

# CITY OF BETHLEHEM

## Department of Community and Economic Development Memo

**TO:** Planning Commission members

**FROM:** Darlene L. Heller, Director of Planning & Zoning

**RE:** Zoning Ordinance Amendment  
Allow for Grocery Store in the Institutional Zoning District  
Petition submitted by Bethlehem Manor Village LLC

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Attached for your review and consideration is a proposal for the creation of an additional permitted use (Grocery Store) in the I-Institutional Zoning District.

### FINDINGS

As described in section 1303.07(g) of the Zoning Ordinance, the Institutional District is intended “to provide areas for large educational, medical and health, and public institutions within which facilities to meet their needs may be developed.”

Article 1305 includes the Use chart, “Allowed Uses in Primarily Non-Residential Zoning District”. Section 1305.01(b) shows where commercial uses are permitted in non-residential districts. The Use Chart does not permit retail store or shopping center in the Institutional District. A foot note to the chart does note that “Personal services, restaurants or cafeterias without drive-through service, a laundromat, a financial institution, and retail stores may be allowed as accessory uses in a hospital, medical office building or college or university building provided they do not have their own exterior entrance and are primarily designed to serve students, staff or patients of the institution.” However, these uses are not allowed in the I District as stand-alone uses.

Grocery Store is not a use listed individually in the chart of permitted uses. A grocery store is currently viewed as a general retail use. Inclusion of Grocery Store would be a new use in the Use Chart.

The proposal is submitted by Bethlehem Manor Village LLC, the property owner of 1838 Center Street at the intersection of Center and Dewberry Streets, which is a property in the I-Institutional zoning district.

### ANALYSIS

Our office is reviewing the proposal from the perspective of overall impacts to the City of Bethlehem. Although the petitioner may be requesting the Zoning Ordinance amendment to create a revision that relates to the 1838 Center Street property, the revision would apply to all properties within Institutional Zoning District throughout the city.

The Institutional Zone is intended to include a variety of uses that are proposed to serve the public. The Definition section of the Zoning Ordinance defines Institution as “Places of worship, schools, colleges, medical centers, hospitals, society or organization of a public character and/or the building or buildings used by such organizations”. Commercial/retail uses are not included in the intended uses listed in the definition or the purpose section for the Institutional Zone.

The Institutional Zone also includes city parks and open space, much of South Mountain, Lehigh and Moravian Campuses, BASD schools and properties and Goodman Campus.

The Future Land Use section of the Bethlehem Comprehensive Plan promotes the protection of residential neighborhoods by promoting compatible land uses at appropriate densities. Additionally, it recommends differentiating between business uses that should be permitted near neighborhoods and those that should not.

The Comprehensive Plan does describe a “Neighborhood Commercial” land use that is included on the zoning map in areas such as East and West Broad Street, but those areas are a very different mix of uses and building types than any of the City’s Institutional zones. In addition, Bethlehem includes a large portion of commercial/retail zones for a city of our size, including two downtowns, Stefko Boulevard, Route 412, BethWorks, Martin Tower, Linden Street, Broad Street, Schoenersville Road, Easton Avenue, Airport Road, etc. It is challenging to continue to support each of these areas with a healthy mix and variety of retail and commercial uses. It hasn’t been demonstrated that Bethlehem can support additional retail space alone.

The proposed zoning amendment includes no parameters for the type or magnitude of the grocery store permitted in the Institutional Zone. The impacts and traffic generation from a grocery store could be more intense than those uses typically permitted in the Institutional zone.

The City has been looking for opportunities for an additional quality grocery store. There are food deserts in the City of Bethlehem, but they are not located in the area near Center and Dewberry Streets.

RECOMMENDATION

Because the inclusion of the grocery store use applies to the entire city and the proposal would allow a significant retail/commercial use type to locate in remote or otherwise inappropriate sections of the City, the Planning and Zoning Bureau does not support the zoning amendment as proposed.

This item is placed on your August 13 Planning Commission agenda for consideration.

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cc: Mayor Donchez  
A. Karner  
T. Samuelson  
E. Healy  
C. Peiffer  
Bethlehem Manor Village LLC

DATE: 8-5-20

  
\_\_\_\_\_  
Darlene L. Heller  
Director of Planning & Zoning

**CITY OF BETHLEHEM**

**Inter-Office Memorandum**

**SUBJECT:** Review Request - Proposed Zoning Text Amendment Petition

Zoning text amendment petition from Bethlehem Manor Village LLC ("Petitioner"), requesting a zoning text amendment to Section 1305.01.b of the City of Bethlehem's Zoning Ordinance to allow for grocery store use in the I - Institutional zoning district, in connection with the possible construction of a grocery store at 1838 Center Street, Bethlehem, PA 18017 ("Parcel")

**TO:** Darlene L. Heller, Director of Planning and Zoning

**FROM:** Robert G. Vidoni, City Clerk

**DATE:** July 8, 2020


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Attached as Exhibit A is a zoning text amendment petition with associated documents ("Text Amendment Request") submitted by the above-referenced Petitioner in connection with the potential construction of a grocery store located at the above-referenced Parcel.

The Text Amendment Request was read into the Bethlehem City Council record at the July 7, 2020 City Council meeting. A public hearing on this Text Amendment Request is scheduled on **Tuesday, September 1, 2020**, at 7:00 PM, in Town Hall located at 10 East Church Street, Bethlehem, PA 18018 ("Public Hearing").

Please forward this Rezoning Request to the City Planning Commission for their review and comment and return any comments to the City Clerk's office prior to the Public Hearing.

Thank you for your assistance and please let me know if you have any questions.

  
Robert G. Vidoni, Esq.  
City Clerk

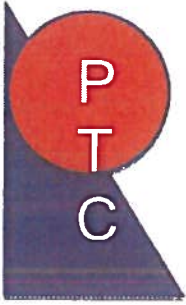
Attachments

cc: Members of Council  
J. Spirk, Jr., Esq.  
Mayor Donchez  
A. Karner  
T. Samuelson  
M. Dorner  
C. Bartera

# **EXHIBIT A**

## **Zoning Text Amendment Petition Documents**

RE: Zoning text amendment petition from Bethlehem Manor Village LLC ("Petitioner"), requesting a zoning text amendment to Section 1305.01.b of the City of Bethlehem's Zoning Ordinance to allow for grocery store use in the I - Institutional zoning district, in connection with the possible construction of a grocery store at 1838 Center Street, Bethlehem, PA 18017 ("Parcel")



# PENN TECHNOLOGY CONSULTING, LLC

P.O. Box 66, Fogelsville, PA 18051

Phone: 610-730-9809 [suekandil3@gmail.com](mailto:suekandil3@gmail.com) <http://penntc.com>

Land Development /Site/Civil Engineering

June 22, 2020  
Bethlehem City Council  
10 East Church Street  
Bethlehem, PA 18018

**RE: Petition of Text Amendment  
1838 Center St, PARID: N6 13 1A 0204  
I- Institutional Zoning District  
4.97 Acres Tract**

Dear Council Members,

Enclosed please find the Petition of Bethlehem Manor Village LLC for a text amendment to Section 1305.01.b of the City's Zoning Ordinance.

If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

Sue Kandil, P.E.  
President  
Penn Technology Consulting, LLC  
610-730-9809

PETITION TO THE CITY COUNCIL OF THE CITY OF BETHLEHEM  
FOR AMENDMENT TO THE CITY'S ZONING ORDINANCE

To: BETHLEHEM CITY COUNCIL


Re: TEXT AMENDMENT REQUEST  
1838 CENTER ST, PARID: N6 13 1A 0204  
I- INSTITUTIONAL ZONING DISTRICT  
4.97 ACRES TRACT

1. Petitioner, Bethlehem Manor Village LLC, is a limited liability company with a business address of 1177 6<sup>th</sup> Street, Whitehall, PA 18052-5212
2. Bethlehem Manor Village owns real property in the City of Bethlehem more particularly described by Deed dated December 31, 2007 recorded at Northampton County Deed Book 2007-1, Page 461323 ("Subject Property").
3. The Subject Property is located at 1838 Center St.
4. The Subject Property is zoned I- Institutional Zoning District.
5. Bethlehem Manor Village would like to construct a grocery store; however, it is not permitted to do so under the current zoning classification.
6. The zoning amendment proposed by Bethlehem Manor Village revises the text of Zoning Ordinance, Section 1305.01.b, Allowed Uses in Primarily Non-Residential Districts.
7. Zoning Ordinance, Section 1305.01.b, currently doesn't allow grocery store in I- Institutional Zoning District.
8. The proposed text amendment will benefit the surrounding neighborhoods by convenient access to groceries and other basic needs within walking or biking distance of local residents.
9. Attached hereto as Exhibit "A" is the current version of Zoning Ordinance, Section 1305.01.b marked to show the revisions proposed by Bethlehem Manor Village.
10. Attached hereto as Exhibit "B" is a Site Plan for Lidl Store.

Wherefore, Petitioner respectfully requests that City Council revise the City's Zoning Ordinance by amending the text of Zoning Ordinance, Section 1305.01.b, as indicated on Exhibit "A" attached hereto.

Petitioner:

Bethlehem Manor Village LLC

  
\_\_\_\_\_.

By: Abraham Atiyeh,  
President

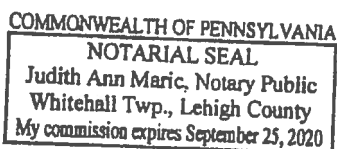
Date: June 22, 2020

COMMONWEALTH OF PENNSYLVANIA )  
: SS:  
COUNTY OF LEHIGH )

On this 22<sup>nd</sup> day of June, 2020 before me, the undersigned officer, personally appeared the above-named Abraham Atiyeh, known to me, or satisfactorily proven to be the person whose name is subscribed to the forgoing Citizen Petition for Rezoning and he acknowledged that he is the President of Bethlehem Manor Village LLC, and is authorized to execute the foregoing Instrument, and that he executed the Petition for Rezoning for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

  
Notary Public



**Exhibit "A"**

ARTICLE 1305  
ALLOWED USES IN PRIMARILY NON-RESIDENTIAL ZONING DISTRICTS.

1305.01 Allowed Uses in Primarily Non-Residential Districts. Only the following uses are allowed in each respective zoning district, except as may be allowed by Section 1304.03:

For the Institutional Overlay District, see Section 1312.

For the OMU District, see Section 1314. (Amended 12/16/15, Ord. 2015-39)

For additional requirements in the CMU Mixed Use Commercial District, see Section 1313.

For additional requirements of IN-O, refer to Article 1315.

For additional requirements for the IR Industrial Redevelopment District and the IR-R Industrial Redevelopment - Residential District, see Section 1316.

For manufacturing uses, the types of uses listed in this Section correspond approximately to the categories of the North American Classification System, administered by the US Department of Commerce. In case of question about the categorization, such system shall be consulted.

TYPES OF USES (See definitions in Section 1302)	ZONING DISTRICTS											
	CL	CG &CS	CB	LI	IN	PI	CM	I	CMU	IR	IR-R	OMU
<b>a. RESIDENTIAL USES</b>												
Single Family Detached Dwelling (Note - Manufactured/mobile homes shall meet the additional requirements of Section 1322)	N	N	N	N	N	N	N	N	N	N	N	P <sup>2</sup>
Two Family Semi-Detached Dwelling	N	N	N	N	N	N	N	N	N	N	N	P
Two Family Detached Dwelling	N	N	N	N	N	N	N	N	N	N	N	P
Two Family Attached Dwelling	N	N	N	N	N	N	N	N	N	N	N	P
Single Family Semi-Detached Dwelling (side-by-side)	N	N	N	N	N	N	N	N	N	N	N	P
Townhouse (Single Family Attached Dwelling) (S. 1322)	N	N	N	N	N	N	N	N	N	N	P	P
Multi-Family Dwellings (S. 1322), other than conversions of an existing one family dwelling into 2 or more dwellings	P <sup>4</sup>	P <sup>1</sup>	P <sup>4</sup>	N	N	N	N	N	N	N	P	P <sup>3</sup>
Boarding House (includes Rooming House) (S. 1322)	SE	SE	SE <sup>1</sup>	N	N	N	N	SE	N	N	N	N
Manufactured/Mobile Home Park (S. 1322)	N	SE	N	N	N	N	N	N	N	N	N	N
Group Home within a lawful existing dwelling unit (S.1322), not including a Treatment Center	P	P	P	N	N	N	N	P	N	N	N	N
Conversion of an Existing One Family Dwelling into Two or More Dwelling Units (See also Unit for Care of Relative under Accessory Uses), other than as allowed by the above Multi-Family Dwellings provision with a street level commercial use.	N	N	N	N	N	N	N	N	N	N	N	N
Dormitories or other Housing Owned or Operated by a College or University and Limited to Occupancy by Students or Staff of the College or University (in addition to housing listed above)	N	P <sup>1</sup> in CG N in CS	P <sup>1</sup>	N	N	N	N	P	N	N	P <sup>1</sup>	N
Fraternity or Sorority	N	N	N	N	N	N	N	P	N	N	N	N
Live Work Unit in compliance with the Home Occupation and Live Work Provisions of Section 1322.03.	P	N	P	N	N	N	N	N	N	N	P	N

<sup>1</sup> = Such housing shall be located in the same building as a principal commercial use that is on the front street level. This requirement for a street level commercial use shall not apply to buildings fronting on local streets. See the optional density bonus for workforce housing in Article 1307.

<sup>2</sup> = In the OMU District the maximum lot size for any single family dwelling shall be 4,000 square feet

<sup>3</sup> = Provision of Section 1322 shall not apply in the OMU District for multi-family dwellings

<sup>4</sup> = Such housing shall be located in the same building as a principal retail, restaurant or personal service use that is on the front street level. An office use, professional or otherwise, shall not be permitted on the front street level. This requirement for a street level retail or service use shall not apply to buildings fronting on local streets. See the optional density bonus for workforce housing in Article 1307.

P = Permitted by right use (zoning decision by Zoning Officer)

SE = Special exception use (zoning decision by Zoning Hearing Board)

N = Not permitted

(S. 1322) = See Additional Requirements in Section 1322

TYPES OF USES (See definitions in Section 1302)	ZONING DISTRICTS											
	CL <sup>1</sup>	CG <sup>1</sup> &CS	CB <sup>1</sup>	LI	IN	PI	CM	I	CMU	IR	IR-R	OMU
<b>b. COMMERCIAL USES</b>												
Adult Oriented Establishment and Massage Parlors (S. 1322)	N	N	N	N	SE	N	N	N	N	N	N	N
After Hours Club - Note - This use is effectively prohibited by State Act 219 of 1990 (S. 1322).	N	N	N	N	N	N	N	N	N	N	N	N
Airport (S. 1322) (see also Heliport)	N	N	N	N	SE	N	N	N	N	N	N	N
Amusement Arcade	N	P	N	N	N	N	N	N	N	P	P	P
Amusement Park or Water Park	N	P	N	N	N	N	N	N	N	N	N	N
Animal Cemetery	N	P	N	P	P	P	P	P	N	N	N	N
Animal Shelter	N	N	N	P	P	N	N	N	N	N	N	N
Arena or Auditorium	P	P	P	P	N	P	P	P	N	P	P	N
Auditorium (Commercial), Arena, Performing Arts Center or Exhibition-Trade Show Center	P	P	P	P	P	P	P	P	N	P	P	P
Auto Body Shop or Auto Repair Garage (S. 1322)	N	P	N	P	P	N	N	N	N	N	N	N
Auto, Boat or Mobile/Manufactured Home Sales (S. 1322)	N	P	N	N	N	N	N	N	N	N	P <sup>3</sup>	N
Bakery, Retail	P	P	P	N	P	N	N	N	P	P	P	P
Bed and Breakfast Inn (S. 1322)	P	P	P	N	N	N	N	P	N	P	P	P
Beverage Distributor (wholesale)	N	P	N	N	N	N	N	N	N	P	P	N
Bus Maintenance or Storage Yard	N	N	N	P	P	N	N	N	N	N	N	N
Bus, Taxi or Passenger Rail Terminal	P	P	P	P	P	N	N	N	N	P	P	N
BYOB Club in compliance with Section 1318.33	N	N in CG SE in CS	N	N	N	N	N	N	N	N	N	N
Car Wash (S. 1322)	N	P	N	N	N	N	N	N	N	N	N	N
Catering, Custom, for Off-Site Consumption	P	P	P	P	P	P	P	P	N	P	P	P
Check Cashing Business (S. 1322)	N	SE	N	N	N	N	N	N	N	N	N	N
Communications Antennae, Commercial (S. 1322), limited to accessory antenna attached to specified types of structures	P	P	P	P	P	P	P	P	P	P	P	P
Communications Tower, Commercial (S. 1322), or other antennae that are not allowed under the above provision	N	N	N	SE	P	SE	SE	SE	N	SE	SE	N
Conference Center or Exposition Center	N	P	P	P	N	P	P	P	N	P	P	N
Construction Company or Tradesperson's Headquarters (including but not limited to landscaping, building trades or janitorial contractor). See also as Home Occupation. Accessory outdoor storage shall be permitted provided it meets the screening requirements of Section 1318.23	P <sup>2</sup>	P	SE <sup>2</sup>	P	P	P	P	N	N	P	P	P <sup>4</sup>
Crafts or Artisan's Studio	P	P	P	P	P	P	P	P	N	P	P	P

<sup>1</sup> = All retail and service uses must be enclosed within a building.  
<sup>2</sup> = A maximum of 25% of lot shall be used for outdoor storage, which shall be screened by buildings and/or landscaping from view of streets.  
<sup>3</sup> = Limited to sales of motor vehicles that is primarily conducted indoors.  
<sup>4</sup> = Outdoor storage is not permitted in OMU District.  
 P = Permitted by right use (zoning decision by Zoning Officer)  
 SE = Special exception use (zoning decision by Zoning Hearing Board)  
 N = Not permitted  
 (S. 1322) = See Additional Requirements in Section 1322

TYPES OF USES (See definitions in Section 1302)	ZONING DISTRICTS											
	CL <sup>1</sup>	CG <sup>1</sup> &CS	CB <sup>1</sup>	LI	IN	PI	CM	I	CMU	IR	IR-R	OMU
<b>b. COMMERCIAL USES (Cont.)</b>												
Custom Printing, Copying, Faxing, Mailing or Courier Service and similar services to businesses	P	P	P	P	P	P	P	P	P	P	P	P
Dog Daycare	P	P	N	P	P	P	P	N	P	P	P	P
Exercise Club	P	P	P	P	P	P	P	P	P	P	P	P
Financial Institution (includes banks), with Drive-Through facilities allowed in the CB and CL district only if they use rear for vehicle entry and/or exit. See Drive-through facilities regulations in Section 1322.03. <sup>4</sup>	P	P	P	P	P	P	P	P	P	P	P	P
Flea Market/ Auction House	P	P	P	N	P	N	N	N	N	P	P	N
Funeral Home, without a crematorium (S. 1322)	P	P	P	N	P	N	N	P	N	P	N	N
Funeral Home with a crematorium (S. 1322)	N	N	N	SE	P	N	N	SE	N	N	N	N
Gaming Facility, Licensed (S. 1322), other than small games of chance allowed under State law and the State Lottery	N	N	N	N	N	N	N	N	N	P	N	N
Gas Station, which may occur with a retail store, and which may also include fueling of vehicles using hydrogen, natural gas or similar fuels (S. 1322)	N	P	N	N	P	N	N	N	N	SE	N	P <sup>5</sup>
Grocery store	N	P	P	N	P	N	N <sup>3</sup>	P	N	P	P	P <sup>5</sup>
Heliport (S. 1322)	N	N	N	P	P	P	P	P	N	P	P	N
Hotel or Motel (S. 1322)	N	P	P	N	P	N	P	N	N	P	P	P
Kennel (S. 1322)	N	N	N	P	P	N	N	N	N	N	N	N
Laundromat	P	P	P	N	P	N	N	P	N <sup>3</sup>	P	P	P
Laundry, Commercial or Industrial	N	N	N	P	P	P	N	N	N	P	P	N
Lumber Yard	N	N	N	P	P	N	N	N	N	P	P	N
Medical Marijuana Academic Clinic Research Center (s.1322)	N	N	N	P	P	P	P	P	P	N	N	P
Medical Marijuana Grower/Processor (S.1322)	N	N	N	P	P	P	P	N	N	N	N	N
Medical Marijuana Dispensaries (S. 1322)	N	P	N	N	N	N	N	N	N	P	N	N
Micro-brewery and/or Micro-distillery (in combination with a restaurant and/or tasting room)	P	P	P	N	P	N	N	N	P	P	P	P
Motor Vehicle Racetrack, Outdoor	N	N	N	N	SE	N	N	N	N	N	N	N
Nightclub	N	SE	SE <sup>2</sup>	N	P	N	N	N	N	P	P	P
Office (May include medical clinics or labs)	P	P	P	P	P	P	P	P	P	P	P	P
Pawn Shop (S. 1322)	N	SE	N	N	N	N	N	N	N	N	N	N
Personal Services (includes tailoring, custom dress-making, haircutting/styling, travel agency, nail salon, dog grooming, dry-cleaning, shoe repair, "massage therapy, certified" and closely similar uses)	P	P	P	N	N	N	N <sup>3</sup>	N <sup>3</sup>	N	P	P	P

- <sup>1</sup> = All retail and service uses must be enclosed within a building.
- <sup>2</sup> = Nightclub cannot be located within 120 feet of a Residential District boundary line
- <sup>3</sup> = Personal services, restaurants or cafeterias without drive-through service, a Laundromat, a financial institution, and retail stores may be allowed as accessory uses in a hospital, medical office building, or college or university building provided they do not have their own exterior entrance and are primarily designed to serve students, staff or patients of the institution. See also the I-O Overlay District in Article 1312.
- <sup>4</sup> = In the OMU District, drive through facilities for a Financial Institution are limited to 2 lanes.
- <sup>5</sup> = Must front on a minor arterial street and must be within 450' of the property boundary line of a highway interchange.
- P = Permitted by right use (zoning decision by Zoning Officer)
- SE = Special exception use (zoning decision by Zoning Hearing Board)
- N = Not permitted
- (S. 1322) = See Additional Requirements in Section 1322

TYPES OF USES (See definitions in Section 1302)	ZONING DISTRICTS											
	CL <sup>1</sup>	CG <sup>1</sup> &CS	CB <sup>1</sup>	LI	IN	PI	CM	I	CMU	IR	IR-R	OMU
<b>b. COMMERCIAL USES (Cont.)</b>												
Planned Office Commercial Development in compliance with Section 1313 (which allows additional uses in the CMU District; S. 1322)	N	N	N	N	N	N	N	N	P	N	N	N
Plant Nursery (other than a Retail Store)	N	P	N	P	P	P	P	P	N	P	P	N
Propane Retail Distributor, other than pre-packaged sales, with a 150 feet minimum setback required between any storage or dispensing facilities and any residential district, and with Fire Department review.	N	N	N	SE	P	N	N	N	N	N	N	N
Recording Studio, Music	P	P	P	P	P	P	P	P	N	P	P	P
Recreation, Commercial Indoor (includes bowling alley, roller or ice skating rink, batting practice, and closely similar uses); other than uses listed separately in this Article	N	P	N	N	P	N	N	P	N	P	P	N
Recreation, Commercial Outdoor (including miniature golf course, golf driving range, archery, horseback riding, paintball and closely similar uses); other than uses listed separately in this Section 1305	N	P	N	P	P	P	N	P	N	P <sup>2</sup>	P <sup>2</sup>	N
Repair Service, Household Appliance	P	P	P	N	P	N	N	N	N	P <sup>2</sup>	P <sup>2</sup>	N
Restaurant or Banquet Hall other than a Nightclub												
- with drive-through service (S. 1322)	N	P	N	N	N	N	N	N	N	SE	N	N
- without drive-through service	P <sup>3,4</sup>	P	P	N	N	N	N <sup>3</sup>	N <sup>3</sup>	P	P	P	P
Restaurant, Fast - Casual												
- with a drive-through (S. 1322)	N	P	N	N	N	N	N	N	N	P	P	P <sup>5</sup>
- without a drive-through	P <sup>3,4</sup>	P	P	N	N	N	N <sup>3</sup>	N <sup>3</sup>	P	P	P	P
Restaurant, Fast Food												
- with drive-through service (S. 1322)	N	P	N	N	N	N	N	N	N	SE	N	N
- without drive-through service	P <sup>3,4</sup>	P	P	N	N	N	N <sup>3</sup>	N <sup>3</sup>	P	P	P	P
Retail Store (not including uses listed individually in this Section 1305). Any drive-through facilities shall meet Section 1322.03. The only drive-through retail facilities in the CB, OMU or CL district shall be for a pharmacy.	P <sup>4</sup>	P	P	N	P	N	N <sup>3</sup>	N <sup>3</sup>	N	P	P	P <sup>5</sup>
Self-Storage Development (S. 1322)	N	P	N	P	P	N	N	N	N	N	N	N
Shopping Center (S. 1322)	P <sup>4</sup>	P	P	N	N	N	N	N	N	P	P	P
Target Range, Firearms												
- Completely indoor and enclosed	N	P	N	P	P	N	N	N	N	P <sup>2</sup>	P <sup>2</sup>	N
- Other than above	N	N	N	N	P	N	N	N	N	N	N	N

1 = All retail and service uses must be enclosed within a building.  
 2 = This use is not allowed on a lot that is adjacent to an arterial street (such as Route 412).  
 3 = Personal services, restaurants without drive-through service, a laundromat, a financial institution, and retail stores may be allowed as accessory uses in a hospital, medical office building, or college or university building provided they do not have their own exterior entrance and are primarily designed to serve students, staff or patients of the institution.  
 4 = Each business establishment shall have a maximum floor area of 10,000 square feet on any one floor of a building. This restriction shall not apply to existing structures at the time of adoption of this Ordinance.  
 5 = In the OMU District, any drive-through for a Fast-Casual Restaurant or a Pharmacy shall be limited to 1 lane.  
 P = Permitted by right use (zoning decision by Zoning Officer)  
 SE = Special exception use (zoning decision by Zoning Hearing Board)  
 N = Not permitted  
 (S. 1322) = See Additional Requirements in Section 1322  
 (Amended Fast Casual Drive-thru 6/5/18, Ordinance 2018-14)

TYPES OF USES (See definitions in Section 1302)	ZONING DISTRICTS											
	CL <sup>1</sup>	CG <sup>1</sup> &CS	CB <sup>1</sup>	LI	IN	PI	CM	I	CMU	IR	IR-R	OMU
<b>b. COMMERCIAL USES (Cont.)</b>												
Tasting Room	P	P	P	N	P	N	N	N	P	P	P	P
Tattoo or Body Piercing Establishment (other than temporary tattoos or ear piercing, which are personal service uses)	P	P	P	N	N	N	N	N	N	P	P	N
Tavern, other than a Nightclub <sup>2</sup>	SE	P	P	N	P	N	N	N	N	P	P	P
Television or Radio Broadcasting Studios	P	P	P	P	P	P	P	P	N	P	P	P
Theater, Indoor Movie or Live Theater, other than an Adult Establishment	P	P	P	N	P	N	P	P	N	P	P	P
Trade/ Hobby School	P	P	P	P	P	P	N	P	N	P	P	N
Veterinarian Office	P	P	P	P	P	P	P	N	P	P	P	P
Visitor Center providing education and promotional information	P	P	P	P	P	P	P	P	N	P	P	N
Wholesale Sales - see under Industrial Uses												
<b>c. INSTITUTIONAL / SEMI-PUBLIC USES</b>												
Cemetery (see Crematorium listed separately; S. 1322)	P	P	P	N	N	N	P	P	N	N	N	N
College or University - Educational and Support Buildings (See also under Residential Uses)	P	P	P	N	P	P	P	P	N	P	P	P
Community Recreation Center (limited to a government sponsored or non-profit facility) or Library	P	P	P	P	P	P	P	P	P	P	P	P
Crematorium that is not part of a funeral home (S. 1322)	N	N	N	SE	SE	N	N	SE	N	N	N	N
Cultural Center or Museum	P	P	P	N	P	P	P	P	N	P	P	N
Day Care Center, Adult (S. 1322)	P	P	P	N	P	P	P	P	P	P	P	P
Day Care Center, Child (S. 1322) (See also as an accessory use)	P	P	P	N	P	P	P	P	P	P	P	P
Dormitory - See under Residential Uses in this table												
Emergency Services Station or Training Facility	P	P	P	P	P	P	P	P	P	P	P	N
Hospital or Surgery Center (S. 1322)	N	P	N	N	N	P	N	P	N	P	P	P
Meal Center (S. 1322)	SE	SE	N	N	N	N	N	SE	N	N	N	N
Membership Club meeting and non-commercial recreational facilities, provided that such use shall not be open between 2 and 6 AM, and provided that such use shall only be allowed in combination with another use if the other use is allowed in that district and if the requirements for that use are also met.	P	P	P	P	P	N	N	N	N	P	P	N
Personal Care Home, Nursing Home or Assisted Living (S. 1322)	N	P	N	N	N	N	N	P	N	N	P	P
Place of Worship (includes Church)	P	P	P	N	N	N	P	P	P	P	P	P
Prison/ Correctional Facility	N	N	N	N	SE	N	N	N	N	N	N	N
School, Public or Private, Primary or Secondary (S.1322)	P	P	P	N	P	N	P	P	N	P	P	N
Sewage Pump Stations	P	P	P	P	P	P	P	P	N	P	P	N
Temporary Shelter (S. 1322)	SE	SE	SE	N	N	N	N	P	N	N	N	N
Treatment Center (S. 1322)	N	SE	N	SE	SE	N	N	N	N	N	N	N

<sup>1</sup> = All retail and service uses must be enclosed within a building.  
<sup>2</sup> = Tavern cannot be located within 120 feet of Residential District boundary line.  
P = Permitted by right use (zoning decision by Zoning Officer)  
SE = Special exception use (zoning decision by Zoning Hearing Board)  
N = Not permitted (S. 1322) = See Additional Requirements in Section 1322

TYPES OF USES (See definitions in Section 1302)	ZONING DISTRICTS											
	CL <sup>1</sup>	CG <sup>1</sup> &CS	CB <sup>1</sup>	LI	IN	PI	CM	I	CMU	IR	IR-R	OMU
<b>d. PUBLIC/SEMI-PUBLIC USES</b>												
City Government Uses and Facilities, such as Public Works Facilities. See also Section 1301.07.	P	P	P	P	P	P	P	P	P	P	P	P
Government Facility, other than offices and other than uses listed separately in this Section	SE	SE	SE	SE	P	SE	SE	SE	SE	SE	SE	P
Prison or Similar Correctional Institution	N	N	N	N	SE	N	N	N	N	N	N	N
Publicly Owned or Operated Park	P	P	P	P	P	P	P	P	P	P	P	P
Public Utility Facility, other than City-owned facilities and other than uses listed separately in this Section. See also Section 1301.06.	SE	SE	SE	SE	P	SE	SE	SE	SE	SE	SE	P
Swimming Pool, Non-household (S. 1322)	P	P	P	P	P	N	P	P	P	P	P	P
U.S. Postal Service Facility, which may include a leased facility.	P	P	P	P	P	P	P	P	P	P	P	P
<b>e. INDUSTRIAL USES</b>												
Asphalt Plant	N	N	N	N	SE	N	N	N	N	N	N	N
Assembly or Finishing of Products Using Materials Produced Elsewhere (such as products from plastics manufactured off-site)	N	N	N	P	P	P	P	N	N	P	N	P
Building Supplies and Building Materials, Wholesale Sales of	N	P	N	P	P	N	N	N	N	P	N	N
Data Centers	N	N	N	P	P	P	N	N	N	N	N	N
Distribution as a principal use (other than Trucking Company Terminal)	N	N	N	P	P	N	N	N	N	SE	N	N
Electric Power Generating Plant (Other than Putrescent Solid Waste to Energy, Solar Energy or Wind Turbines)	N	N	N	SE	P	N	N	N	N	SE	N	N
Industrial Equipment Sales, Rental and Service, other than vehicles primarily intended to be operated on public streets	N	P	N	P	P	P	N	N	N	P	P	N
Junk - outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area	N	N	N	N	N	N	N	N	N	N	N	N
Junk Yard (S. 1322)	N	N	N	N	SE	N	N	N	N	N	N	N
Liquid or Gas Fuel Storage, Bulk, for off-site distribution, which shall require a 150 feet setback from a residential district and review by the Fire Department of any proposed facilities; other than: auto service station, retail propane distributor as listed separately, pre-packaged sales or fuel tanks for company vehicles	N	N	N	SE	SE	N	N	N	N	N	N	N

<sup>1</sup> = All retail and service uses must be enclosed within a building.  
P = Permitted by right use (zoning decision by Zoning Officer)  
SE = Special exception use (zoning decision by Zoning Hearing Board)  
N = Not permitted  
(S. 1322) = See Additional Requirements in Section 1322

**Exhibit "B"**



**GENERAL NOTES**

- THE FOLLOWING BASE INFORMATION IS PER THE FOLLOWING:
  - AERIAL IMAGERY
  - PENNSYLVANIA SPATIAL DATA ACCESS (PASDA)
  - THE CITY OF BETHLEHEM ZONING MAP
- THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN RESULTING FROM LAND USE ANALYSIS, DESIGN CONCEPTS, AND LAND DEVELOPMENT REQUIREMENTS. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, AND STATE APPROVALS ARE NOT WARRANTED AND CAN ONLY BE PURSUED AFTER FURTHER EXAMINATION AND VERIFICATION OF LOCAL, COUNTY, AND STATE ZONING AND LAND DEVELOPMENT REQUIREMENTS
- THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL REPRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENTS

**SITE PLAN** SHEET # 1 OF 1

DATE: 08/04/20  
 PROJECT # 240000  
 CHECKED BY: TM

**BOHLER**

BOHLER AND ASSOCIATES  
 LAND SURVEYING  
 ARCHITECTURE  
 ENGINEERING  
 TRANSPORTATION SERVICES

**SITE AREA CALCULATIONS**

TOTAL SITE AREA	11.14 AC
UNDEVELOPABLE AREA (BUILDING AND PARKING SETBACKS)	4.89 AC
DEVELOPABLE SITE AREA	6.25 AC
REVISIONS:	
REV. DATE	COMMENT

**LIDL CIVIL STANDARDS**

REQUIREMENTS	EXIST	PROF	COMPLIES
PARKING SLOPES	3% MAX	7% MAX	Y
ENTRANCE SLOPES	5% MAX	5%	Y
STANDARD PARKING SIZE	7 X 11' F	9 X 11' F	Y
ACCESSIBLE PARKING BEE	7 X 11' F	8 X 11' F	Y
DRIVEABLE WIDTH	24'	24'	Y
ENTRANCE WIDTH	24'	30'	Y

**CRITICAL ZONING REQUIREMENTS**

REQUIREMENTS	STANDARDS	EXIST	PROF	COMPLIES
ON SITE PARKING	4 SPACES PER 100 SF OF GFA (15 FEET) 15 FT WIDE	8 SPACES	137 SPACES	Y
PARKING SETBACK	15 FT	NA	15'	Y
MAX BUILDING COVERAGE	60%	100	14.3%	Y
MAX IMPERVIOUS COVERAGE	60%	100	78.6%	Y
MIN LOT AREA	2 ACRES	4.8 ACRES	2.8 ACRES	Y
USE (BY NCPD)	INSTITUTIONAL	GROCERY STORE		

**PROJECT NAME:** LIDL: CITY OF BETHLEHEM

**PROJECT ADDRESS:** 1838 CENTER STREET  
CITY OF BETHLEHEM  
BETHLEHEM, PA 18017

**PROJECT PHASE:** TESTFIT B0

**STORE TYPE:** T18

