

BILL NO. 19-2022

**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