

**ORDINANCE NO. 2022-**

AN ORDINANCE OF THE CITY OF BETHLEHEM, COUNTIES OF LEHIGH AND NORTHAMPTON, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE ZONING ORDINANCE OF THE CITY OF BETHLEHEM AT PART 13 OF THE CODIFIED ORDINANCES OF THE CITY OF BETHLEHEM - DEFINITIONS.

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

SECTION 1. Article 1302.12 of the Zoning Ordinance shall be amended as follows (underlined text denotes additions except where underlined in existing ordinance, whereas ~~strikeouts~~ denote deletions):

Bed and Breakfast Home. A single-family detached dwelling which may provide overnight lodging and serve breakfast to transient guests, and which requires ~~includes~~ the owner ~~or primary operator~~ to reside in the dwelling on the premises.

SECTION 2. Article 1302.105 of the Zoning Ordinance shall be amended as follows (underlined text denotes additions except where underlined in existing ordinance, whereas ~~strikeouts~~ denote deletions):

Property Line. A line forming the front, rear or sides of lots or parcels of property as described in the recorded title excluding any part of a street or alley dedicated as a public right-of-way and accepted as such by the City.

SECTION 3. Article 1302 of the Zoning Ordinance shall be amended as follows (underlined text denotes additions except where underlined in existing ordinance, whereas ~~strikeouts~~ denote deletions):

1302.115      Right-of-Way. A legal right of passage across land occupied or intended to be occupied by a street, alley, crosswalk, railroad, electric or telecommunication transmission line, oil or gas pipeline, water main, sanitary or storm water main, shade trees, or for another special use. If the right-of-way involves maintenance by a public agency, it shall be dedicated to public use by the maker of the plat on which such right-of-way is established.

Subsequent sections of Article 1302 shall be renumbered accordingly.

SECTION 4. That all ordinances and sections thereof that are inconsistent with this Ordinance are hereby repealed.

Sponsored by \_\_\_\_\_

\_\_\_\_\_

Passed finally in Council this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
President of Council

ATTEST:

\_\_\_\_\_  
City Clerk

This Ordinance approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Mayor

**ORDINANCE NO. 2022-**

AN ORDINANCE OF THE CITY OF BETHLEHEM, COUNTIES OF LEHIGH AND NORTHAMPTON, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE ZONING ORDINANCE OF THE CITY OF BETHLEHEM AT PART 13 OF THE CODIFIED ORDINANCES OF THE CITY OF BETHLEHEM – INDUSTRIAL REDEVELOPMENT AND INDUSTRIAL REDEVELOPMENT-RESIDENTIAL ZONING DISTRICTS.

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

SECTION 1. Article 1305.05(a) of the Zoning Ordinance shall be amended as follows (underlined text denotes additions, whereas ~~strikeouts~~ denote deletions):

- (a) [Reserved.] Modifications to Permitted Uses. ~~The Planning and Zoning Bureau and the City Planning Commission, in the IR and IR-R districts, may approve a use of the same general character as the uses permitted, provided that the application include evidence satisfactory to the Planning and Zoning Bureau and City Planning Commission that the use will be conducted without creating nuisance conditions beyond the limits of its lot by reason of the emission of smoke, dust, odor, or other air pollutants, noise, vibration, light, electrical disturbance, or water pollutants. Such evidence may include the proposed use of proven special structural or technological innovations. In no case, however, shall any uses that are specifically listed as prohibited in the IR and IR-R districts in Article 1305 or Section 1316.04 be approved under this section.~~

SECTION 2. Article 1308.01(a) of the Zoning Ordinance shall be amended as follows (underlined text denotes additions, whereas ~~strikeouts~~ denote deletions):

- (a) [Reserved.] Special Requirements.

~~The property owner shall submit the following to the City Planning Commission for approval:~~

~~1. A description of the general character of the proposed development including:~~

- ~~(i) Goals and objectives for development;~~
- ~~(ii) Potential future uses;~~

~~(iii) Anticipated demand on existing utilities including storm drains, stormwater management, sanitary sewer, and water lines; and~~

~~(iv) Potential site access points.~~

SECTION 3. Article 1308.01(b) of the Zoning Ordinance shall be amended as follows (underlined text denotes additions, whereas ~~strikeouts~~ denote deletions):

(b) [Reserved.] Off Street Parking and Loading Regulations.

~~Off-street parking shall be permitted on a lot other than the proposed development site, provided adequate assurances are given that such parking will not be eliminated by future development. City Planning Commission shall consider modifications to these standards based on existing site conditions, the proposed use, hardships, or innovations in technology in accordance with the terms of Section 1325.07, Special Exceptions, Article 1351.03 of the Subdivision and Development Ordinance and such modifications shall include but not be limited to:~~

- ~~1. Shared parking pursuant to Section 1319.02;~~
- ~~2. Providing for up to 30% of the total parking required as compact spaces; compact spaces shall have a minimum dimension of 8.5 feet in width and 16 feet in length; except that an 8 feet width shall be allowed in a parking structure and provided the spaces shall be well marked;~~
- ~~3. Credit for other methods of transportation to the site, including bus, shuttle and rail service; and~~
- ~~4. Recent authoritative information regarding parking standards for individual uses will be employed.~~

SECTION 4. Article 1308.01(c) of the Zoning Ordinance shall be amended as follows (underlined text denotes additions, whereas ~~strikeouts~~ denote deletions):

(c) [Reserved.] Modifications. ~~Upon receipt of a written request, the Planning and Zoning~~

~~Bureau and City Planning Commission shall consider modifications to the standards of this Ordinance based on the existing site conditions, the proposed use, hardships, or innovations in technology in accordance with the terms of Article 1351.03 of the Subdivision and Land Development Ordinance.~~

- ~~1. The City Planning Commission may consider requested modifications to such things as signage provisions or dimensional requirements in accordance with the terms of Article 1351.03 of the Subdivision and Land Development Ordinance.~~

SECTION 5. Article 1308.01(e)(1) – (18) of the Zoning Ordinance shall be repealed in its entirety and replaced as follows (underlined text denotes additions):

(e) [Reserved].

SECTION 6. Article 1308.01(f) of the Zoning Ordinance shall be amended as follows (underlined text denotes additions, whereas ~~strikeouts~~ denote deletions):

(f) Slopes. The steep slope provisions of Article ~~1308~~ 1316 shall not apply in the IR and IR-R districts.

SECTION 7. That all ordinances and sections thereof that are inconsistent with this Ordinance are hereby repealed.

Sponsored by \_\_\_\_\_

\_\_\_\_\_

Passed finally in Council this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
President of Council

ATTEST:

\_\_\_\_\_  
City Clerk

This Ordinance approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Mayor

**ORDINANCE NO. 2022-**

AN ORDINANCE OF THE CITY OF BETHLEHEM, COUNTIES OF LEHIGH AND NORTHAMPTON, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE ZONING ORDINANCE OF THE CITY OF BETHLEHEM AT PART 13 OF THE CODIFIED ORDINANCES OF THE CITY OF BETHLEHEM – IN-O INDUSTRIAL OVERLAY DISTRICT.

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

SECTION 1. Article 1315.02 of the Zoning Ordinance shall be amended as follows (underlined text denotes additions, whereas ~~strikeouts~~ denote deletions):

1315.02. ~~[Reserved.]~~ Modifications. ~~Upon receipt of a written request, the Planning and Zoning Bureau and the City Planning Commission shall consider modifications to the standards of this Ordinance based on the existing site conditions, the proposed use, hardships, or innovations in technology in accordance with the terms of Article 1351.03 of the Subdivision and Land Development Ordinance.~~

SECTION 2. Article 1315.04(c) of the Zoning Ordinance shall be amended as follows (underlined text denotes additions, whereas ~~strikeouts~~ denote deletions):

(c) ~~[Reserved.] The City Planning Commission may consider requested modifications to these standards in accordance with the terms of the Modification, Waiver and/or Variance Section of the Subdivision & Development Ordinance.~~

SECTION 3. Article 1315.05(b), (c), and (d) of the Zoning Ordinance shall be amended as follows (underlined text denotes additions, whereas ~~strikeouts~~ denote deletions):

(b) [Reserved.] Shade Trees. ~~If the applicant can provide information that an area is not visible from a public way and there is no access to the area or visibility to the area by the public, then the Planning Commission may consider waiving or partially waiving the shade tree requirements of Section 1319.02(j) and 1319.03, as applicable, following review and recommendation by the City's Planning and Zoning Bureau. The Planning Commission may consider requiring a contribution in lieu of actual tree planting. Such contribution shall be utilized by the City to install appropriate trees elsewhere in this vicinity of the City, such as the South Bethlehem Greenway.~~

~~(c) Off-street parking shall be permitted on a lot other than the proposed development site, provided adequate assurances are given that such parking will not be eliminated by future development.~~

~~(d) The City Planning Commission may approve a reasonable reduction of the minimum off-street parking and loading facilities standards based on the proposed use. Such reductions shall include but not be limited to:~~

~~(1) providing for up to 30% of total parking required as compact spaces; compact spaces shall have a minimum dimension of 8 feet in width and 16 feet in length;~~

~~(2) credit for other methods of transportation to the site, including bus and rail service; and~~

~~(3) recent authoritative standards information including parking use studies supplied by the applicant regarding parking standards for individual uses shall be employed.~~

SECTION 4. That in Article 1315.06(b) of the Zoning Ordinance shall be amended as follows (underlined text denotes additions, whereas ~~strikeouts~~ denote deletions):

(b) [Reserved.] ~~The Planning Commission may consider waivers from sections 1322.02(d) (4), utilities, and (5), special features, pursuant to Section 1351 of the Subdivision and Development Ordinance.~~

SECTION 5. Article 1315.07 of the Zoning Ordinance shall be amended as follows (underlined text denotes additions, whereas ~~strikeouts~~ denote deletions):

~~1315.07. Sign Regulations. Sign regulations shall be governed by Article 1320. The City Planning Commission may consider modifications to the standards based on the existing site conditions, the proposed use, hardships, or innovations in technology in accordance with the terms of Article 1351.03 of the Subdivision and Development Ordinance.~~

SECTION 6. That all ordinances and sections thereof that are inconsistent with this Ordinance are hereby repealed.

Sponsored by \_\_\_\_\_

\_\_\_\_\_

Passed finally in Council this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
President of Council

ATTEST:

\_\_\_\_\_  
City Clerk

This Ordinance approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Mayor