

# CITY OF BETHLEHEM

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## 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

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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 11<sup>th</sup> 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.

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**CC:** Mayor Reynolds  
Craig Peiffer  
Laura Collins

**DATE:** June 8, 2026

*Catherine Fletcher*  
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Cathy Fletcher, AICP  
Director of Planning and Zoning