

CITY OF BETHLEHEM

Department of Community and Economic Development Interoffice Memo

TO: Adam Waldron, City Council President

FROM: Darlene L. Heller, Director of Planning and Zoning

RE: Zoning Text Amendment – Commercial uses on the first floor in CB and CL zoning districts

DATE: October 28, 2020

At their October 8, 2020 meeting the Planning Commission voted unanimously to recommend that City Council support the proposed Zoning Ordinance amendment to revise the first floor commercial storefront requirement in the CB and CL zoning districts. The draft amendment is attached.

The amendment clarifies that the requirement applies to buildings in the CB and CL districts no matter what the upper floor uses are. The amendment also loosens the first floor requirements in the CL zoning district to allow a broader range of commercial uses, including professional offices.

Please schedule this amendment to be read into the record as a communication to begin the review process for adoption. Feel free to contact our office if you have any questions.

Attachment

CC: City Council Members
J. Spirk
Mayor Donchez
A. Karner
T. Samuelson
C. Peiffer
W. Leeson

Darlene L. Heller, AICP
Director of Planning and Zoning

BILL NO. – 2020

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF BETHLEHEM, COUNTIES OF LEHIGH AND NORTHAMPTON, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE ZONING ORDINANCE IN SECTIONS 1305 AND 1306 TO AMEND PROVISIONS FOR COMMERCIAL USES ON THE FIRST FLOOR IN CB AND CL ZONING DISTRICTS.

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

SECTION 1. That in Article 1305.01(a) of the Zoning Ordinance titled Allowed Uses in Primarily Non-Residential Districts, Residential Uses, which currently reads that:

- Multi-family Dwellings (S. 1322), other than conversions of an existing one family dwelling into 2 or more dwellings located in the CL Zoning District shall comply with ~~Note 4~~ of the Use Chart.

Shall be amended to read as follows:

- Multi-Family Dwellings (S. 1322), other than conversions of an existing one family dwelling into 2 or more dwellings located in the CL Zoning District shall comply with Note 1 of the Use Chart.

SECTION 2. That in Article 1305.01(a) of the Zoning Ordinance titled Allowed Uses in Non-Residential Zoning Districts, Residential Uses, which currently reads that:

- Boarding House (includes Rooming House) (S. 1322) located in the CB Zoning District shall comply with ~~Note 4~~ of the Use Chart.

Shall be amended to read as follows:

- Boarding House (includes Rooming House) (S. 1322) located in the CB Zoning District shall comply with Note 4 of the Use Chart.

SECTION 3. That in Article 1305.01(a) of the Zoning Ordinance titled Allowed Uses in Non-Residential Zoning Districts, Residential Uses, shall note that Boarding House (including Rooming House) (S. 1322) located in the CL Zoning District shall comply with Note 1.

SECTION 4. That in Article 1305.01(a) of the Zoning Ordinance titled Allowed Uses in Non-Residential Zoning Districts, Residential Uses, which currently reads that:

- Dormitories or other Housing Owned or Operated by a College or University and Limited to Occupancy by Students or Staff of the College or University (in addition to the housing listed above) located in the CB Zoning District shall comply with ~~Note 4~~ of the Use Chart.

Shall be amended to read as follows:

- Dormitories or other Housing Owned or Operated by a College or University and Limited to Occupancy by Students or Staff of the College or University (in addition to the housing listed above) located in the CB Zoning District shall comply with Note 4 of the Use Chart.

SECTION 5: That in Article 1305.01(b), (c), (d) and (e) titled Allowed Uses in the Non-Residential Districts, Note 1, which currently reads:

- All retail and service uses must be enclosed within a building.

Shall be amended to read as follows:

- All retail and service uses must be enclosed within a building. In the CB Zoning District all permitted uses shall include a principal retail, restaurant or personal service use on the front street level. An office use, professional or otherwise, shall not be permitted on the front street level in the CB Zoning District. In the CL Zoning District a principal commercial use shall be located in the front street level. This

requirement of Note 1 shall not apply to buildings fronting on local streets.

SECTION 6. 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 _____, 2020.

President of Council

ATTEST:

City Clerk

This Ordinance approved this _____ day of _____, 2020.

Mayor