**DRAFT FOR PUBLIC HEARING – DECEMBER 8, 2015**

Amendment No. 2 to Bill 38-2015

Office Mix Use District

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BETHLEHEM, PENNSYLVANIA, AS AMENDED, BY DELETING THE CM-LTN LANDMARK CONSERVATION AND TRADITIONAL NEIGHBORHOOD OVERLAY DISTRICT AND REPLACING IT WITH AN OMU OFFICE MIXED USE DISTRICT; ADDING DEFINITIONS FOR FAST-CASUAL RESTAURANT, FAST-FOOD RESTAURANT AND FOR TASTING ROOM; SETTING THE PURPOSE OF THE OMU DISTRICT; AMENDING THE ZONING MAP TO CHANGE THE DESIGNATION OF VARIOUS PARCELS FROM THE CM-LTN ZONING DISTRICT TO THE OMU ZONING DISTRICT; MODIFYING THE ALLOWED USES IN PRIMARILY NON-RESIDENTIAL DISTRICTS; MODIFYING THE DIMENSIONAL REQUIREMENTS IN SOME DISTRICTS; MODIFYING DESIGN STANDARDS TO CREATE NEW REQUIREMENTS FOR THE OMU DISTRICT; AND CREATING ADDITIONAL REQUIREMENTS FOR THE OMU DISTRICT.

THE COUNCIL OF THE CITY OF BETHLEHEM HEREBY ORDAINS AS FOLLOWS:

SECTION 4. That the chart in Article 1305, ALLOWED USES IN PRIMARILY NON-RESIDENTIAL ZONING DISTRICTS, Section 1305.01, Allowed Uses in Primarily Non-Residential Districts, of the Zoning Ordinance, as amended, shall be amended as follows:

1305.01(a) a “Group home within a lawful existing dwelling unit (S. 1322), not including

a treatment center” shall be a permitted use in the OMU Zoning District.

Sponsored by Eric R. Evans

Adam R. Waldron