, alley, or public right-of-way shall be automatically extended to the center of such vacation.

1303.05 Boundary Tolerances

Where a district boundary line divides a lot held in single and separate ownership at the effective date of this Zoning Ordinance, the use regulations applicable to the less restricted district shall extend over the portion of the lot in the more restricted district, a distance of not more than fifty (50) feet beyond the district boundary line.

1303.06 Floodway and Flood Fringe Districts

For the regulations pertaining to the floodway and flood fringe districts, which are overlays to the existing districts as shown on the Zoning Map, refer to Article 1327.

