



## Zoning Map & Zoning Ordinance Changes

- Z1. 7<sup>th</sup> Street Corridor.** The 7<sup>th</sup> Street corridor between Turner and Green Streets has been remapped to the MX-C zone. This zoning classification restricts residential uses to upper stories and rear of the ground story and requires commercial uses in the front of the ground story. This proposed change is consistent with recent planning for the 7<sup>th</sup> Street corridor.

**Where to see these changes:** *Refer to the zoning map, the Storefront building in Section 660-14 of zoning ordinance Article 3, and Table 660-5 of zoning ordinance Article 4.*

- Z2. Mixed-Use Corridors.** A new, expanded list of “mixed-use corridors” replaces the original, shorter list of “major corridors.” Mixed-use corridors are locations that allow additional building height in exchange for the provision of affordable housing and additional commercial uses in certain zones. Buildings on lots with frontage on mixed-use corridors are allowed a maximum height of 4.5 stories, plus 2 additional stories if affordable housing is provided.

**Where to see these changes:** *Refer to the mixed-use corridors map and allowed building height regulations that apply to Storefront buildings (660-14.G) and General buildings (660-16.G) in zoning ordinance Article 3.*

- Z3. GX-C Zone.** Many former GX-C-zoned properties have been remapped to the GX-N zone when located within or near low-density neighborhoods, including areas in the 1<sup>st</sup> and 6<sup>th</sup> wards. The GX-N zone is limited to smaller building forms and land uses that are more in keeping with the low-density neighborhood characteristics of these areas.

**Where to see these changes:** *Refer to the zoning map, Table 660-2 of zoning ordinance Article 3 for allowed building types in the GX-N zones, and Table 660-5 of zoning ordinance Article 4.*

- Z4. MX-S Zone.** Similar to the changes to GX-C, several MX-S zone locations within neighborhoods were changed to MX-C or MX-N, keeping MX-S zoning primarily on major mixed-use corridors.

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**Where to see these changes:** *Refer to the zoning map, Table 660-2 of zoning ordinance Article 3 for allowed building types in the MX-C and MX-S zones, and Table 660-5 of zoning ordinance Article 4.*

- Z5. Downtown Zones.** Several locations on the zoning map have been revised to reduce individually zoned properties and to concentrate MX-D properties along 7<sup>th</sup> Street and Hamilton Street, between 5<sup>th</sup> and 10<sup>th</sup> St.

**Where to see these changes:** *Refer to the zoning map.*

- Z6. Additional Housing Options.** Several locations on the zoning map have been revised from N2 to N3, which allows for a wider mix of housing types. Additionally, regulations governing Small General Buildings in these zones have been revised to allow 3 dwelling units per every 18 feet of front facade building width up to a maximum of 12 units without special exception approval. The minimum lot width was increased to 36 feet in N1 and N2 zones and to 65 feet in the N3 zone. In all other zones, the minimum lot width remains at 18 feet.

**Where to see these changes:** *Refer to the zoning map, Table 660-2 in zoning ordinance Article 3 for allowed building types in the N3 zone, and specifically the Small General Building in 660-17 of zoning ordinance Article 3.*

- Z7. N4 Zones.** Former N3-zoned areas dominated by twin homes, primarily in West End Allentown, have been reclassified to the N4 zone.

**Where to see these changes:** *Refer to the zoning map, Table 660-2 in zoning ordinance Article 3 for allowed building types in the N4 zone.*

- Z8. Workshop Building.** Design standards for the Workshop building type have been simplified to allow greater flexibility and more consistency with recently approved projects. Regulations for the treatment of front building facades have been removed from the IG and IM zones and reduced in the IX zone. Heights are now regulated with an overall maximum height in feet (rather than stories) and regulations associated with “high-bay” spaces have been removed.

**Where to see these changes:** *Refer to the Workshop building in 660-26 of zoning ordinance Article 3.*

- Z9. Civic Building.** The Civic Building type description has been revised to specifically include entertainment uses. Civic Buildings have been added as a Special Exception Building Type in MX-D to allow added flexibility.

**Where to see these changes:** *Refer to the Civic building in 660-26 of zoning ordinance Article 3 and Table 660-2 of zoning ordinance Article 3 for allowed building types.*

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**Z10. Religious Institutions.** To create more consistency in zoning of churches and religious institutions, most small religious institution sites were changed to a neighborhood zoning district (typically GX-N), while larger properties were generally changed to P2. Downtown sites retain downtown zoning.

**Where to see these changes:** *Refer to the zoning map.*

**Z11. Driveway Access.** Driveway access regulations have been simplified and made more flexible.

**Where to see these changes:** *Refer to section 660-12 of the zoning ordinance.*

**Z12. Building Design.** To more clearly differentiate between the existing traditional core area of the city and suburban locations outside of the core, detailed building design standards no longer apply in N3 and N4 zones. In addition, design requirements for various building facade elements (e.g., balcony designs on street facades and minimum window depth) have been removed from the ordinance. Such regulations may eventually be included in advisory design “guidelines.” Roof type “standards” have also been changed into advisory guidelines. Regulations establishing allowed roof types have been retained.

**Where to see these changes:** *Refer to Article 6.*

**Z13. Site Design.** To allow added flexibility and review by the public works department, the streetscape, street tree and waterways and waterfront regulations have been moved to the SALDO.

**Where to see these changes:** *Refer to SALDO Article 2.*

**Z14. Master Plan Development (MPD) Regulations.** The streets, blocks, waterfront, and open space sections of the master plan development regulations have been moved to the SALDO. The threshold for projects requiring submittal as an MPD has been increased to sites with an area of 5 acres or more and the standards were simplified.

**Where to see these changes:** *Refer to Master Plan Developments (MPD) in 660-07 of zoning ordinance Article 2 and SALDO Article 2.*

**Z15. Zoning Map.** In general, the zoning map has been simplified to reduce the number of individually zoned parcels within blocks throughout the city. Further, some mixed-use zones have been expanded, which has resulted in reducing the number of available Lane Rowhouse lots.

**Where to see these changes:** *Refer to the zoning map.*

#### **Z16. Principal Uses**

- a. The table of allowed uses has been revised to better align with existing zoning ordinance use permissions and to avoid the creation of widespread nonconformities (i.e., lawfully established [“grandfathered”] uses that don’t comply with new ordinance requirements).

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- b. Large warehouses were added as permitted in I2 and IM districts, subject to new minimum lot size requirements.
- c. Supplemental use regulations have been added for some uses to better align with the existing zoning ordinance and help avoid adverse impacts on surrounding areas.

**Where to see these changes:** *Refer to Table 660-5 of zoning ordinance Article 4.*

**Z17. Off-street Parking**

- a. Minimum parking requirements have been reduced for smaller-scale residential buildings in the N1 and N2 zones, and new parking exemptions have been created for:
  - 1) Small nonresidential uses abutting 7<sup>th</sup> St
  - 2) Lane Rowhouses
  - 3) Urban and Town Rowhouses
- b. Parking reductions for Household Living 5+ units
- c. Parking reductions for uses on lots within 800 feet of a high-capacity transit bus stop have been increased from 15% to 25%.

**Where to see these changes:** *Refer to Table 660-9 and 660-81 of zoning ordinance Article 8.*

**Z18. Signs.** An allowance for preservation, maintenance, and restoration of painted wall signs on older buildings (aka "ghost signs"). Such signs are now not counted when determining maximum sign area allowed on site, unless the "ghost sign" still.

**Where to see these changes:** *Refer to 660-92.E of zoning ordinance Article 9.*

**Z19. Tiny Home Villages.** Regulations to allow tiny home villages as temporary shelters have been added.

**Where to see these changes:** *Refer to 660-13.D in zoning ordinance Article 3.*

**Z20. Level 1 and 2 Adjustments.** The initially proposed "Level 1 and Level adjustment" zoning procedures have been eliminated and all references to allowed "adjustments" have been removed. Many regulations that would have been eligible for adjustment under the previous draft zoning ordinance have been made more flexible, while in other cases, flexibility is available through the special exception or variance process.

**Z21. Downtown Height.** Floor area ratio (FAR) limits have been added for buildings with heights above 14 stories in MX-D and GX-D zones. Additional flexibility for taller stories within buildings has also been included.

**Where to see these changes:** Refer to allowed heights in the Storefront (660-14.G) and General (660-16.G) buildings of zoning ordinance Article 3, and the explanation for measuring taller spaces within stories in 660-126.M(10)(d).

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## SALDO Changes

- S1. Complete Streets.** Added general guidance for land development/subdivision designs that promote complete streets objectives.

**Where to see these changes:** *Refer to 350-6 of SALDO Article 2.*

- S2. Trails.** Added requirement for trail easements on properties traversed by trail identified on adopted trails plan.

**Where to see these changes:** *Refer to 350-11 of SALDO Article 2.*

- S3. Parkland Dedication.** Based on recommendations included in the city ongoing park and recreation plan, new parkland dedication requirements have been added. These provisions were drafted by the city's park and recreation consultant.

**Where to see these changes:** *Refer to 350-12 of SALDO Article 2.*

- S4. Streetscape.** Streetscape and street tree regulations have been moved from zoning ordinance to SALDO.

**Where to see these changes:** *Refer to 350-13 and 350-14 of SALDO Article 2.*

- S5. Waterway Regulations.** Waterway regulations have been moved from zoning ordinance to SALDO.

**Where to see these changes:** *Refer to 350-15 of SALDO Article 2.*

- S6. Master Planned Developments (MPDs).** MPD regulations have been simplified and moved from zoning ordinance to SALDO (see also Z10, above)

**Where to see these changes:** *Refer to SALDO Article 3.*

- S7. LVPC Role.** The role of the Lehigh Valley Planning Commission in land development approval processes has been clarified.

**Where to see these changes:** *Refer to SALDO Article 5.*

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