

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