**DRAFT FOR PUBLIC HEARING – MAY 1, 2018**

BILL NO. 13-2018

**ORDINANCE NO. \_\_\_\_\_\_\_\_\_\_\_\_\_\_**

AN ORDINANCE AMENDING SECTION 1306.01.b.1(b) AND 1306.01.B (NOTE I) OF THE

ZONING ORDINANCE OF THE CITY OF BETHLEHEM, PENNSYLVANIA,

AS AMENDED, TO CHANGE MAXIMUM PERCENT

BUILDING COVERAGE IN THE CB DISTRICT

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

SECTION 1. That Section 1306.01.b.1, which reads as follows:

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Zoning District: Type of Use | Min. Lot Area  (sq. ft.)  (Note E) | Min. Lot Width Measured at Min. Building Setback Line (ft.) | Min. Front Yard Setback (ft.)  (Note D). See also Section 1306.07. | Min. Rear Yard Setback (ft.) \*\* | Min. Side Yard Setback \*\* (each) (ft.) | Maximum Percent Building Coverage  (Note F) | Maximum  Percent  Impervious  Coverage  (Note F) | Maximum Height  See also Section 1306.02 |
| 1. CB Central Business District:  a) Non-Residential Uses  b) Mixed Use Standards – See Note I  See additional standards in Article 1311. | a) 0  b) 1,800 | a) 0  b) 18 | All uses: 0  No new vehicle parking spaces shall be located between the front lot line of a public street and the front of a principal building. Also see Section 1311 Design Standards. | All uses:  0 (Note B)  ~~b) (Note I)~~ | All uses:  0 (Note B)  ~~b) (Note I)~~ | All uses:  100%  b) ~~(Note I)~~ | All uses:  100% | All uses:  150 feet  (Note J) |

Shall be amended to read:

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Zoning District: Type of Use | Min. Lot Area  (sq. ft.)  (Note E) | Min. Lot Width Measured at Min. Building Setback Line (ft.) | Min. Front Yard Setback (ft.)  (Note D). See also Section 1306.07. | Min. Rear Yard Setback (ft.) \*\* | Min. Side Yard Setback \*\* (each) (ft.) | Maximum Percent Building Coverage  (Note F) | Maximum  Percent  Impervious  Coverage  (Note F) | Maximum Height  See also Section 1306.02 |
| 1. CB Central Business District:  a) Non-Residential Uses  b) Mixed Use Standards – See Note I  See additional standards in Article 1311. | a) 0  b) 1,800 | a) 0  b) 18 | All uses: 0  No new vehicle parking spaces shall be located between the front lot line of a public street and the front of a principal building. Also see Section 1311 Design Standards. | All uses:  0 (Note B)  **0 (NoteB**) | All uses:  0 (Note B)  **0 (Note B)** | All uses:  100%  b) **100%** | All uses:  100% | All uses:  150 feet  (Note J) |

SECTION 2. That Article 1306.01.b, Note I, which reads as follows:

(Note I) = ~~For mixed use buildings containing one or more dwelling units, the building coverage shall not exceed 75% on non-corner lots and not more than 80% on corner lots. If an approved vegetated Green Roof is used, the horizontal area of such green roof may exceed the maximum building coverage after a review by the City Planning Commission.~~ Multi-family dwelling units are permitted by right uses in existing structures. However, the first floor of a structure must contain a principal retail, restaurant or personal service use along the street frontage. There is no maximum density per acre, as long as all other restrictions are met.

Be amended to read as follows:

(Note I) = Multi-family dwelling units are permitted by right uses in existing structures. However, the first floor of a structure must contain a principal retail, restaurant or personal service use along the street frontage. There is no maximum density per acre, as long as all other restrictions are met.

SECTION 3. 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