

CITY OF BETHLEHEM

Department of Community and Economic Development

Interoffice Memo

TO: Planning Commission members

FROM: Darlene L. Heller, Director of Planning and Zoning

RE: SALDO-Related Information related to Climate Action and Site Design and Layout

Two items are included in your November packets for consideration at the November 9 Planning Commission meeting.

First is a table comparing the goals and strategies of the Climate Action Plan to the related sections of the draft SALDO that address these strategies.

Second is a draft of a proposed section of the SALDO to include Site Layout and Design provisions. These revisions are to respond to concerns that some design elements of a plan review were eliminated when the Design Standards section of the Zoning Ordinance was removed.

We look forward to further discussing these items with you at the November Planning Commission meeting.

CC: C. Peiffer
M. Deschler

DATE: 11-1-23

Darlene Heller

Darlene L. Heller, AICP
Director of Planning and Zoning

- A. Surface off-street parking and any garage doors shall be located to the rear or side of principal buildings, as opposed to being newly placed between the front lot line along a street and the front wall of a new principal building. Tractor-trailer truck loading docks and service areas shall not be visible from any street frontage.
- B. For a use involving a new principal commercial building, a site plan shall be submitted to the City showing locations for garbage storage, truck loading areas and parking areas, if applicable. Such locations shall be subject to approval by the City to minimize conflicts with sidewalks and dwellings.
- C. New parking lot lights installed by a developer shall have a maximum total height of 20 feet and use a decorative design approved by the City. Light fixtures on private property are encouraged to use designs that are similar to any decorative fixtures used on the adjacent street.
- D. A new principal building of over 150 feet in length along a street shall include variations in rooflines, overhangs, architectural details, setbacks, colors or facade materials or use canopies, porches and awnings. Blank walls without at least one door and one window shall not face an arterial street. Retail stores shall have display windows facing onto a street. New construction should have rooflines that are similar to adjacent older buildings. Where existing adjacent older buildings have a certain horizontal or vertical pattern, that orientation or pattern should be continued in new construction. Where existing older buildings have a certain spacing of windows and doors, similar spacing (and similar sizes of windows and doors) should be continued.
- E. Chain-link exposed metal fencing shall not be placed along any street frontage. Ornamental fences are encouraged.
- F. The applicant for a new principal building shall submit a set of preliminary architectural sketch or elevation plans of the front facade and a description of proposed front facade materials to the City. Such materials may be offered to the City Planning Commission or other boards for review and comment, as appropriate.
- G. Pedestrian crosswalks should be provided along arterial street corridors using materials and colors that visually distinguish the crosswalk from the street surface and that include some texture. The use of pavers, patterned concrete or stamped textured asphalt is encouraged.
- H. Pedestrian traffic should be separated from major vehicle routes. Developments should be designed in such a way as to be inviting for pedestrian traffic and to provide convenient walking routes from public transit stops. Individual buildings and pedestrian entrances and parking areas shall be laid out to promote pedestrian access among different uses.
- I. Commercial buildings shall have their main pedestrian entrance facing a street or a pedestrian walkway/plaza.

- J. No new off-street parking spaces shall be placed between a principal building and the curb line of an arterial street along the front of the lot. Existing parking spaces may be re-arranged, provided they do not result in an increase in off-street parking spaces in such location.
- K. No outdoor bulk storage shall be permitted in the front yard and shall only be permitted in the side or rear yard if it is screened from view of streets by landscaping and/or buildings.
- L. Buildings should be constructed to a height compatible with existing surrounding buildings. One story buildings shall be avoided on blocks where existing structures are 2 stories or higher. Where an applicant finds that a 2-story building is not possible, they are required to construct a building that has the appearance of a 2-story building when viewed from the street (such as using decorative dormers). Such alternative shall be reviewed and approved by the Planning Bureau and/or Planning Commission if the building is not located in an existing local ordinance historic district.