

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: Proposed Zoning Text Amendments related to Multi-Family Development in the CB and CL zoning districts

Attached is a draft of Zoning Ordinance text amendment to address specific requirements for multi-family developments in the CB and CL zoning districts.

The current Zoning Ordinance includes specific provisions for multi-family developments in Section 1322.03(II) for all zoning districts where the use is permitted. Several of the provisions of that section exempt the IR-R (Industrial Redevelopment – Residential) zoning district because that district is designed for dense development with shared parking and a mix of other uses.

Both the CB (Central Business) and CL (Neighborhood Commercial) zoning districts also provide for dense development, shared parking opportunities and a mix of uses. Some prior developments have had to get zoning relief from these sections, especially parking.

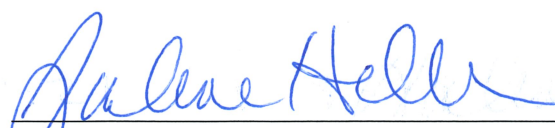
It is recommended at this time that the same exemptions that apply to the IR-R zoning district should also apply to the CB and CL zoning districts.

The proposed zoning text amendment does not change any of the existing ordinance provisions or exemptions. It merely extends the existing exemptions to the CB and CL districts because they are districts with similar characteristics to the IR-R zoning district.

We have placed this amendment on your January 14, 2021 agenda for consideration. We can provide more detailed information at that time.

CC: T. Samuelson
A. Karner
Mayor Donchez
C. Peiffer
E. Healy

DATE: 1-8-21



Darlene L. Heller
Director Planning and Zoning