

CITY OF BETHLEHEM

Department of Community and Economic Development

Interoffice Memo

TO: Rachel Leon, Council President

FROM: Cathy Fletcher, Director of Planning and Zoning

RE: Proposed Zoning Text Amendment – Article 1302 – Definitions, Article 1307 – Workforce Housing Incentive, Article 1318 – General Regulations, and Article 1322 – Additional Requirements for Specific Uses

At its June 11, 2026 Meeting, the Planning Commission voted 5-0 to recommend approval of the above-referenced Zoning Text Amendments.

The proposal is to clarify short-term rental regulations, add the CL (Limited Commercial) Zoning District under the Workforce Housing Incentive, and limit one single-family detached dwelling per residential lot.

The original transmittal to the Planning Commission is attached for reference.

CC: Mayor Reynolds
Craig Peiffer
Laura Collins
Matthew Deschler

DATE: June 17, 2026

Catherine Fletcher
Cathy Fletcher, AICP
Director of Planning and Zoning

CITY OF BETHLEHEM

Department of Community and Economic Development

Interoffice Memo

TO: Planning Commission members

FROM: Cathy Fletcher, Director of Planning and Zoning

RE: Proposed Zoning Text Amendments

Attached is a draft zoning text amendment that clarifies and refines several provisions of the City's Zoning Ordinance to improve consistency, administration, and implementation of the ordinance.

The proposed amendments to Articles 1302 and 1322 revise the definitions of "hotel" and "boarding or rooming house" and establish a definition for "transient guest" as an individual occupying lodging accommodations for fewer than 30 consecutive days. These amendments are intended to provide greater clarity and ensure that short-term rentals are regulated within the zoning districts in which hotel uses are permitted.

The proposed amendment to Article 1307, relating to the Workforce Housing Incentive, includes adding the CL (Limited Commercial) Zoning District. This amendment better aligns the Zoning Ordinance with the City's broader housing objectives and Comprehensive Plan goals related to housing choice and affordability.

The proposed amendment to Article 1318 clarifies that no more than one single-family detached dwelling may be located on a single lot in a residential district. This revision reinforces the development pattern intended by the City's zoning regulations.

This item is placed on your June 11th Planning Commission Agenda for review and consideration. Pursuant to the Pennsylvania Municipalities Planning Code, the Planning Commission is responsible for reviewing proposed zoning text amendments and providing a recommendation to City Council.

CC: Mayor Reynolds
Craig Peiffer
Laura Collins

DATE: June 8, 2026

Catherine Fletcher
Cathy Fletcher, AICP
Director of Planning and Zoning