

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 – Multi-Family Development in the CB and CL zoning districts

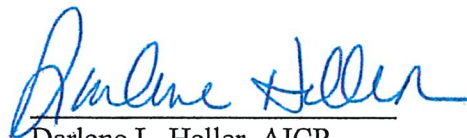
At their January 14, 2021 meeting the Planning Commission voted unanimously to recommend that City Council support the proposed Zoning Ordinance amendment to revise the multi-family development section to ensure that the provisions that currently apply in the IR-R zoning district also apply in the CB and CL districts. The draft amendment is attached along with the cover memo to the Planning Commission.

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.

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

Attachment

DATE: 2-8-21



Darlene L. Heller, AICP
Director of Planning and Zoning

CITY OF BETHLEHEM

Department of Community and Economic Development

Interoffice Memo

TO: Planning Commission members

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

RE: Proposed Zoning Text Amendments related to Multi-Family Development in the CB and CL zoning districts

Attached is a draft of Zoning Ordinance text amendment to address specific requirements for multi-family developments in the CB and CL zoning districts.

The current Zoning Ordinance includes specific provisions for multi-family developments in Section 1322.03(II) for all zoning districts where the use is permitted. Several of the provisions of that section exempt the IR-R (Industrial Redevelopment – Residential) zoning district because that district is designed for dense development with shared parking and a mix of other uses.

Both the CB (Central Business) and CL (Neighborhood Commercial) zoning districts also provide for dense development, shared parking opportunities and a mix of uses. Some prior developments have had to get zoning relief from these sections, especially parking.


It is recommended at this time that the same exemptions that apply to the IR-R zoning district should also apply to the CB and CL zoning districts.

The proposed zoning text amendment does not change any of the existing ordinance provisions or exemptions. It merely extends the existing exemptions to the CB and CL districts because they are districts with similar characteristics to the IR-R zoning district.

We have placed this amendment on your January 14, 2021 agenda for consideration. We can provide more detailed information at that time.

CC: T. Samuelson
A. Karner
Mayor Donchez
C. Peiffer
E. Healy

DATE: 1-8-21



Darlene L. Heller
Director Planning and Zoning

BILL NO. – 2021

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF BETHLEHEM, COUNTIES OF LEHIGH AND NORTHAMPTON, COMMONWEALTH OF PENNSYLVANIA, AMENDING ZONING ORDINANCE SECTION 1322.03(11) TO AMEND PROVISIONS FOR MULTI-FAMILY DWELLINGS IN THE CB AND CL ZONING DISTRICTS.

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

SECTION 1. That in Article 1322.03(11)(4) of the Zoning Ordinance, which currently reads that:

- Except within the IR-R district, no building shall exceed 180 feet in length, measured at ground level or any floor level, whether on one frontage or on the combined frontages of the main frontage and that of any wings of the same building.

Shall be amended to read as follows:

- Except within the IR-R and CB zoning districts ~~district~~, no building shall exceed 180 feet in length, measured at ground level or any floor level, whether on one frontage or on the combined frontages of the main frontage and that of any wings of the same building.

SECTION 2. That in Article 1322.03(11)(5)(i) of the Zoning Ordinance, which currently reads that:

- Except within the IR-R district, all parking spaces and access drives shall be at least 15 feet from any multi-family dwelling on the lot. This shall not apply to an interior garage and/or a driveway intended to be used as a parking space for one particular dwelling unit.

Shall be amended to read as follows:

- Except within the IR-R, CB and CL zoning districts ~~district~~, all parking spaces and access drives shall be at least 15 feet from any multi-family dwelling on the lot. This shall not apply to an interior garage and/or a driveway intended to be used as a parking space for one particular dwelling unit.

SECTION 3. That in Article 1322.03(11)(5)(ii) of the Zoning Ordinance which currently reads that:

- Except within the IR-R district, no one area for off-street parking of motor vehicles shall exceed 40 cars in capacity. Separate parking areas on a parcel shall be physically separated from one another by a 6 foot planting strip.

Shall be amended to read as follows:

- Except within the IR-R, CB and CL zoning districts ~~district~~, no one area for off-street parking of motor vehicles shall exceed 40 cars in capacity. Separate parking areas on a parcel shall be physically separated from one another by a 6 foot planting strip.

SECTION 4. That in Article 1322.03(11)(6) of the Zoning Ordinance which currently reads that:

- Except within the IR-R district, in multifamily dwellings of 2.5 stories or less in height, maximum building size shall be restricted to not more than 16 dwelling units in one continuous structure and no portion of the building below the first story or above the second story shall be used for dwelling purposes.

Shall be amended to read as follows:

- Except within the IR-R, CB and CL zoning districts ~~district~~, in multifamily dwellings of 2.5 stories or less in height, maximum building size shall be restricted to not more than 16 dwelling units in one

continuous structure and no portion of the building below the first story or above the second story shall be used for dwelling purposes.

SECTION 5. That in Article 1322.03(11)(7) of the Zoning Ordinance, which currently reads that:

- Except within the IR-R district, in multifamily dwellings of over 2.5 stories in height, the following additional minimum requirements shall be met:
 - o (i) Front Yard - No building shall be closer to any street line than twice the depth of the required front yard for the respective residential district in which such building is located, and such front yard shall be increased by not less than one foot for each one foot in height of the building over 35 feet.
 - o (ii) Side and Rear Yards - In all districts, for each one foot in height of the building over 35 feet, side and rear yards shall be increased by not less than ½ foot.
 - o (iii) The distance at the closest point in all districts between any 2 buildings of a group of elevator-type multiple dwellings, shall not be less than 35 feet and for each 2 feet such height is increased beyond a height of 35 feet the distance between such buildings shall be increased by not less than one foot.
 - o (iv) Local shopping facilities to serve the residents of the building may be provided only on the ground floor and basement, provided the total floor area of the uses does not exceed 10 percent of the total area of the principal building

Shall be amended to read as follows:

- Except within the IR-R, CB and CL zoning districts ~~district~~, in multifamily dwellings of over 2.5 stories in height, the following additional minimum requirements shall be met:
 - o (i) Front Yard - No building shall be closer to any street line than twice the depth of the required front yard for the respective residential district in which such building is located, and such front yard shall be increased by not less than one foot for each one foot in height of the building over 35 feet.
 - o (ii) Side and Rear Yards - In all districts, for each one foot in height of the building over 35 feet, side and rear yards shall be increased by not less than ½ foot.

- (iii) The distance at the closest point in all districts between any 2 buildings of a group of elevator-type multiple dwellings, shall not be less than 35 feet and for each 2 feet such height is increased beyond a height of 35 feet the distance between such buildings shall be increased by not less than one foot.
- (iv) Local shopping facilities to serve the residents of the building may be provided only on the ground floor and basement, provided the total floor area of the uses does not exceed 10 percent of the total area of the principal building

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 _____, 2021.

President of Council

ATTEST:

City Clerk

This Ordinance approved this _____ day of _____, 2021.

Mayor