

CITY OF BETHLEHEM

Bureau of Planning and Zoning

Interoffice Memo

TO: Adam Waldron, City Council President
FROM: Darlene Heller, Director of Planning and Zoning
RE: Proposed Zoning Ordinance amendment addressing Fast Casual Restaurants
DATE: March 15, 2018

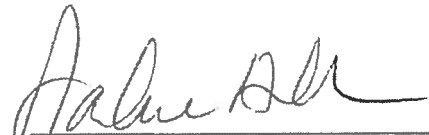
At the March 8 meeting the Planning Commission unanimously voted to recommend that the above-referenced draft Zoning Ordinance amendment be approved by City Council. The ordinance amendment proposes to eliminate Fast Casual Restaurants with drive-through lanes from the CB (Central Business) and CL (Limited Commercial) Zoning Districts.

Fast Casual Restaurants were added to the Zoning Ordinance in 2015. The current zoning ordinance allows Fast Casual Restaurants with drive-through lanes in several zoning districts, including CB and CL. However, section 1322.03.s(6) states that "restaurants with drive-through service are prohibited in the CB and CL districts". This proposed zoning amendment rectifies this discrepancy in the ordinance.

Restaurant drive-through service is specifically prohibited in these zones to promote walkability and urban design in the core areas of the City.

Fast Casual Restaurants will still be permitted in CB and CL districts without drive through facilities.

Please schedule this zoning amendment for consideration at a future City Council meeting.



Darlene Heller
Director of Planning and Zoning

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

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING ARTICLE 1305.01.b OF THE ZONING ORDINANCE OF THE CITY OF BETHLEHEM, PENNSYLVANIA, AS AMENDED, TO REMOVE A DRIVE-THROUGH FAST CASUAL RESTAURANT FROM THE CB AND CL ZONING DISTRICTS.

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

SECTION 1. That Article 1305.01.b, which reads as follows:

TYPES OF USES See definitions in Section 1302)	ZONING DISTRICTS												
	CL	CG	CB	LI	IN	PI	CM	I	CMU	IR	IR-R	OMU	
<hr/> &CS <hr/>													
<u>COMMERCIAL USES (Cont.)</u>													
Restaurant, Fast - Casual													
with a drive-through (S. 1322)	P	P	P	N	N	N	N	N	N	P	P	P****	
without a drive-through	P***	P	P	N	N	N	N**	N**	P	P	P	P	

Be amended to read:

TYPES OF USES See definitions in Section 1302)	ZONING DISTRICTS												
	CL	CG	CB	LI	IN	PI	CM	I	CMU	IR	IR-R	OMU	
<hr/> &CS <hr/>													
<u>COMMERCIAL USES (Cont.)</u>													
Restaurant, Fast - Casual													
with a drive-through (S. 1322)	N	P	N	N	N	N	N	N	N	P	P	P****	
without a drive-through	P***	P	P	N	N	N	N**	N**	P	P	P	P	

SECTION 2. All Ordinances and parts of Ordinances inconsistent herewith be, and the same are hereby repealed.

Sponsored by: _____

PASSED finally in Council on the _____ day of _____, 2018.

President of Council

ATTEST:

City Clerk

This Ordinance APPROVED this _____ day of _____, 2018.

Mayor