BILL NO. 21- 2025

ORDINANCE NO. 2025-____

AN ORDINANCE AMENDING PART 13 OF THE CODIFIED ORDINANCES OF THE CITY OF BETHLEHEM, PENNSYLVANIA, AS AMENDED, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF BETHLEHEM, PENNSYLVANIA, BY AMENDING THE CITY ZONING MAP.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF BETHLEHEM HEREBY ORDAINS AS FOLLOWS:

That the following amendment be made to Ordinance No. 2012-21, known as the Zoning Ordinance of the City of Bethlehem, Pennsylvania, adopted by City Council on August 7, 2012.

SECTION 1. That the Zoning Ordinance of the City of Bethlehem, Pennsylvania be amended by changing all the "CMU – Mixed Use Commercial" District symbols and indications as shown on the City Zoning Map in the area described as follows (and depicted on the Keystone Consulting Engineers, Inc. plan dated 01/27/25 and titled "Proposed Zoning District Boundary Change; DB3, LLC; City of Bethlehem, Lehigh County, Pennsylvania", a copy of which is attached hereto and made a part hereof):

ALL THAT CERTAIN lot, area, or parcel of land located on the north side of Martin Court, east of lands now or former of 23 Just Road I, LP, south of lands now or former of DB3, LLC and west of 8th Avenue, in the City of Bethlehem, County of Lehigh, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the centerline intersection of 8th Avenue and Martin Court, thence;

1. In a westerly direction +/- 310' along the centerline of Martin Court to a point, thence;

2. In a northerly direction +/- 395' along lands now or former of the following: 23 Just Road I, LP, Kenneth Reber, William Ferry, and Helen Balik to a point, thence;

3. In a easterly direction +/- 196' along lands now or former of DB3, LLC to a point, thence;

4. In a southerly direction +/- 83' along the same to a point, thence;

5. In a easterly direction +/- 305' along the same to a point, thence;

6. In a southerly direction +/- 340' along the centerline of 8th Avenue to the aforementioned point of beginning.

CONTAINING approximately 4.2 acres of land more or less.

PLUS any area outside the boundaries afore-described which is found in any adjacent street, alley, waterway, or railroad right-of-way up through the centerline of such street, alley, waterway or railroad right-of-way.

to those of a "CS – Shopping Center" District.

SECTION 2. All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

Sponsored by _____

_____

PASSED finally in Council on the day of , 2025.

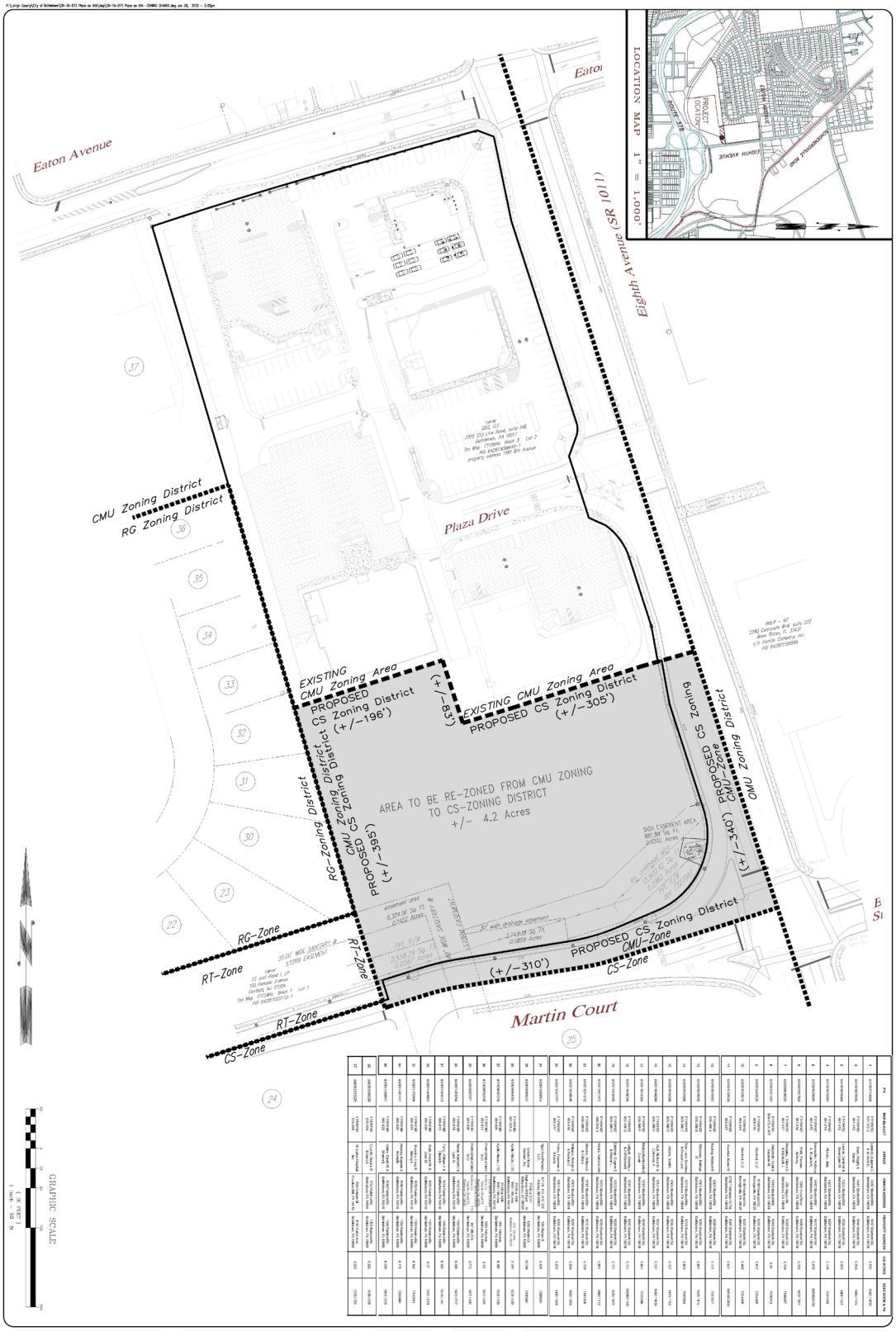
_____
President of Council

ATTEST:

_____
City Clerk

This Ordinance approved this day of , 2025.

_____
Mayor



DESIGNED:	ESS
DRAWN:	DDH
CHECKED:	ESS
DATE:	01.27.25
SCALE:	1" = 50'
JOB NO:	CN-16-073
SHEET:	1 OF 1

REVISIONS	
NO	DATE

PROPOSED ZONING DISTRICT BOUNDARY CHANGE

DB3, LLC

CITY OF BETHLEHEM,
LEHIGH COUNTY, PENNSYLVANIA

KEYSTONE CONSULTING ENGINEERS, Inc.
P.O. Box 639, RR 209, KRESGEVILLE, PA.
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