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July 8, 2022

Michael Colon, City Council President  
City of Bethlehem  
10 East Church Street  
Bethlehem, PA 18018

**RE: Zoning Ordinance Amendments to Articles 1302, 1305, 1308 and 1315.  
City of Bethlehem  
Northampton and Lehigh Counties**

Dear Mr. Colon:

The subject application proposes amendments to the City of Bethlehem's Zoning Ordinance. Modifications to Article 1302 would provide clarifications regarding Bed and Breakfast Homes, Property Lines and Right-of-Ways. Alterations to Articles 1305 and 1308 would remove some off-street parking regulations, design standards, and other special requirements regarding the Industrial Redevelopment District and Industrial Redevelopment - Residential Option District. Modifications to Article 1315 would make similar changes to the requirements of the Industrial Overlay District. The amendments would also remove certain standards modifications that have been available in these districts. These amendments simplify the Zoning Ordinance and demonstrate 'evolution and adaptability of government' (of Policy 1.1) and support an efficient development process (Policy 1.4).

Municipalities, when considering ordinance and map amendments, should reasonably attempt to be consistent with FutureLV: The Regional Plan, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article 1§105, Article III§303, §304 & §306(a), Article VI§603(j)]. Please send a copy of any final amendments that are adopted, per the requirements of the MPC.

If you have any questions regarding the content of this letter, please do not hesitate to call.

Sincerely,

Steve Neratko  
Chief Community and Regional Planner

CC: Tad J. Miller, City Clerk, City of Bethlehem  
Darlene Heller, Planning and Zoning Director, City of Bethlehem