

EXHIBIT A

ORDINANCE NO. _____

An Amendment to the City of Bethlehem Zoning Ordinance to Add Provisions to
Address Adaptive Reuse of Existing Institutional Uses in the RS and RT Zoning
Districts.

Under the procedures and authority of the Pennsylvania Municipalities Planning Code, as amended, the City Council of the City of Bethlehem, Lehigh and Northampton Counties, Pennsylvania hereby adopts the following amendment to the City of Bethlehem Zoning Ordinance Text:

SECTION ONE: Adaptive Reuse Provisions in the RS and RT Zoning Districts.

In Section 1304 regarding allowed land uses, add the following use "Health Care Adaptive Reuse (S. 1322)" under "Institutional/Semi-Public Uses" and insert the letter "P" in the column for the RS and RT districts and the letter "N" in the columns for all other districts.

As a new subsection 1322.03(y.1) in the section regarding additional requirements for specific uses, add the following new text for "Health Care Adaptive Reuse."

"Health Care Adaptive Reuse.

- (1) The Health Care Adaptive Reuse provisions are intended allow certain portions of existing health care buildings to be converted to different health care uses, as provided in this Section.
- (2) This Section shall only apply to a lot that is occupied by an existing lawful Assisted Living Facility or Personal Care Home on a lot of more than one acre within the RS or RT Zoning Districts.
- (3) The total number of resident beds shall not be increased from what currently lawfully exists.
- (4) The height of buildings shall not be increased from what existed at the time of adoption of this amendment. The existing building setbacks that existed at the time of adoption of this amendment shall not be reduced where a setback abuts a lot line of an existing dwelling.
- (5) Portions of an existing building under this Section may be adapted to be used for: a) in-patient and/or out-patient behavior health services and/or b) a State-licensed Drug and Alcohol Treatment Facility that addresses substance abuse disorder.
- (6) The operator shall provide proof of receipt of applicable required licenses from State agencies, prior to occupancy of the facility.
- (7) The numbers of off-street parking spaces shall not be reduced from the number of spaces that currently exists on the property."

SECTION TWO: All Ordinances, Resolutions and/or other Regulations inconsistent with the provisions of this Zoning Amendment are repealed to the extent of their specific inconsistency with this Zoning Ordinance Amendment.

SECTION THREE: The provisions of this Ordinance Amendment are declared to be severable, and if any provision, sentence, clause, section, term, phrase or part of this Ordinance Amendment is for any reason found to be unconstitutional, illegal or invalid, then such unconstitutionality, illegality or invalidity shall not affect or impact any of the remaining provisions, sentences, clauses, sections, terms or parts of this Ordinance Amendment.

SECTION FOUR: This Ordinance Amendment is hereby been enacted by the City Council of the City of Bethlehem on this date of _____, 202__ as an amendment to the City of Bethlehem Zoning Ordinance, and this Amendment shall become effective immediately upon enactment.

President, City of Bethlehem City Council

Attest, City Clerk

Mayor, City of Bethlehem

BILL NO. _____

ORDINANCE NO. 2025 - _____

AN ORDINANCE OF THE CITY OF BETHLEHEM, COUNTIES OF LEHIGH AND NORTHAMPTON, COMMONWEALTH OF PENNSYLVANIA, AMENDING PART 13 OF THE CODIFIED ORDINANCES RELATING TO ZONING ADDING PROVISIONS TO ADDRESS ADAPTIVE REUSE OF EXISTING INSTITUTIONAL USES IN THE RS AND RT ZONING DISTRICTS.

THE COUNCIL OF THE CITY OF BETHLEHEM HEREBY ORDAINS AS FOLLOWS:

SECTION 1: Adaptive Reuse Provisions in the RS and RT Zoning Districts.

In Section 1304 regarding allowed land uses, add the following use "Health Care Adaptive Reuse (S. 1322)" under "Institutional/Semi-Public Uses" and insert the letter "P" in the column for the RS and RT districts and the letter "N" in the columns for all other districts.

Add a new subsection 1322.03(y) for "Health Care Adaptive Reuse" in the section regarding "Additional Requirements for Specific Uses" as follows:

Health Care Adaptive Reuse.

- (1) The Health Care Adaptive Reuse provisions are intended to allow certain portions of existing health care buildings to be converted to different health care uses, as provided in this subsection.
- (2) This subsection shall only apply to a lot that is occupied by an existing lawful Assisted Living Facility or Personal Care Home on a lot of more than one acre within the RS or RT Zoning Districts.
- (3) The total number of resident beds shall not be increased from what currently lawfully exists.
- (4) The height of buildings shall not be increased from what existed at the time of adoption of this subsection. The existing building setbacks that existed at the time of adoption of this subsection shall not be reduced where a setback abuts a lot line of an existing dwelling.
- (5) Portions of an existing building under this subsection may be adapted to be used for: a) in-patient and/or out-patient behavior health services and/or b) a State-licensed Drug and Alcohol Treatment Facility that addresses substance abuse disorder.

- (6) The operator shall provide proof of receipt of applicable required licenses from State agencies, prior to occupancy of the facility.
- (7) The number of off-street parking spaces shall not be reduced from the number of spaces that currently exists on the property.

SECTION 2. All subsections in Article 1322 following new subsection 1322.03(y) shall be renumbered accordingly.

SECTION 3. All Ordinances and parts of Ordinances inconsistent herewith be and hereby are repealed.

SECTION 4. The provisions of this Ordinance Amendment are declared to be severable, and if any provision, sentence, clause, section, term, phrase or part of this Ordinance Amendment is for any reason found to be unconstitutional, illegal or invalid, then such unconstitutionality, illegality or invalidity shall not affect or impact any of the remaining provisions, sentences, clauses, sections, terms or parts of this Ordinance Amendment.

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