



WHAT IS ZONING?

Zoning defines what can be **BUILT** on a property and how a property can be **USED**.

Zoning is meant to be applied in a fair and consistent manner, to help ensure **PREDICTABILITY** for all.

Zoning helps guide development to meet planning goals, but the process of achieving goals is **INCREMENTAL**.



WHO APPROVES ZONING?

CITY COUNCIL
sets policy and law



CITY PLANNING COMMISSION

ensures
implementation of
planning policies

- approves major land development projects

CITY STAFF
implements the law
parcel-by-parcel

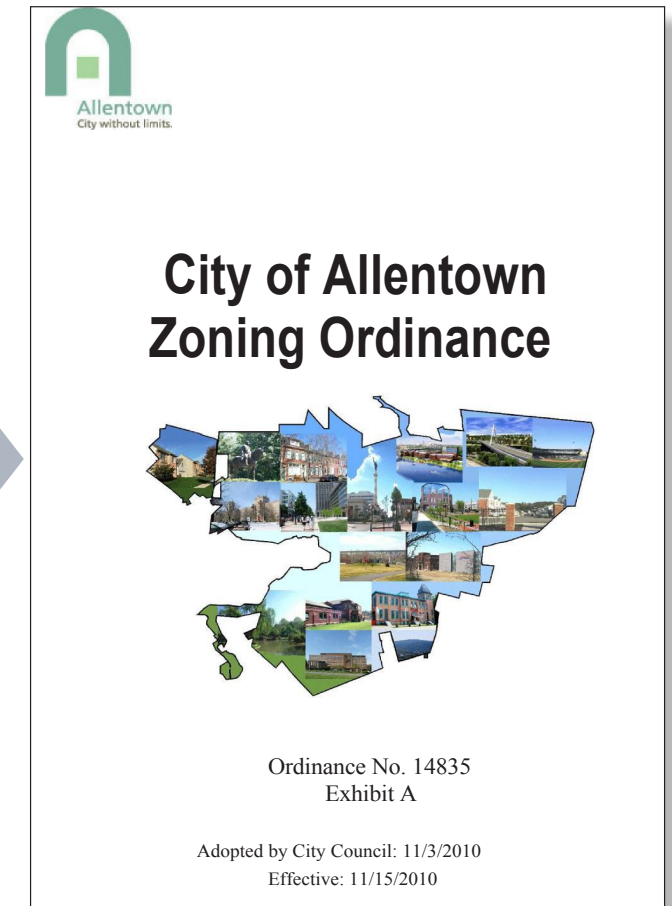
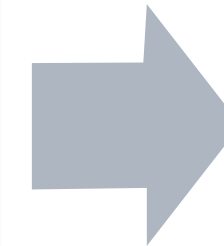
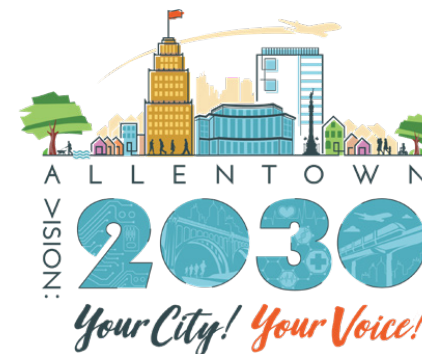
- Reviews and approves plans and permits
- Makes recommendations to planning commission and city council on planning policies

ZONING HEARING BOARD

- hears appeals on administration of zoning laws

PLANNING VS ZONING?

- Plans are **GUIDES**; zoning is **LAW**
- Zoning helps **IMPLEMENT** plans/policies by directing development
- Zoning helps define **CONTEXT** areas and can preserve areas for certain activities, such as industrial



The Project

COMPREHENSIVE UPDATE

Zoning Ordinance, Map (citywide rezone) , SALDO

1. Align ordinances with plans and policies

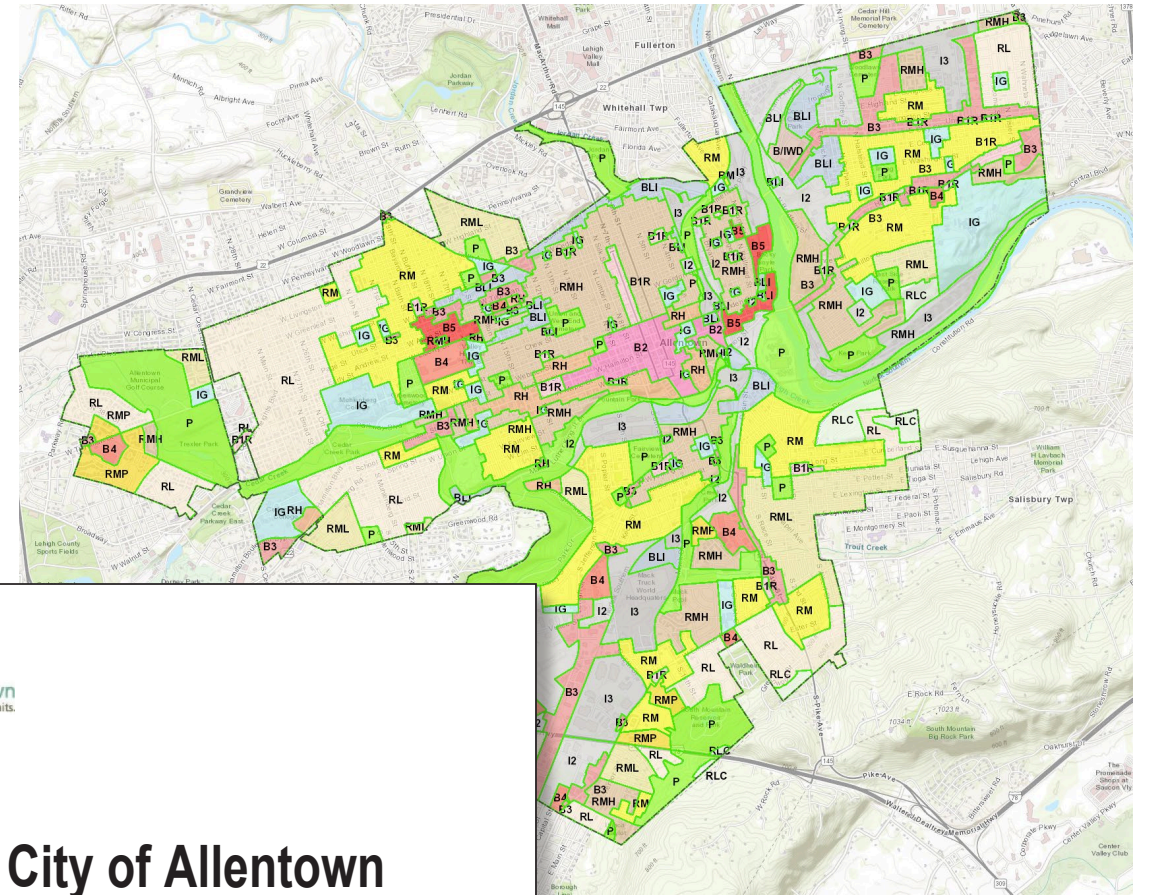
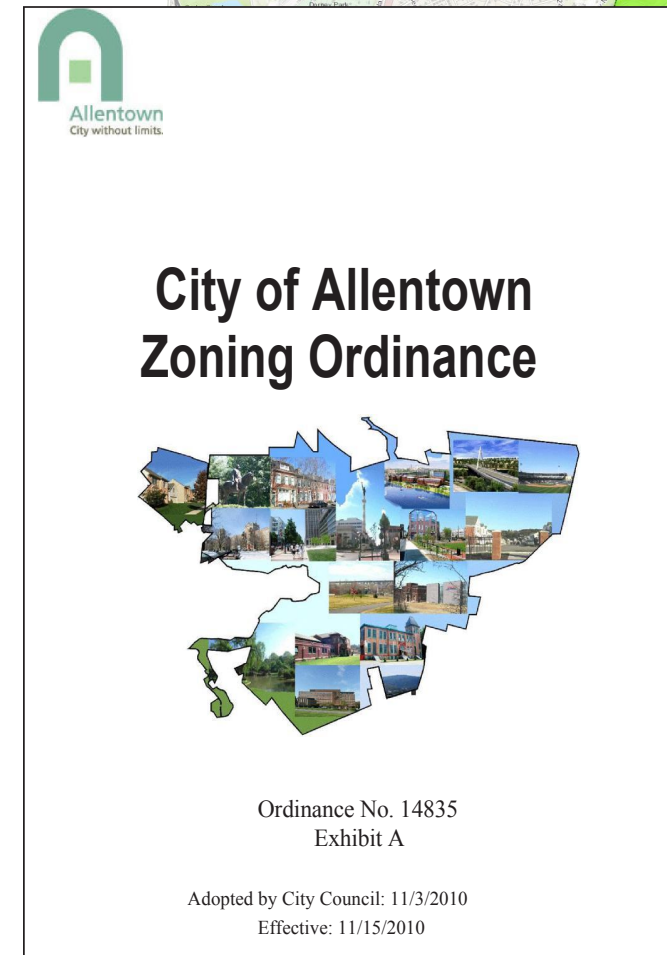
- Downtown mixed-use
- Employment areas
- Protect stable neighborhoods

2. Balance preservation and growth

- Physical/design character
- Opportunities for infill and greater housing choice

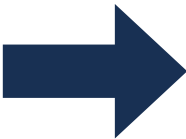
3. Simplify and modernize

- Clear, well-illustrated regulations
- Streamlined review/approval procedures

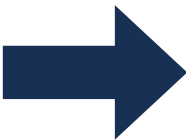


PROCESS

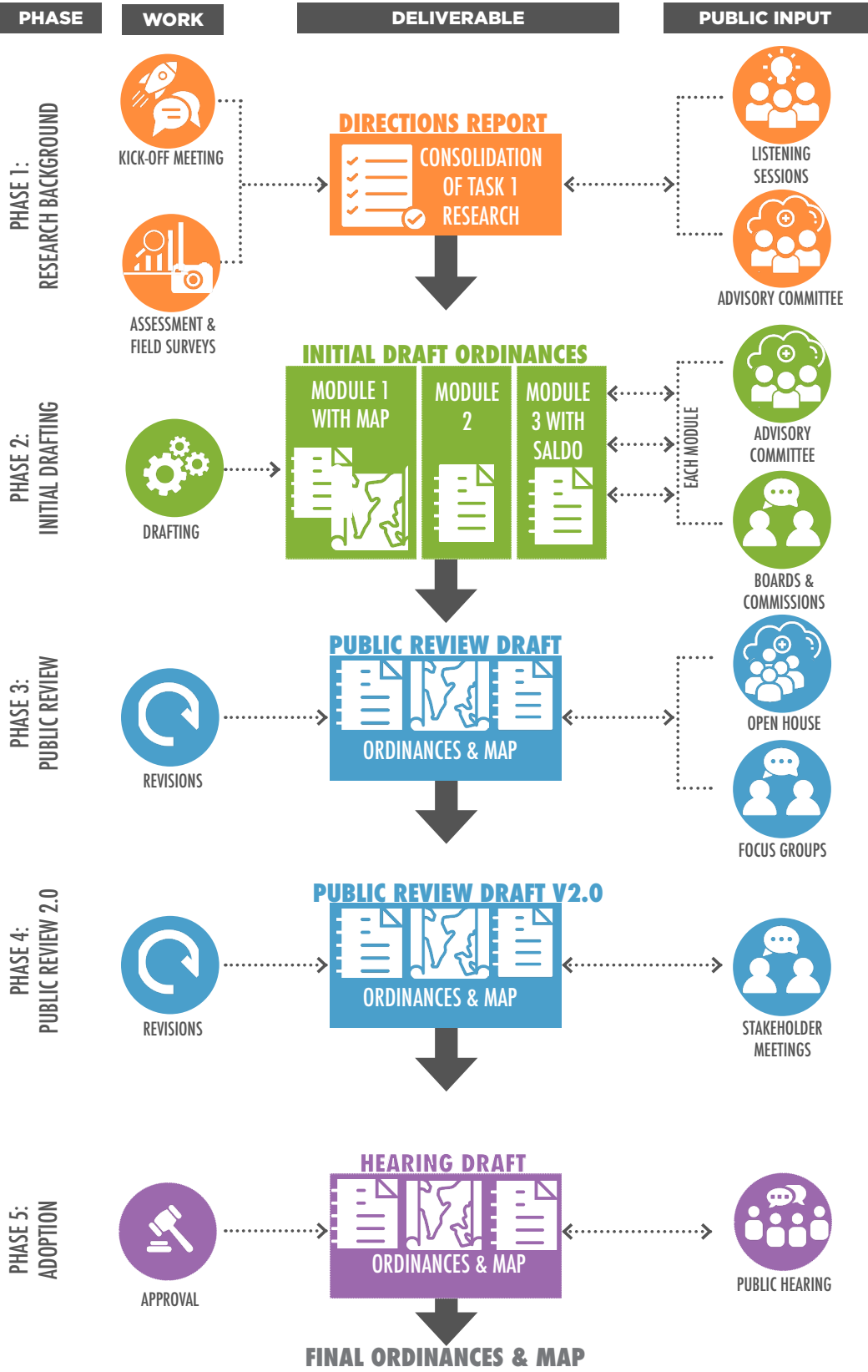
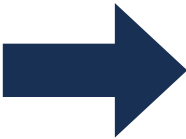
FIRST PUBLIC REVIEW
DRAFT COMPLETED



SECOND PUBLIC
REVIEW DRAFT
COMPLETED



WE ARE HERE!





**CONTEXT-
SENSITIVE**



**HOUSING-
SUPPORTIVE**



**VIBRANT &
WALKABLE**



**EMPLOYMENT
FRIENDLY**



**GREEN &
HEALTHY**



**PREDICTABLE &
TRANSPARENT**

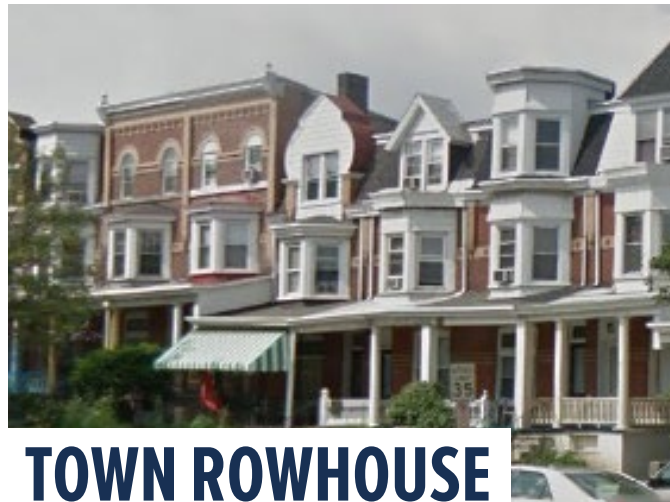


CONTEXT SENSITIVE

- ➔ Respect traditional character
- ➔ Build on compact, walkable urban form
- ➔ Preserve high-quality, adaptable buildings



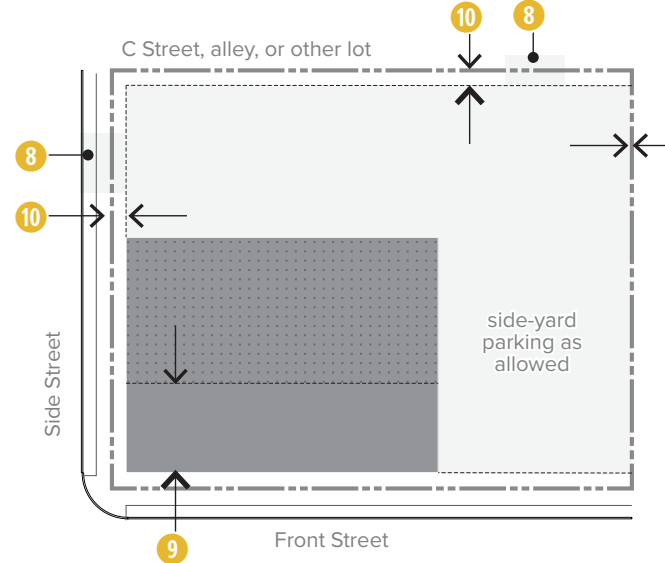
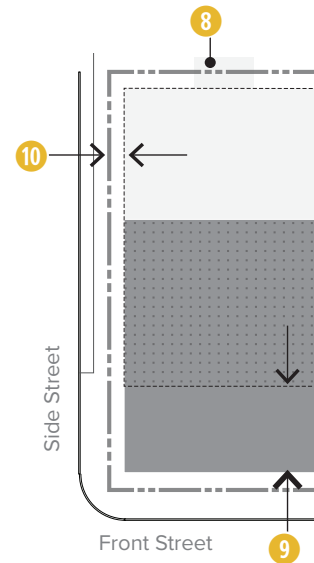
✓ Define Building Types



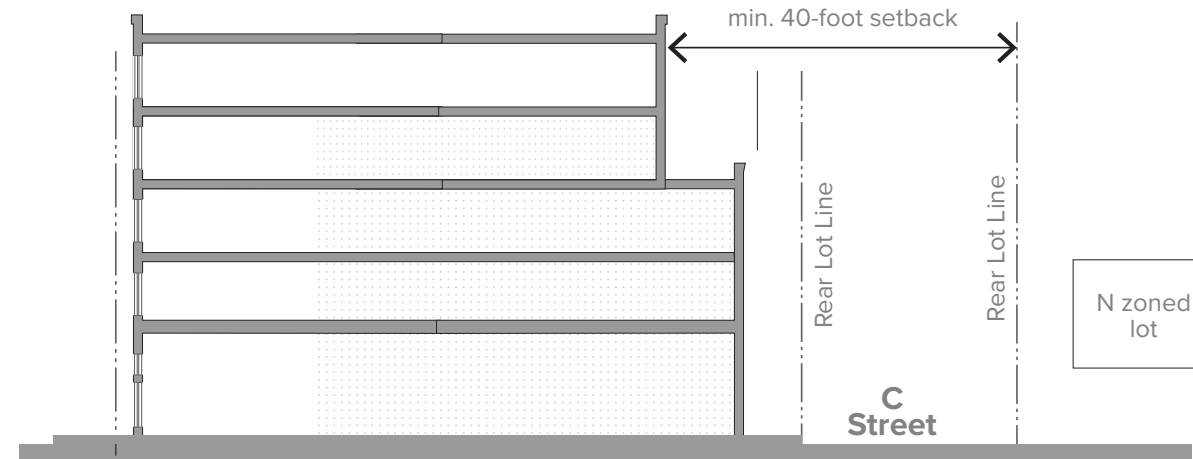
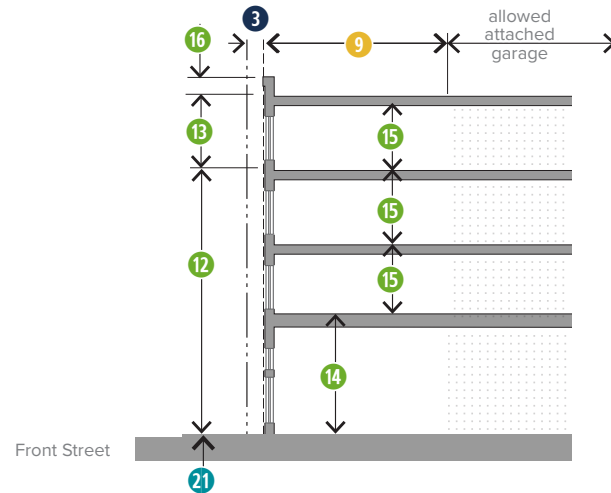
CONTEXT-SENSITIVE

✓ Building Massing & Scale

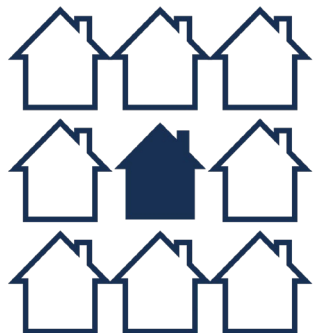
Building footprint:
setbacks, max. width,
parking location



Building height:
stories, step-backs



- Eliminates unpredictable regulations such as lot area/dwelling unit
- Simplifies regulations
- Places focus on building scale and design



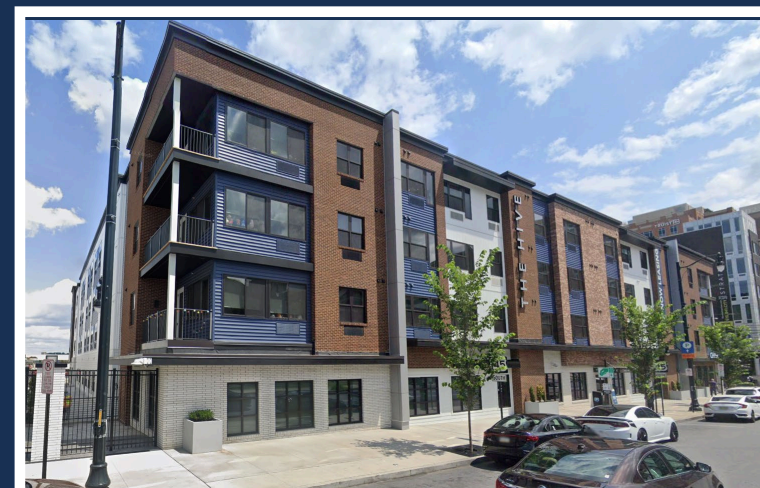
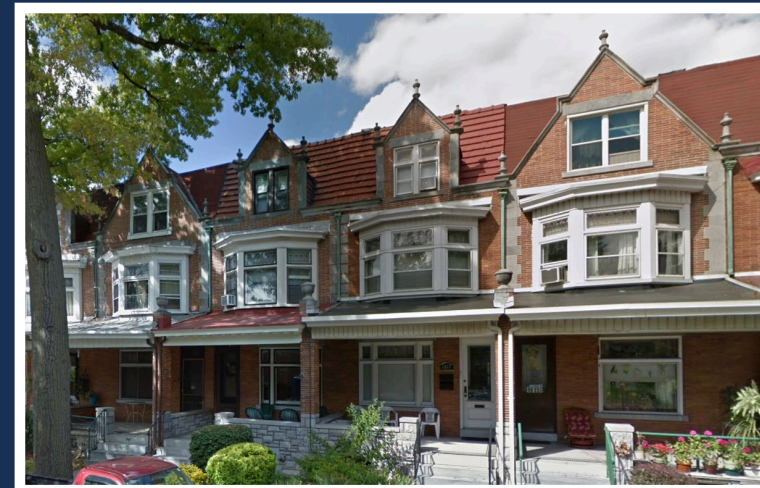
CONTEXT-SENSITIVE



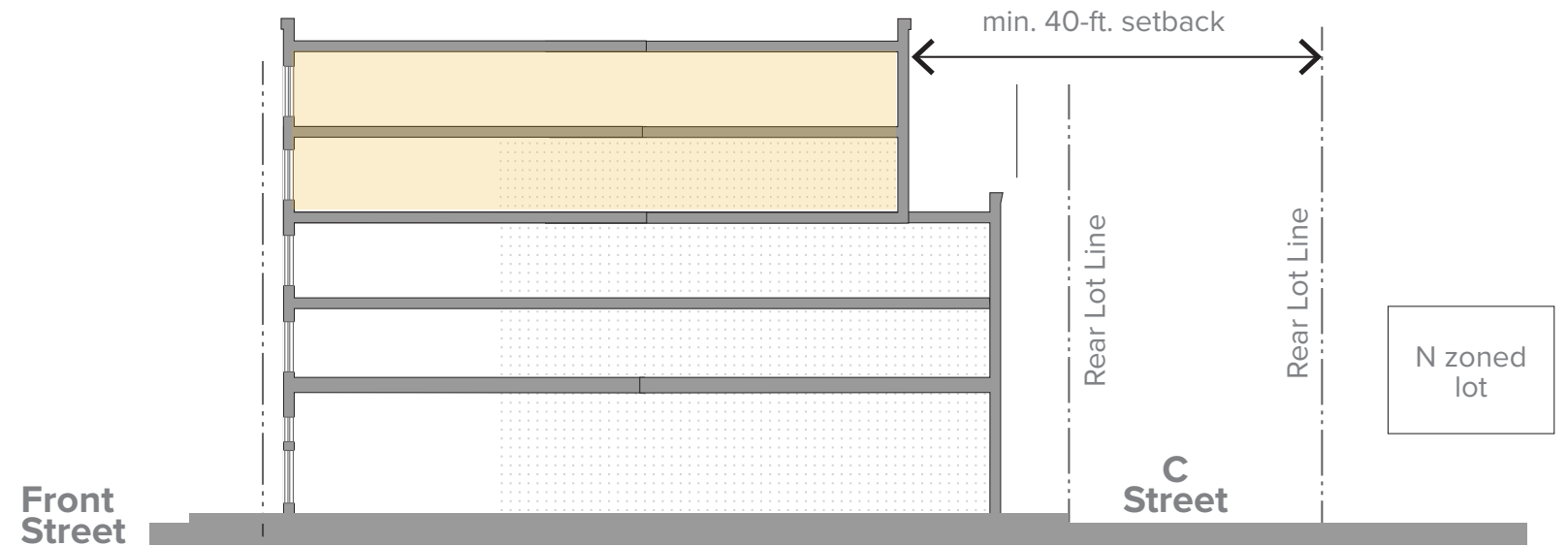


HOUSING- SUPPORTIVE

- ➔ Options for different life stages & incomes
- ➔ Increase supply and affordability
- ➔ Preserve existing affordable units



✓ Incentivize Affordable Housing

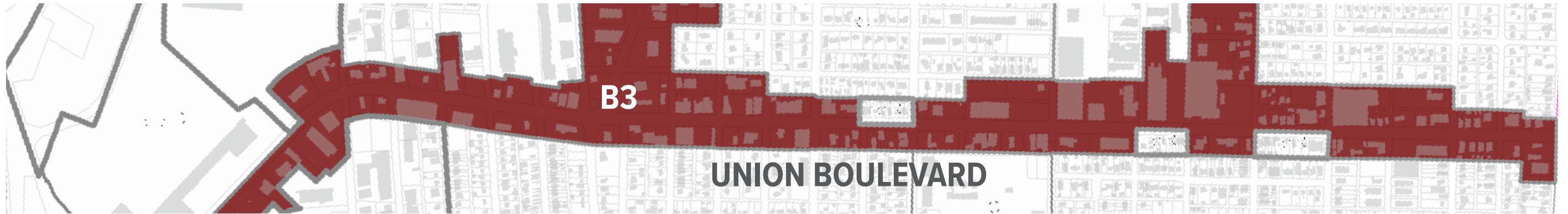


- Two additional stories allowed on certain buildings
- Exempt from Adaptive Reuse regulations except transparency
- Exempt from dwelling size (floor area) requirements
- Reduce off-street parking minimums



HOUSING-SUPPORTIVE

✓ Allow Housing Above Commercial

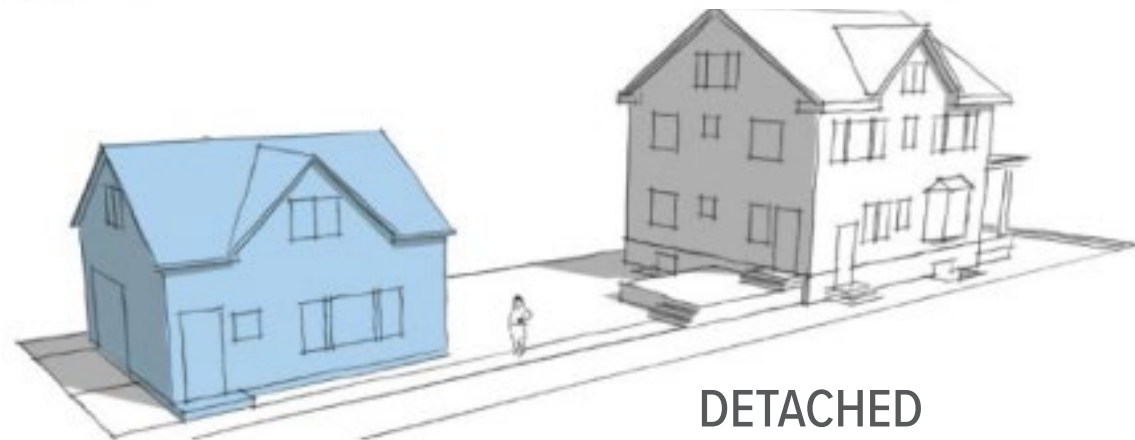
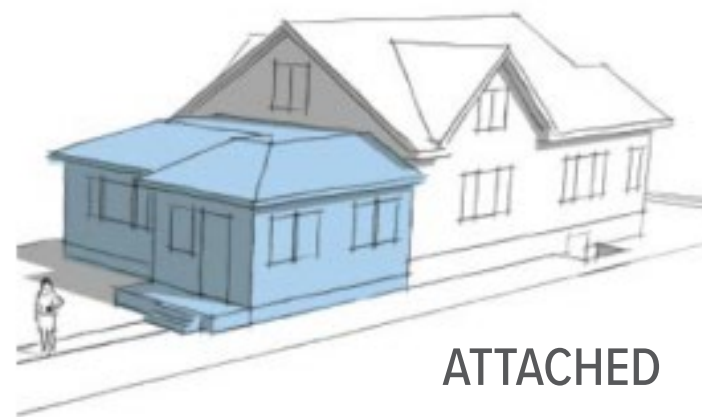
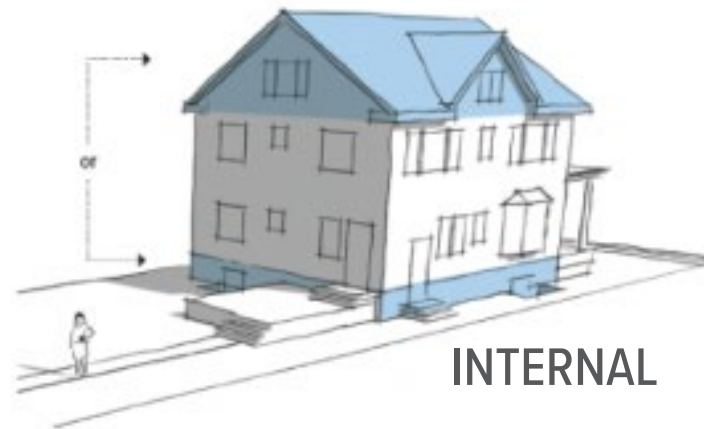


- Housing above commercial is not allowed in today's B3 and B4 zones
- B3 exists on Hanover, Lehigh, South 4th



HOUSING-SUPPORTIVE

✓ Allow Accessory Dwelling Units



- No more than one per lot
- Size, height, and coverage limits
- Owner must live on-site
- 1 additional parking space req'd



Add to city's housing stock while helping preserve neighborhood character and scale



Additional housing options for seniors, dependent adults, & others; support aging in place



Address challenges related to affordability, housing diversity and preservation

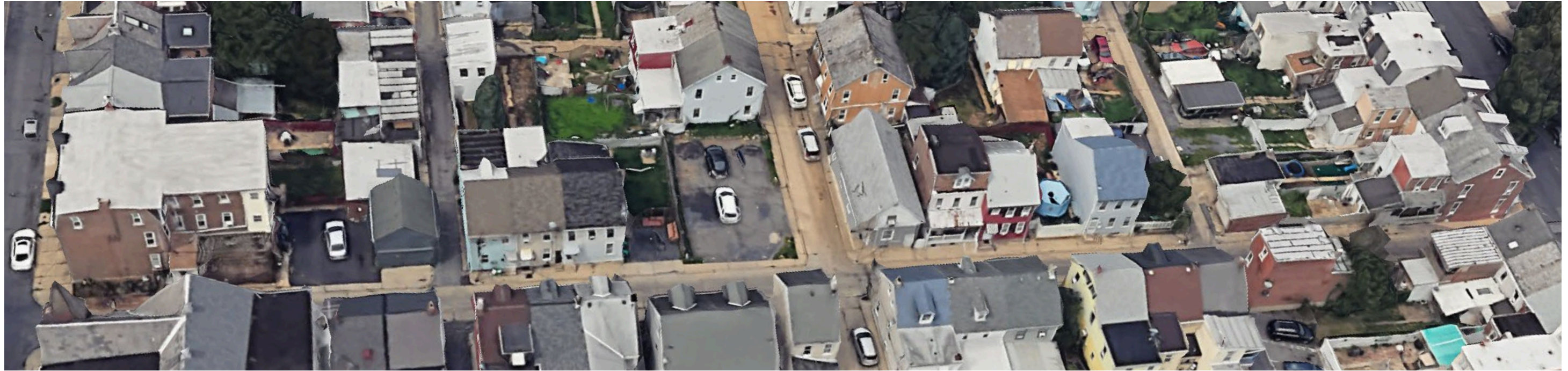


Efficient use of existing infrastructure



HOUSING-SUPPORTIVE

✓ Legalize Existing Lane Houses



- Allowed only on existing Lane House lots fronting on “C” streets; no new Lane House lots may be created
- Allow smaller yards to match existing patterns



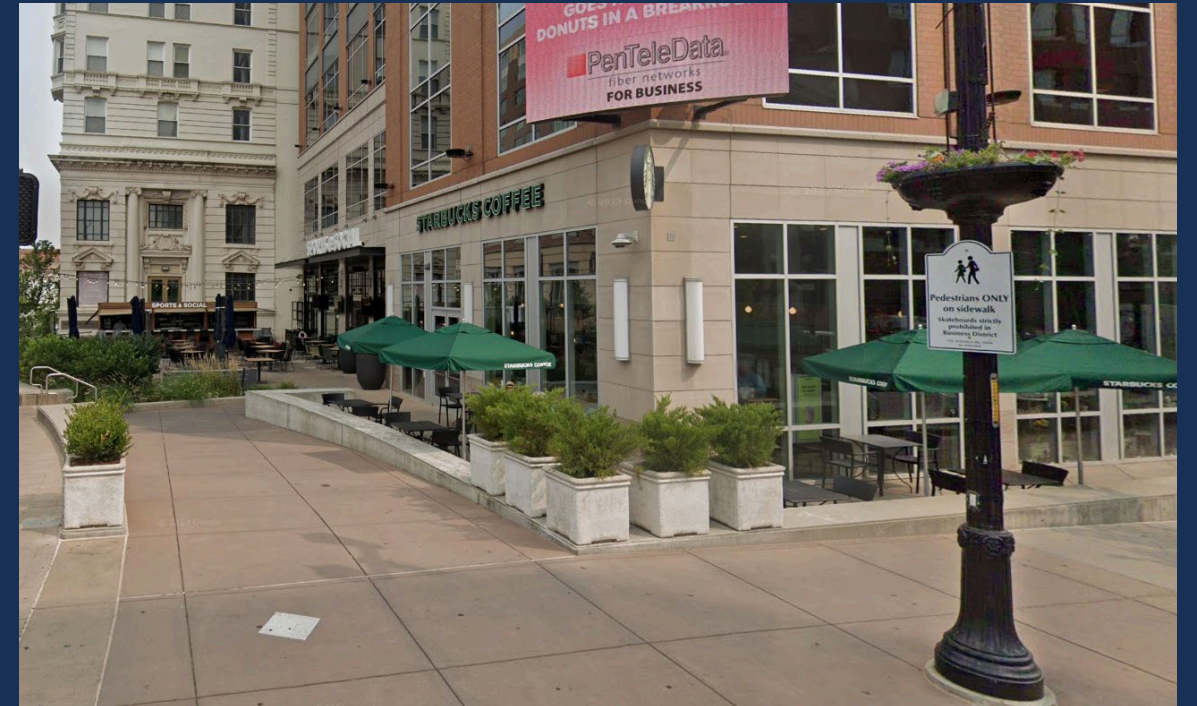
HOUSING-SUPPORTIVE





VIBRANT & WALKABLE

- ➔ Builds on traditional street and block pattern
- ➔ Supports transit users
- ➔ More equitable access for all
- ➔ Supports public health



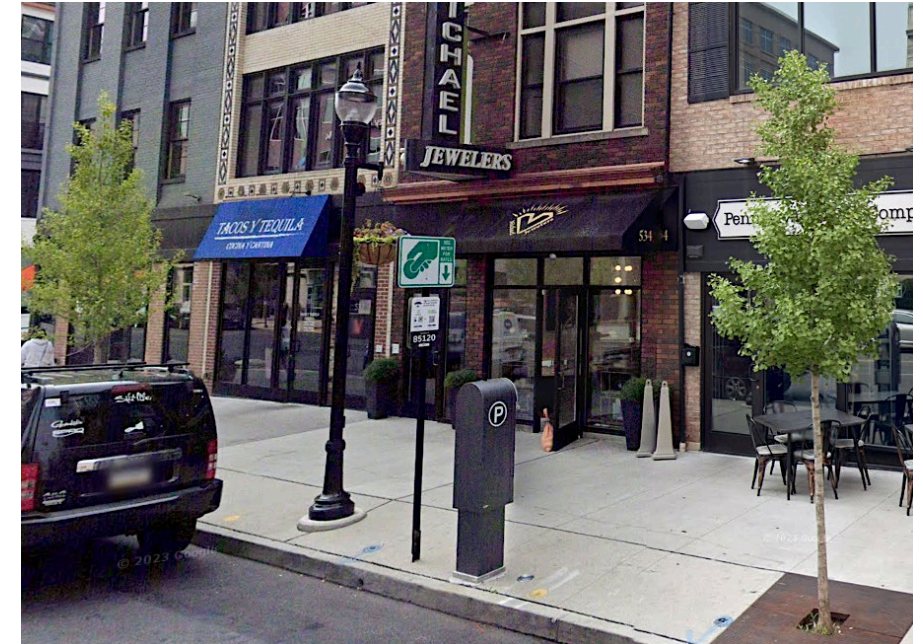
✓ Walkable Building Design



RESIDENTIAL



COMMERCIAL CONVERSIONS



TRADITIONAL STOREFRONTS

- Buildings close to the sidewalk
- Parking to the rear or side
- Engaging building facades with doors and windows
- High-quality building materials on street facades



✓ Preserve Existing Corner Commercial



- Accommodates businesses in buildings built to be storefronts and in well-converted buildings
- Designated MX-N for neighborhood and limited higher impact uses where original storefronts exist

✓ Support Master-Planned Developments

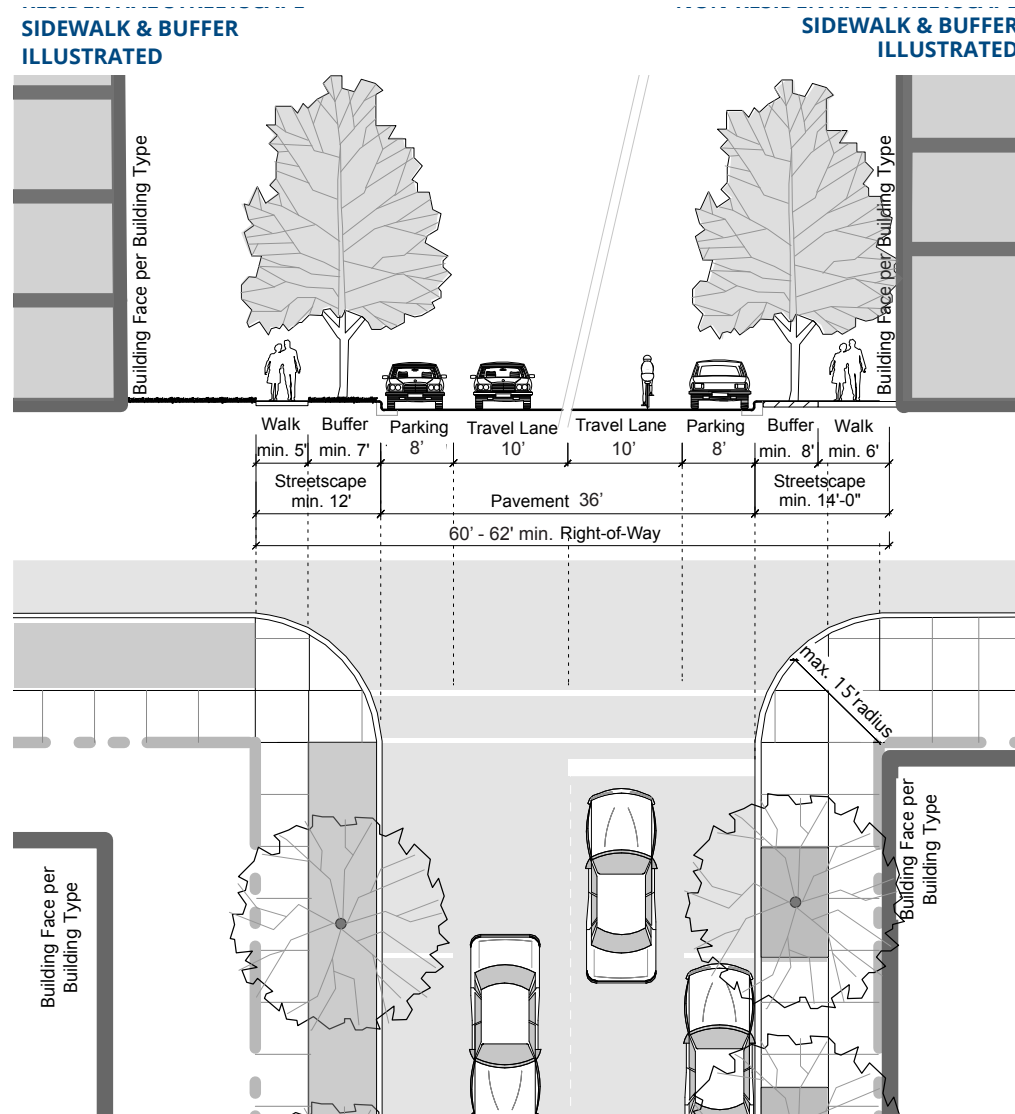


Figure 660(10) Typical Base Street

Guidance in SALDO incorporated into SALDO for larger Master-planned developments (MPDs) including:

- Walkable block sizes
- Streetscape
- Mix of building types and uses
- Waterfront standards



EMPLOYMENT FRIENDLY

- ➔ Maintain history and identity of manufacturing economy
- ➔ Support job growth
- ➔ Support local entrepreneurs



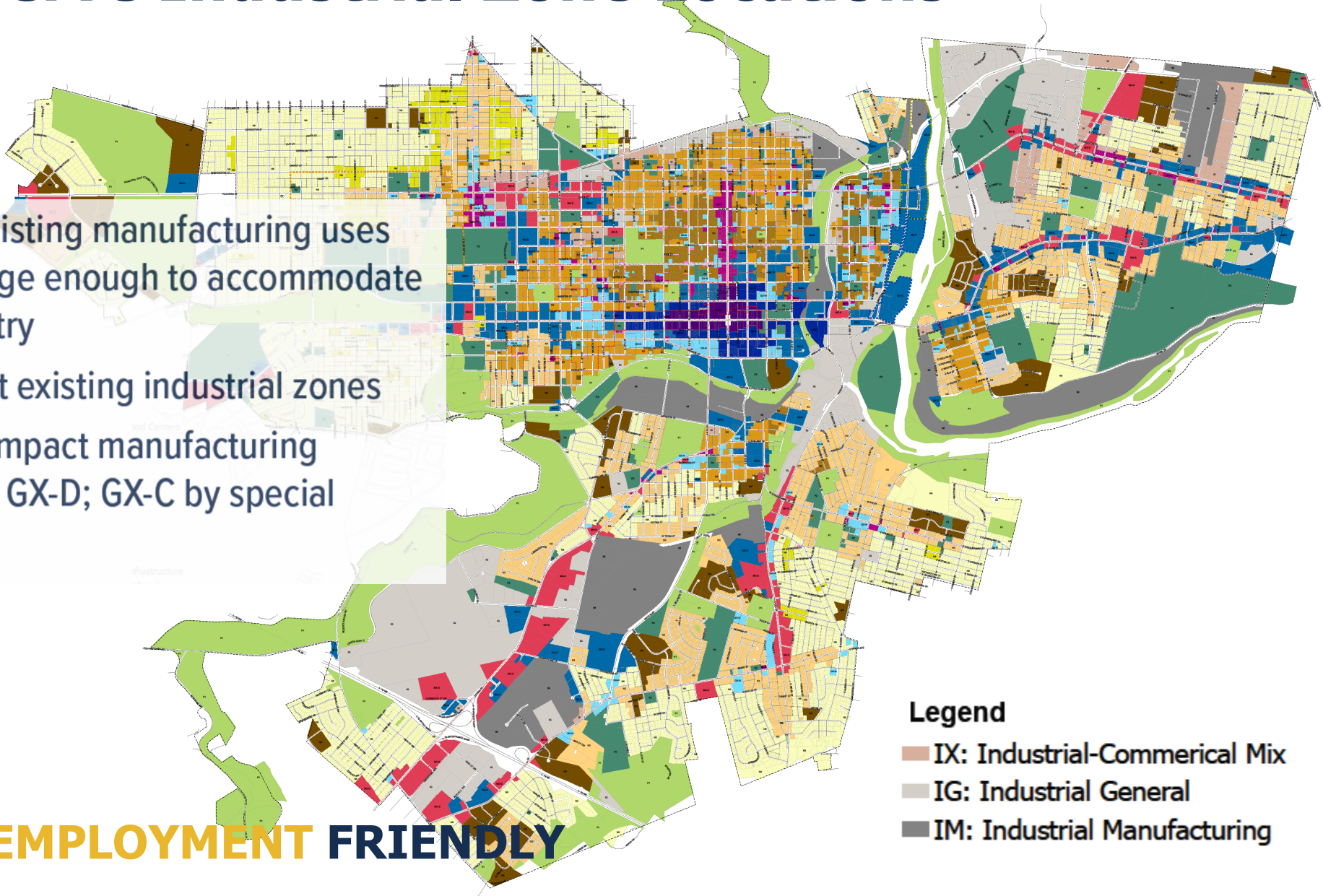


Preserve Industrial Zone Locations

- Identified existing manufacturing uses and sites large enough to accommodate future industry
- Retains most existing industrial zones
- Allows low-impact manufacturing in MX-D and GX-D; GX-C by special exception

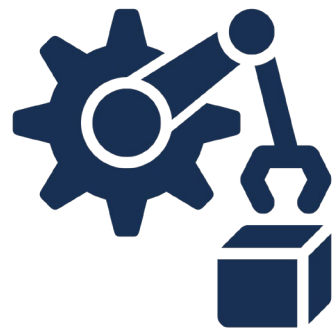


EMPLOYMENT FRIENDLY



✓ Preserve Industrial Zones for Manufacturing

- Renames I2 to IG (General) and I3 to IM (Manufacturing)
- IG and IM generally reserved for industrial uses
- Update: Large (>50k sq. ft. GFA) warehouses allowed in IG and IM subject to minimum lot sizes
- IX allows retail, consumer service uses, and self-service storage; prohibited in IG and IM (Update: Major vehicle repair, consumer maintenance and repair allowed in IG and IM)



EMPLOYMENT FRIENDLY





GREEN & HEALTHY

- ➔ Resource Protection
- ➔ Sustainability
- ➔ Resiliency
- ➔ Public Health



✓ Support for Sustainable Development Practices



Retain or add regulations for

- Solar
- Wind energy
- Community gardens
- Electric vehicle charging
- Bicycle Parking
- Tree Preservation
- Vision Zero, Complete Streets & Transit (SALDO)
- Parkland Dedication & Trails (SALDO)



GREEN & HEALTHY



✓ Reduced, More Flexible Motor Vehicle Parking

USE	MINIMUM NUMBER OF MOTOR VEHICLE PARKING SPACES REQUIRED		
	MX-D AND GX-D ZONES	ALL OTHER ZONES	NOTES
COMMERCIAL			
Child Care	No minimum requirement; Maximum number of parking spaces may not exceed 125% of the minimum requirement that applies in all other zones	1 per 12 enrollees	
Consumer Service, Indoor		1 per 400 sf	
Day Care Center, Adult		1 per 12 enrollees	
Eating and Drinking Places		1 per 100 sf	1 per 400 when located in multi-tenant center
Entertainment, Spectator/Participant		1 per 5 seats	1 per 400 sf if no fixed seating
Funeral & Mortuary Service		1 per 50 sf	
Lodging		1 per 2 guest rooms	plus spaces required for other on-site uses
Office		1 per 400 sf	
Retail Sales		1 per 400 sf	
Vehicle Sales & Service		3 per service bay	plus 1 per 2 employees

sf = square feet of floor area



Credits or Reductions:

- ① Small, constrained lots
- ② Nearby “high-capacity transit” stop

- ③ Car-share/bike-share space
- ④ Affordable housing

- ⑤ Nearby public parking lot
- ⑥ EV parking (level-2 or higher)



GREEN & HEALTHY

✓ New Bicycle Parking

USE/BUILDING TYPE	BICYCLE PARKING SPACES (MIN)
RESIDENTIAL USES	
0–4 Dwelling Units	None
5+ Dwelling Units	1 per 5 dwelling units [1]
COMMERCIAL USES	
All Commercial Uses	1 per 5,000 sf [2]
MANUFACTURING & INDUSTRY	
All Manufacturing & Industry Uses (based on employees)	0–5: None 6–20: 2 spaces [2] Over 20: 1 per 10 employees [2]
CIVIC & INSTITUTIONAL	
College or School	1 per classroom
Community Assembly	1 per 5,000 sf
Library or Cultural Exhibit	1 per 5,000 sf

sf = square feet of floor area

[1] At least 50% must be long-term.

[2] At least 25% must be long-term



GREEN & HEALTHY



PREDICTABLE & TRANSPARENT

- ➔ Easier to understand and administer
- ➔ Greater certainty
- ➔ Reduced risk/cost

✓ Clear, Objective Standards

Replace existing vague guidelines

- “consider the application’s consistency with the Hamilton Street Area Design Guidelines”. (HSO)
- “New construction should have rooflines that are similar to adjacent buildings”. (TNDO)
- “On sides visible from a street, new construction should use building materials that are similar in appearance to similar, older buildings in close proximity...”(TNDO)



Article 4 Building Types
660-20 Storefront Building

DRAFT

Figure 660-20(1) Storefront Building Siting

KEY:
[Hatched Box] Affordable Building Area
[Dashed Box] Building Area
[Dashed Line] Lot Line
[Dashed Line] Building Setback Line

	MX-D	MX-C	MX-N	MX-S	Additional/References
660-20.D. BUILDING SITING. See Figure 660-20(1).	Not allowed	Not allowed	Not allowed	Allowed	See 660-18.C for multiple buildings.
1 Lot Width	18 ft. min.	18 ft. min.	18 ft. min.	50 ft. min.	
2 Lot Frontage	A or B street. See 660-18.J for front street designation regulations.				
3 Front Streetwall	90% min.	75% min.	75% min.	65% min.	See 660-131.E for measuring.
	See front streetwall allowances for courtyard or plaza per 660-20.3(1).				
4 Front Build-to Zone	0 ft. min. 5 ft. max.	0 ft. min. 10 ft. max.	0 ft. min. 20 ft. max.	5 ft. min. 15 ft. max.	Minimum streetscape area required per 660-18.L.
5 Side-Street Build-to Zone	0 ft. min. 15 ft. max.	0 ft. min. 15 ft. max.	0 ft. min. 15 ft. max.	0 ft. min. 15 ft. max.	Double-frontage lots addressed per 660-18.J(5).
6 Side Setback	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.	See 660-131.G for measuring.
	If any side setback is provided, at least 5 ft. is required.				
7 Rear Setback	0 ft. min.	0 ft. min. at improved alley or C street; 20 ft. min. abutting another lot			See 660-78 for required rear and side buffers.
8 Building Coverage	No limit	No limit	No limit	70% max.	See 660-121 for measuring building coverage.

BUILDING & PARKING SITING

Article 4 Building Types
660-20 Storefront Building

DRAFT

Figure 660-20(3) Storefront Building Height and Roofs

660-20.G. HEIGHT. See Figure 660-20(3).

	MX-D	MX-C	MX-N	MX-S	Additional/References
1 Height	minimum 14 stories	3 stories 14 stories	2 stories 3 stories	2 stories 3 stories	
2 Additional Stories for Affordable Housing on Mixed-Use Corridors	—	+2 stories per 660-20.J(2)	—	+2 stories per 660-20.J(2)	Mixed-Use Corridors defined in 660-144.
3 Additional Stories for Affordable Housing in Other Locations	—	+2 stories with special exception approval per 660-20.J(2)	—	+2 stories with special exception approval per 660-20.J(2)	See 660-20.1(4) for required setbacks at N zones.
4 Additional Height Allowed by Floor-Area Ratio	See 660-20.J(2)	—	—	—	
5 Ground Story Height	12 ft. min. 18 ft. max.	10 ft. min. 15 ft. max.	10 ft. min. 15 ft. max. 9 ft. min. with min. 18" stoop	12 ft. min. 14 ft. max.	Measured floor-to-floor. See 660-131.M for measuring height and allowances for taller spaces.
6 Upper Story Height	9 ft. min. 14 ft. max.	9 ft. min. 11 ft. max.	9 ft. min. 11 ft. max.	9 ft. min. 14 ft. max.	

660-20.H. ROOFS. See Figure 660-20(3).

	MX-D	MX-C	MX-N	MX-S	Additional/References
1 Allowed Roof Types	Flat, Parapet	Flat, Parapet, Pitched	Flat, Parapet, Pitched	Flat, Parapet, Pitched	See 660-61 for roof types and towers
2 Tower	Allowed	Allowed	Allowed	Allowed	

HEIGHT & ROOF

Article 4 Building Types
660-20 Storefront Building

DRAFT

Figure 660-20(4) Storefront Building Facades

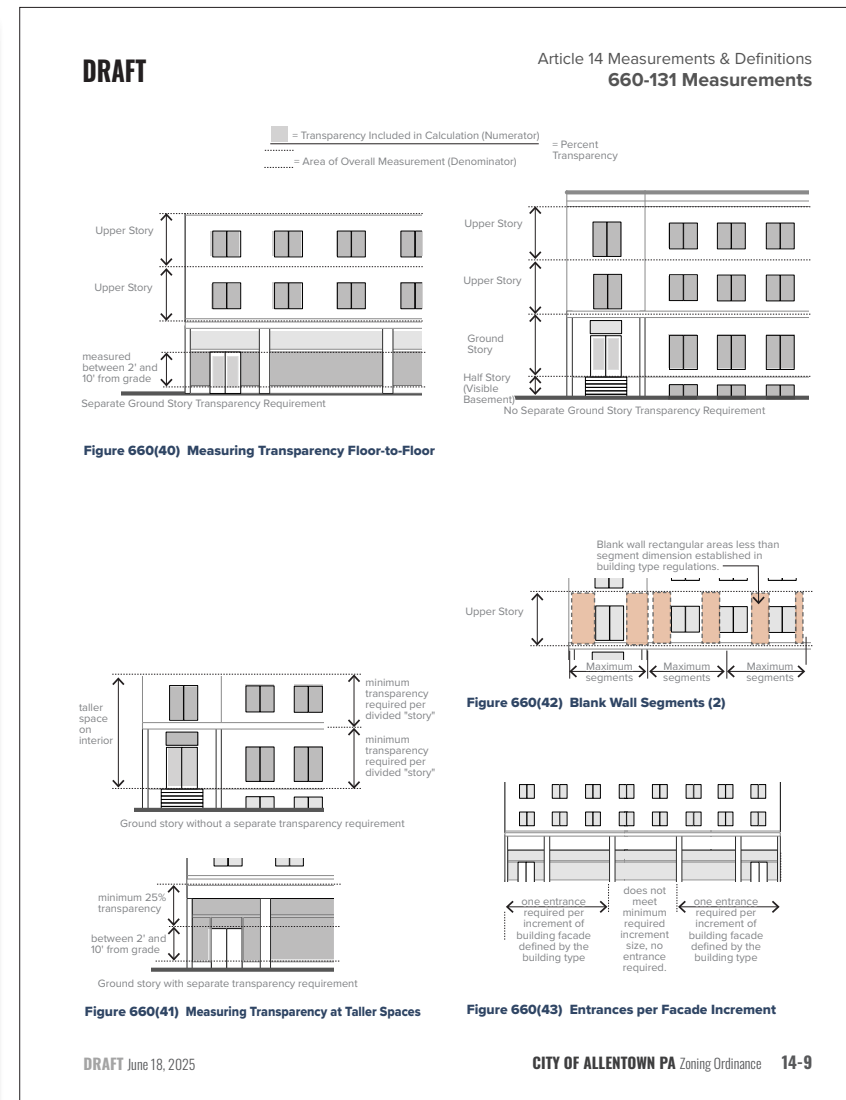
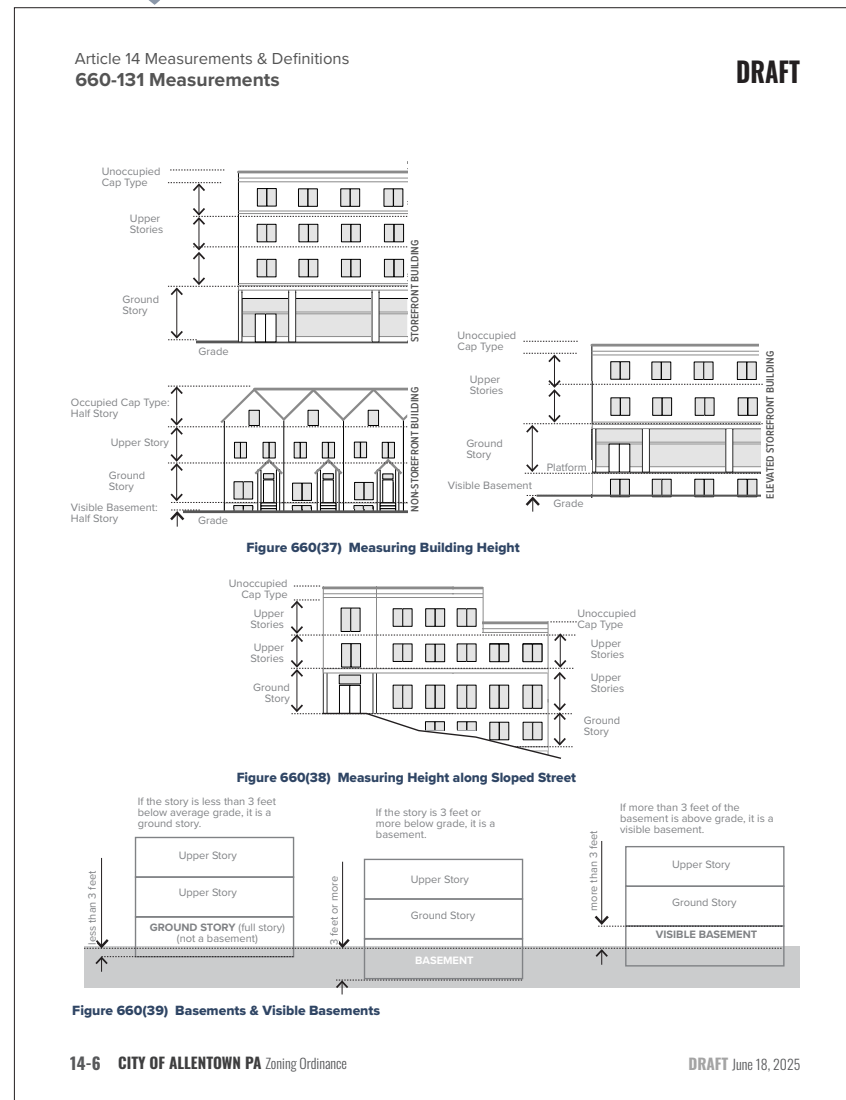
660-20.I. FRONT & SIDE-STREET FACADES. See Figure 660-20(4).

	MX-D	MX-C	MX-N	MX-S	Additional/References
1 Ground Story Transparency on Front Facades	70% min.	60% min., except 15% for existing residential building fronting on N 7th Street	45% min.	70% min.	See 660-131.H for measuring transparency. Measured per story, includes any half stories, visible basement, or towers with full height stories. Measured between 2 ft. and 9 ft. from sidewalk grade. No bay nor 20-ft-wide section of any story may be without transparency. Ground story transparency must extend min. 30 ft. around the corner down any side-street facades.
2 Transparency: Side-Street Facades & Upper Stories on Front Facade	20% min.	35% min.	15% min.	20% min.	No bay nor 20-ft-wide section of any story may be without transparency.
3 Building Entrances	One principal entrance per every 45 feet of front facade	One principal entrance per every 45 feet of front facade	One principal entrance per every 45 feet of front facade	One principal entrance per every 45 feet of front facade	See 660-131.D for measuring building entrance location.
4 Allowed Entrance Types	Storefront	Storefront, Stoop	Storefront, Stoop	Storefront	See 660-63 for entrance types.
5 Ground-Floor Elevation	Within 30 in. of sidewalk elevation	Within 30 in. of sidewalk elevation	Within 30 in. of sidewalk elevation	Within 30 in. of sidewalk elevation	
6 Horizontal Divisions with Shadow Lines	Within 3 ft. of the top of ground story	Within 3 ft. of the top of any story between the basement and 3rd story	Within 3 ft. of the top of any story between the basement and 3rd story	Within 3 ft. of the top of any story between the basement and 3rd story	Horizontal shadow lines to run a min. 80% of length of facade.
7 Vertical Divisions with Shadow Lines	One per every 45 ft. of ground story front facade	One per every 30 ft. of ground story front facade	One per every 30 ft. of ground story front facade	One per every 30 ft. of ground story front facade	See 660-150 for definition of shadow lines.

STREET FACADES



Tables, Illustrations, and Charts

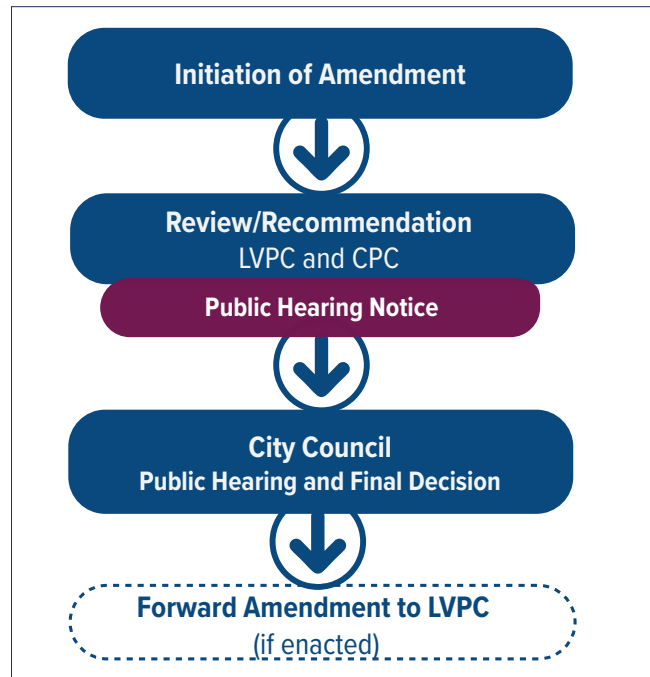


**PREDICTABLE &
TRANSPARENT**

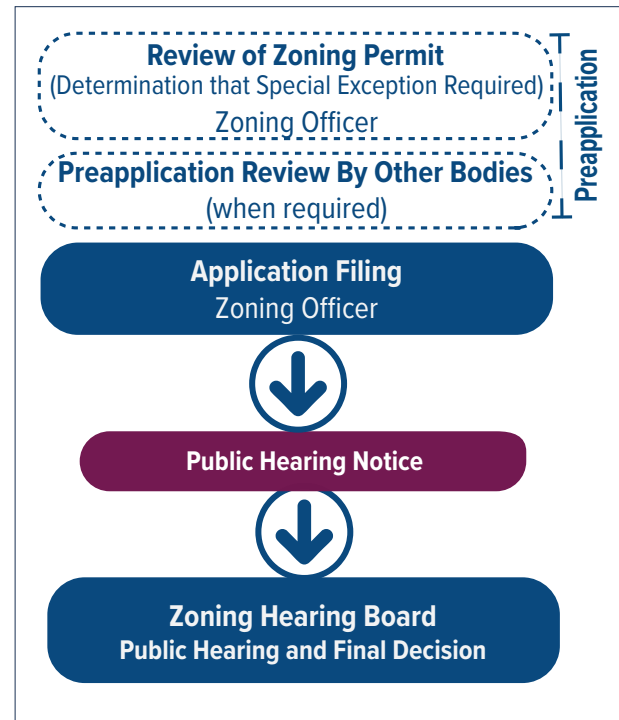


Tables, Illustrations, and Charts

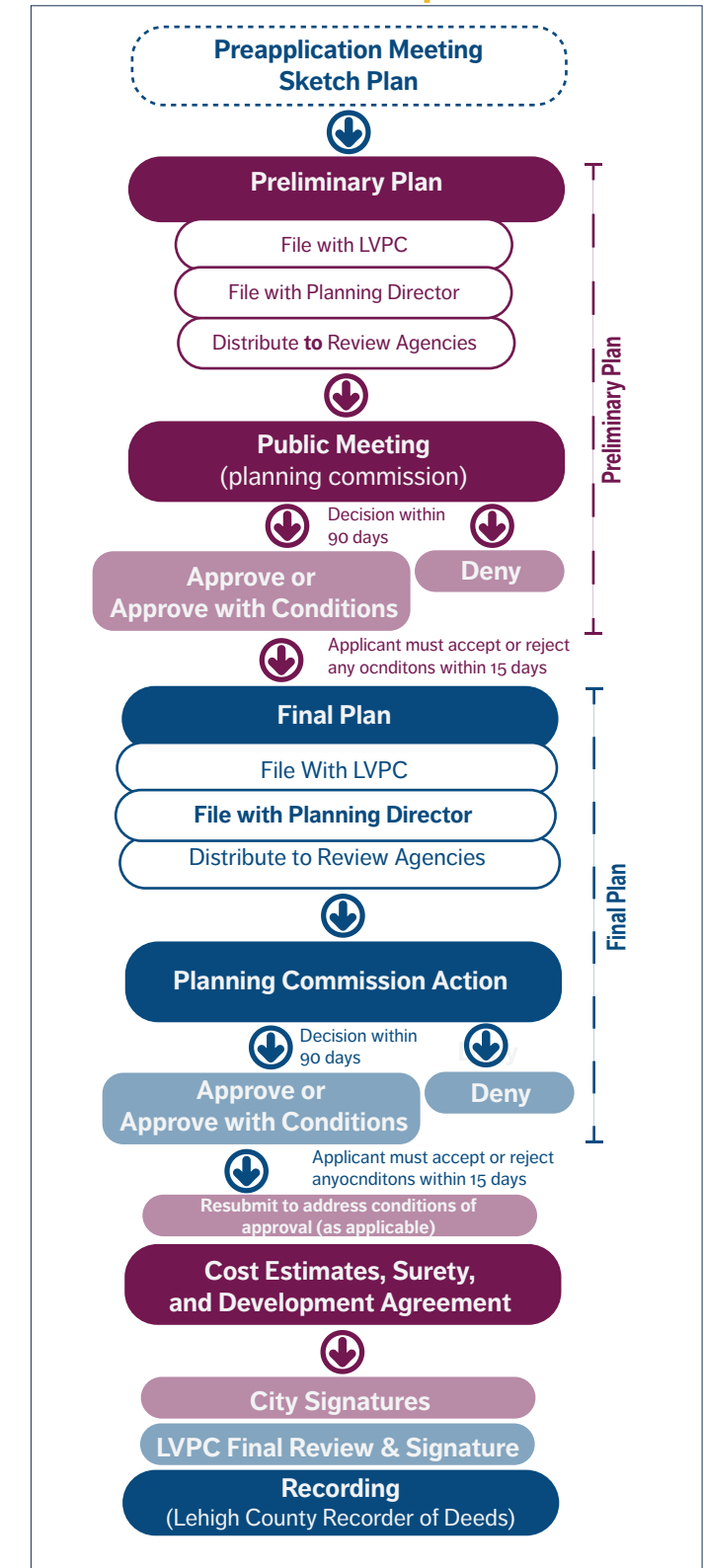
Zoning Ordinance Amendment



Special Exception



Land Development



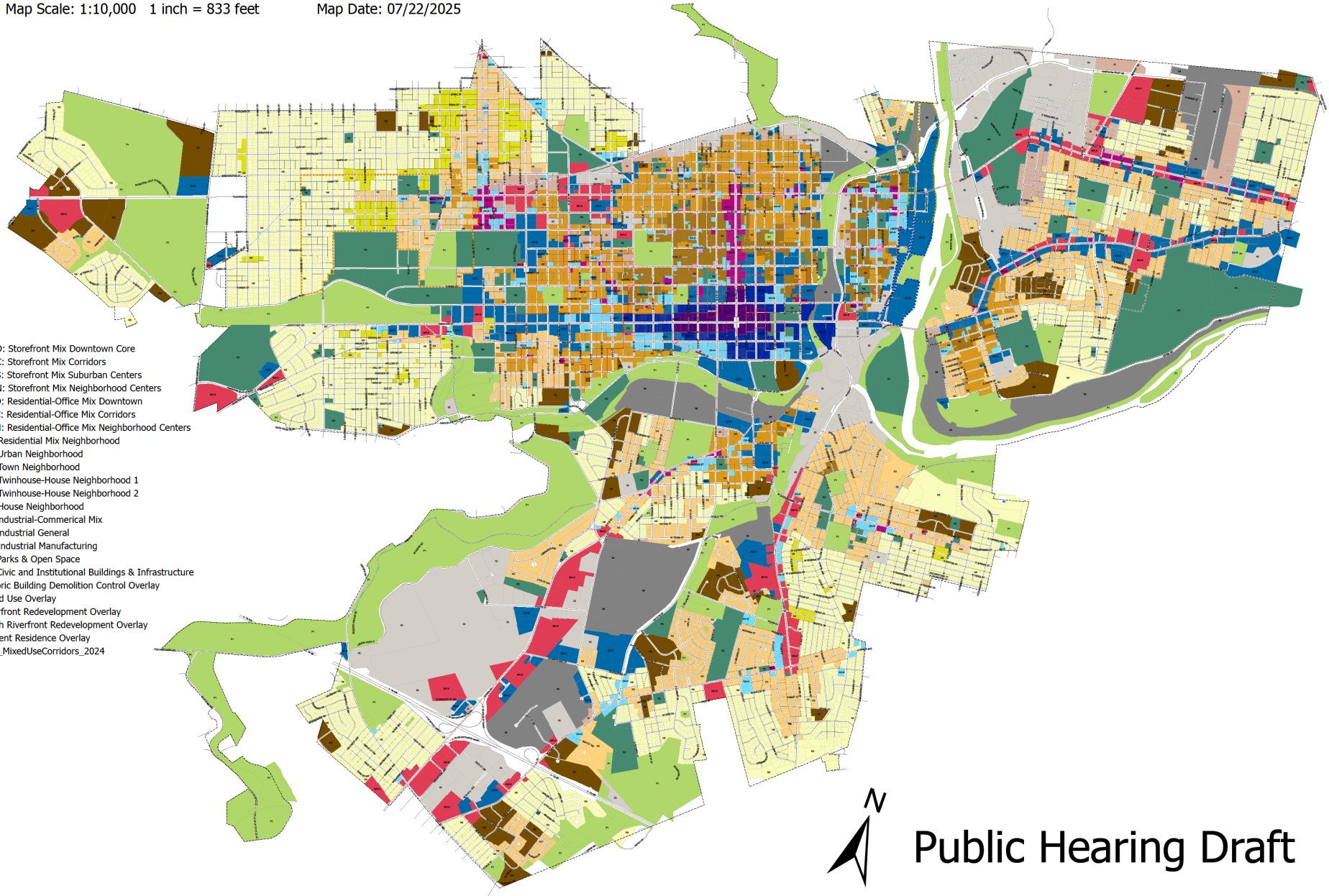
City of Allentown Zoning Map

Map Scale: 1:10,000 1 inch = 833 feet

Map Date: 07/22/2025

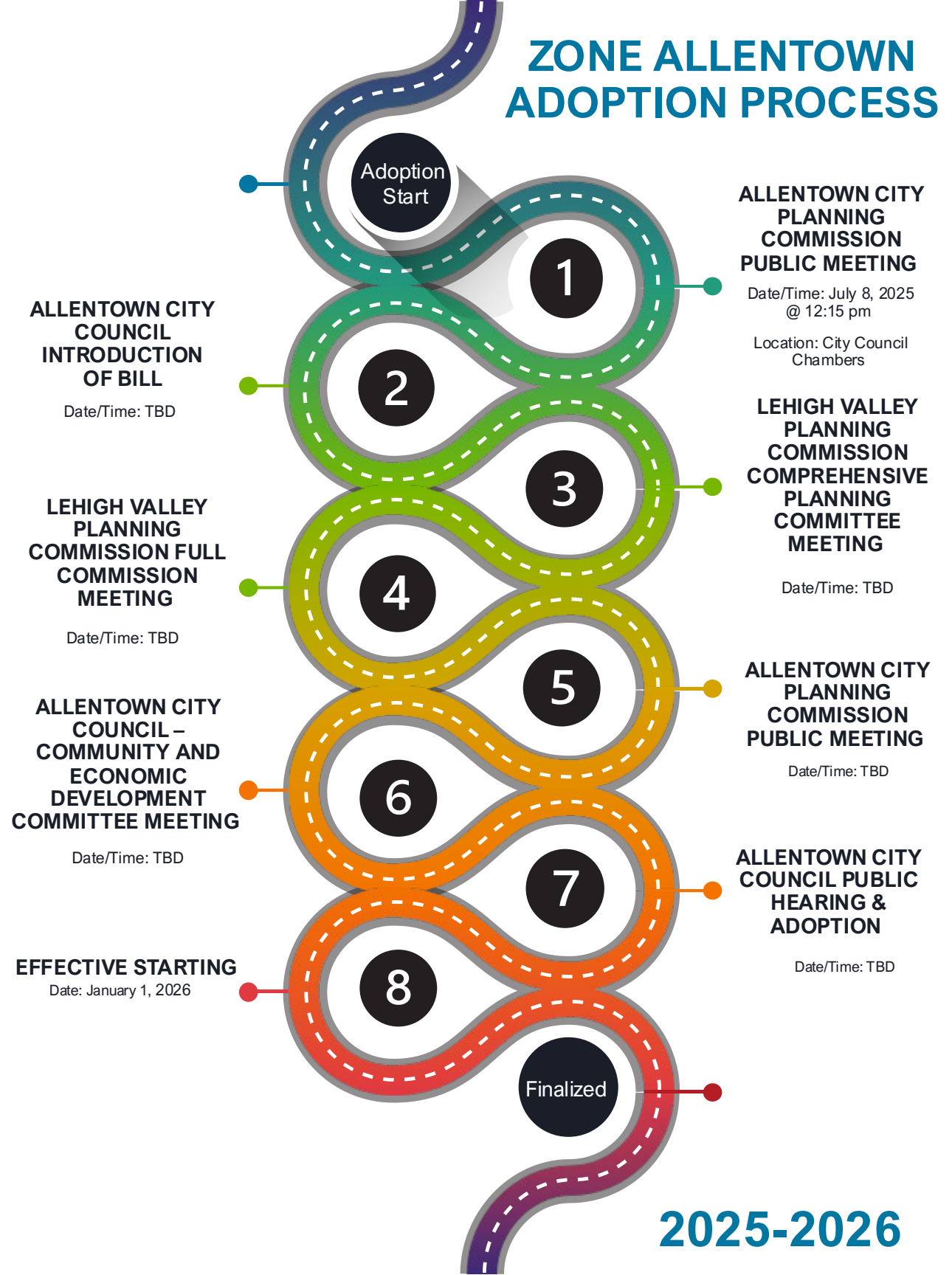
Legend

- MX-D: Storefront Mix Downtown Core
- MX-C: Storefront Mix Corridors
- MX-S: Storefront Mix Suburban Centers
- MX-N: Storefront Mix Neighborhood Centers
- GX-D: Residential-Office Mix Downtown
- GX-C: Residential-Office Mix Corridors
- GX-N: Residential-Office Mix Neighborhood Centers
- NX: Residential Mix Neighborhood
- N1: Urban Neighborhood
- N2: Town Neighborhood
- N3: Twinhouse-House Neighborhood 1
- N4: Twinhouse-House Neighborhood 2
- N5: House Neighborhood
- IX: Industrial-Commercial Mix
- IG: Industrial General
- IM: Industrial Manufacturing
- P1: Parks & Open Space
- P2: Civic and Institutional Buildings & Infrastructure
- Historic Building Demolition Control Overlay
- Mixed Use Overlay
- Riverfront Redevelopment Overlay
- South Riverfront Redevelopment Overlay
- Student Residence Overlay
- COA_MixedUseCorridors_2024



Public Hearing Draft

APPROVAL PROCESS



EXISTING B-5

- Adopted Ordinance in 2022: Multifamily Urban Transition 5-stories plus 2-stories for parking "Note R"
- Adopted Ordinance in 2023: Lots which abut Riverside Drive, and lots located east of Riverside Drive and west of the Lehigh River **unlimited height** "Note T"



PROPOSED

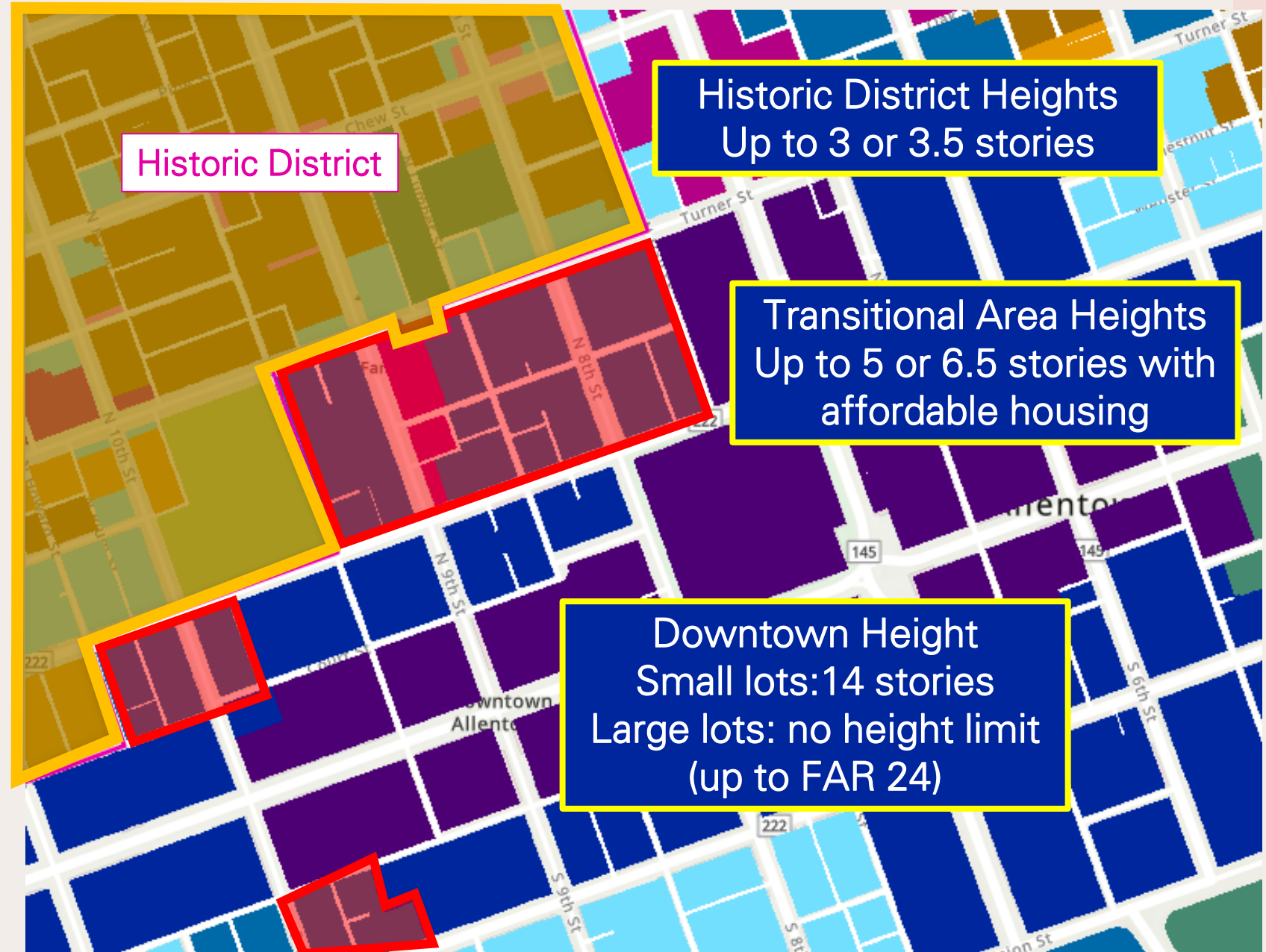
- PROPOSED: zoning designations consistent with existing development patterns
- **REQUEST from public to allow additional height.**
- Lots which abut Riverside Drive: Proposed SRRO to maintain existing unlimited height.



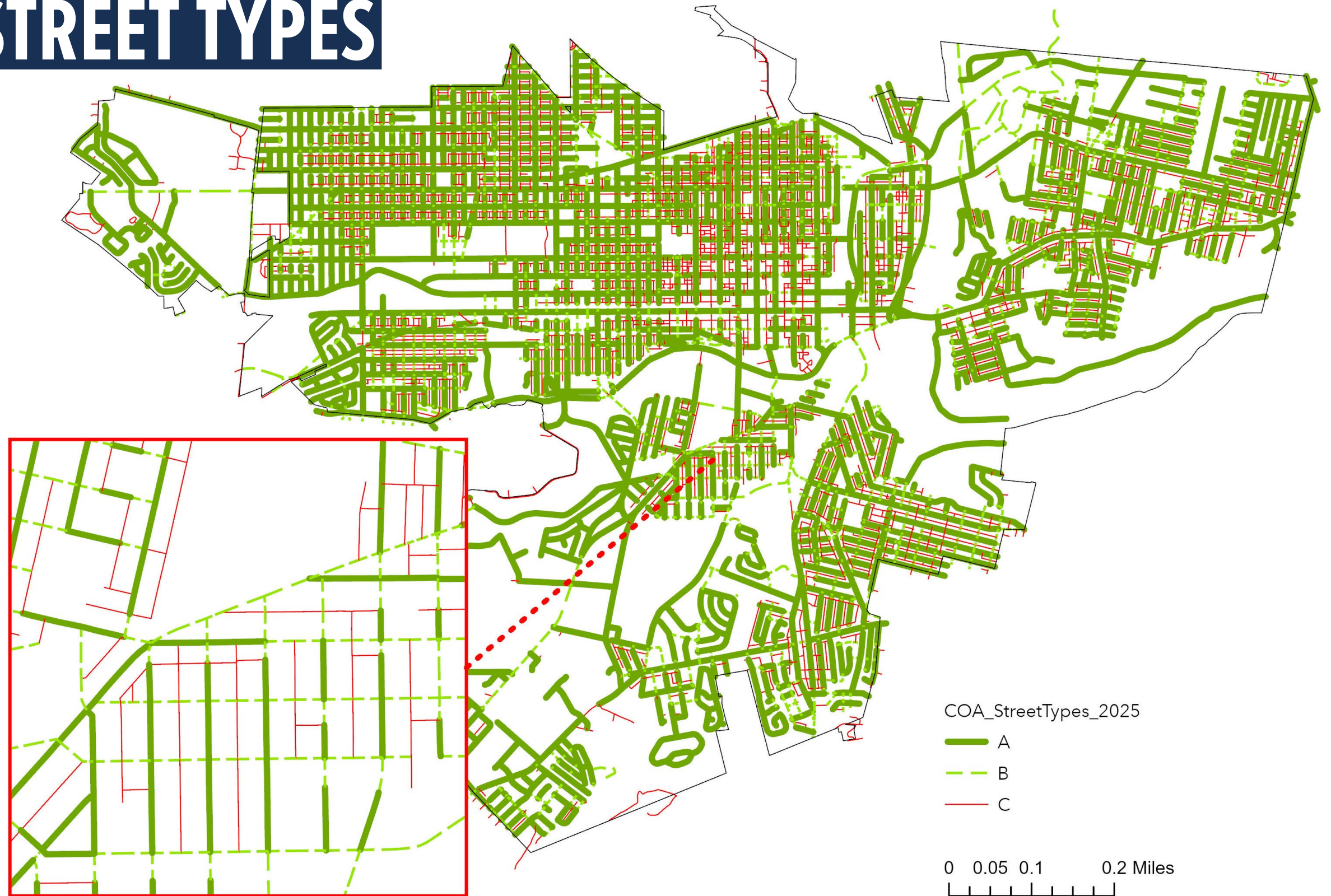
<https://www.allentownpa.gov/Planning-and-Zoning/ZONEAllentown>

ZONE Allentown



















Proposed Zoning

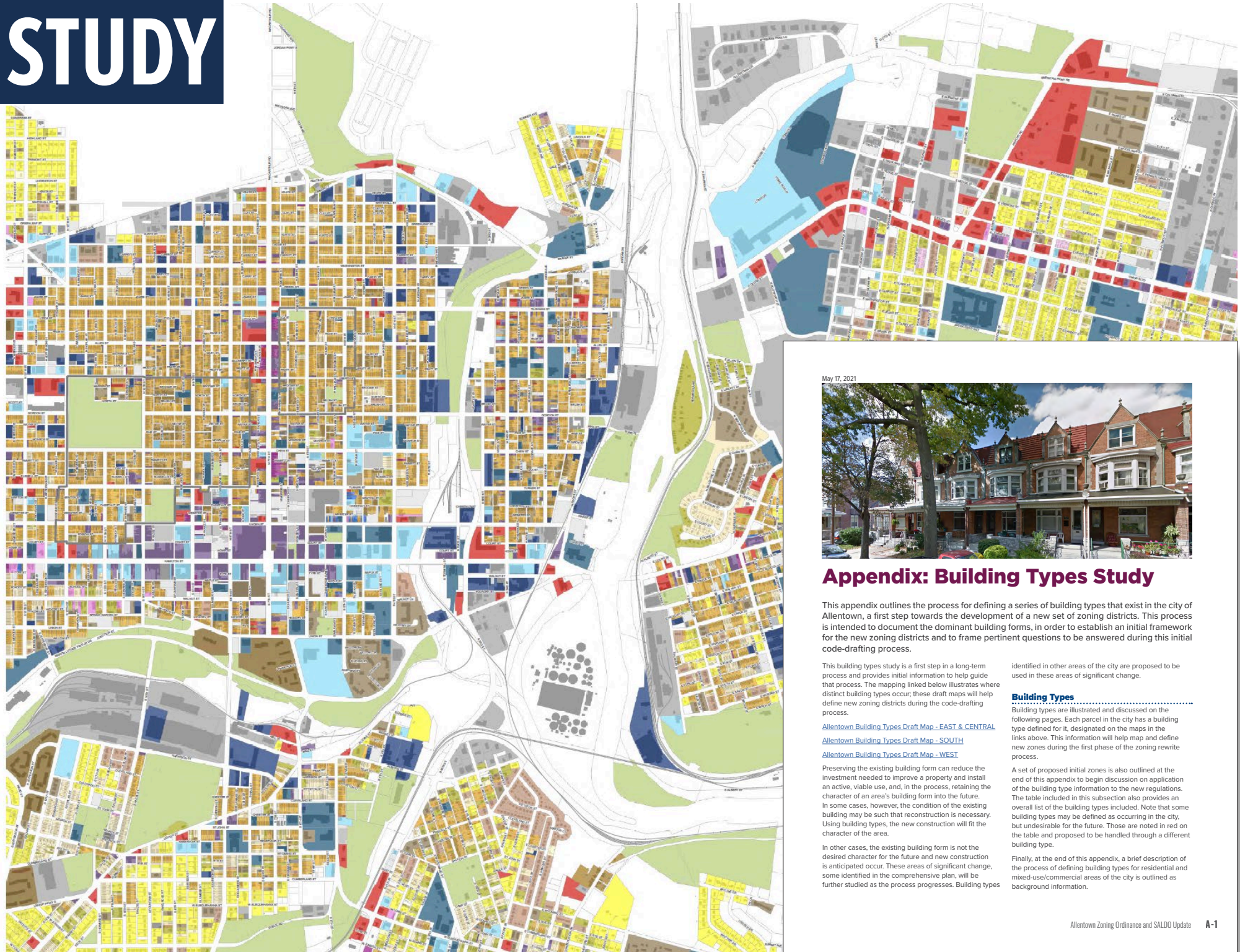


A, B, C STREET TYPES

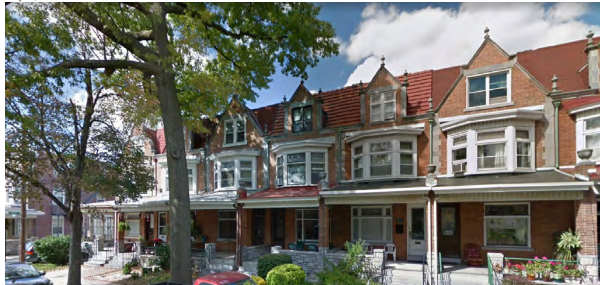


BUILDING TYPES STUDY

STOREFRONT BUILDING TYPES	
	Storefront Building
	Commercial House
	Commercial Center
GENERAL BUILDING TYPES	
	General Building
	Small General Building
ROWHOUSE TYPES	
	Urban Rowhouse
	Town Rowhouse
	Lane Rowhouse
	Suburban Rowhouse
TWINHOUSE TYPES	
	Town Twinhouse
	Suburban Twinhouse
HOUSE TYPES	
	Pre-War Detached House
	Cottage House
	Mid-20th Century House
	Suburban House
OTHER BUILDING & SITE TYPES	
	Industrial Building
	Civic Building
	Parks & Open Space



May 17, 2021



Appendix: Building Types Study

This appendix outlines the process for defining a series of building types that exist in the city of Allentown, a first step towards the development of a new set of zoning districts. This process is intended to document the dominant building forms, in order to establish an initial framework for the new zoning districts and to frame pertinent questions to be answered during this initial code-drafting process.

This building types study is a first step in a long-term process and provides initial information to help guide that process. The mapping linked below illustrates where distinct building types occur; these draft maps will help define new zoning districts during the code-drafting process.

[Allentown Building Types Draft Map - EAST & CENTRAL](#)

[Allentown Building Types Draft Map - SOUTH](#)

[Allentown Building Types Draft Map - WEST](#)

Preserving the existing building form can reduce the investment needed to improve a property and install an active, viable use, and, in the process, retaining the character of an area's building form into the future. In some cases, however, the condition of the existing building may be such that reconstruction is necessary. Using building types, the new construction will fit the character of the area.

In other cases, the existing building form is not the desired character for the future and new construction is anticipated occur. These areas of significant change, some identified in the comprehensive plan, will be further studied as the process progresses. Building types

identified in other areas of the city are proposed to be used in these areas of significant change.

Building Types

Building types are illustrated and discussed on the following pages. Each parcel in the city has a building type defined for it, designated on the maps in the links above. This information will help map and define new zones during the first phase of the zoning rewrite process.

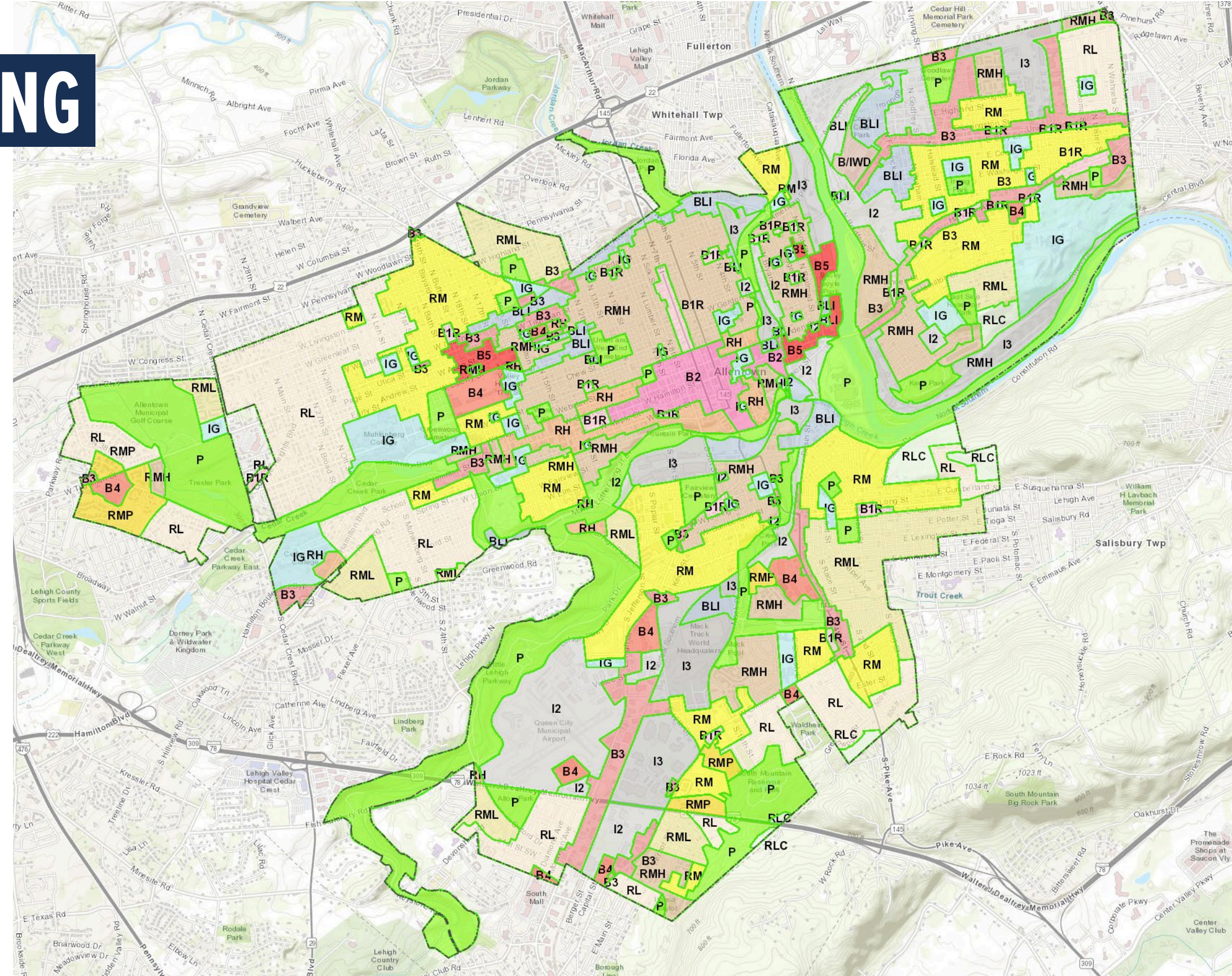
A set of proposed initial zones is also outlined at the end of this appendix to begin discussion on application of the building type information to the new regulations. The table included in this subsection also provides an overall list of the building types included. Note that some building types may be defined as occurring in the city, but undesirable for the future. Those are noted in red on the table and proposed to be handled through a different building type.

Finally, at the end of this appendix, a brief description of the process of defining building types for residential and mixed-use/commercial areas of the city is outlined as background information.

CURRENT ZONING

City Zoning Colors

- R-H - High Density Residential
- R-MH - Medium High Density Residential
- R-M - Medium Density Residential
- R-MP - Medium Density Residential - Planned Zone
- R-ML - Medium Low Density Residential
- R-L - Low Density Residential
- R-LC - Low Density Conservation Residential
- B/IWD - Innovation and Workforce Deveopment
- B-1/R- Limited Business/Residential
- B-2 - Central Business District
- B-3 - Highway Business District
- B-4 - Shopping Center Business District
- B-5 - Urban Commercial
- B/LI - Business / Light Industrial
- I-2 - Limited Industrial
- I-3 - General Industrial
- I-G - Institutional and Governmental
- P - Park



KEY REVISIONS

IN RESPONSE TO PUBLIC REVIEW DRAFT COMMENTS

ZONING: NEIGHBORHOOD CONTEXT

- To address context, GX-C zoned lots revised to GX-N and MX-S zoned lots revised to MX-C/N
- N-zoned parcels revisited in several locations to match existing context
- Minimum parking reduced for smaller buildings in N1 and N2 and exemptions added for Lane Rowhouses, as well as Urban and Town Rowhouses

ZONING: DOWNTOWN

- MX-D (storefronts) applied along Hamilton between 5th and 10th, and on 7th Street
- Taller building heights now managed by increased FAR on larger lots

ZONING: 7TH STREET

- Corridor rezoned MX-C and MX-C modified to match existing context
- New residential limited to above ground floor and in the rear to match current code
- Parking exemptions created for small nonresidential uses abutting 7th Street

KEY REVISIONS

ZONING: INDUSTRIAL

- Design standards for Workshop buildings simplified in IX and more flexible in IG and IM
- Large warehouse uses allowed in I2 and IM, subject to minimum lot sizes

ZONING: AFFORDABILITY

- Parking reductions for residential with 5 or more units and lots on high-capacity transit corridors
- Tiny home villages allowed as temporary shelters
- Some Building Design regulations removed or made discretionary

ZONING: OTHER

- Uses modified to address existing businesses and supplemental standards added to address impact
- General revisions to address typos, diagramming, organization, usability, staff interpretations, and general administration

KEY REVISIONS

SUBDIVISION AND LAND USE ORDINANCE

- Streetscape, site design and Master Plan Development regulations moved to SALDO (from zoning)
- Added parkland dedication/fee in-lieu regulations to SALDO
- Added complete Vision Zero and Complete Street design requirements to SALDO, including consideration of transit, pedestrian, and bicycle improvements
- Added requirements for consultation with LANTA and authorization to require transit/paratransit access
- Added trail easement requirements when trails identified in adopted trails plan
- Highlighted role of LVPC in subdivision/land development plan approval process
- General revisions to address typos, diagramming, organization, usability, staff interpretations, and general administration

HOW TO USE THE ZONING ORDINANCE

DRAFT

How to Use the Zoning Ordinance

STEP 1	Locate the subject property on the City's Zoning Map to determine the property's zoning district and whether the property is in a historic district or an overlay.	Online here or at City Hall
a	If the development site is located within an overlay, the Overlay Zone regulations establish additional regulations to the site in addition to all other regulations.	Article 3 Overlay Zones
b	If the development site is located in a historic district or a landmarked building, the Historic District regulations establish specific regulations in addition to other applicable regulations.	Chapter 328 Historic Districts
c	If the development site is over 5 acres in gross area, the Master Plan Development regulations establish street, block, open space and other supplemental regulations.	Chapter 350, Article 3 Master Plan Developments
STEP 2	Review Zones to understand the intended character of the zoning district.	Article 2 Zones
STEP 3	Review Building Types to determine which building types are allowed in the zone and to review the regulations for that building type, including building and parking siting, height and roof design, basic facade design, and supplemental regulations.	Article 4 Building Types
STEP 4	Review Uses to understand which uses are allowed within the zone and any supplemental use regulations. As applicable, review accessory uses allowed within the zone and any supplemental regulations.	Article 5 Uses Article 6 Accessory Uses
STEP 5	Review Building Design for general design requirements applicable to all building types, such as roof design and building materials.	Article 7 Building Design
STEP 6	Review Site Design for required buffers, performance standards, and other landscape and site design regulations.	Article 8 Site Design
STEP 7	Review Parking for any parking, bicycle parking, and loading layout and dimensional requirements.	Article 9 Parking
STEP 8	Review Signs to determine the sign regulations that apply and are allowed under the property's zoning.	Article 10 Signs
STEP 9	Review Review Procedures for project review and approval procedures.	Article 11 Procedures

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BUILDING TYPES



















Table 660-3. Allowed Building Types by Zone

Building Types	MIXED-USE ZONES							NEIGHBORHOOD ZONES						INDUSTRIAL ZONES			PUBLIC & INSTITU-TIONAL ZONES		Section
	MX				GX														
	-D	-C	-S	-N	-D	-C	-N	NX	N1	N2	N3	N4	N5	IX	IG	IM	P1	P2	
Storefront Building	●	●	●	●	—	—	—	—	—	—	—	—	—	—	—	—	—	—	660-20
Commercial Center	—	—	●	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	660-21
General Building	—	—	—	—	●	●	—	●	—	—	—	—	—	●	●	●	—	●	660-22
Small General Building	—	—	—	—	—	●	●	●	○	○	●	—	—	—	—	—	—	—	660-23
Town Rowhouse	—	—	—	—	—	●	●	—	—	●	—	—	—	—	—	—	—	—	660-24
Urban Rowhouse	—	—	—	—	—	—	●	—	●	—	—	—	—	—	—	—	—	—	660-25
Lane Rowhouse	—	—	—	—	—	—	—	—	◐	◐	—	—	—	—	—	—	—	—	660-26
Suburban Rowhouse	—	—	—	—	—	●	—	●	—	—	●	—	—	—	—	—	—	—	660-27
Twin House	—	—	—	—	—	●	●	—	—	—	●	●	—	—	—	—	—	—	660-28
House A	—	—	—	—	—	●	●	●	—	●	●	●	—	—	—	—	—	—	660-29
House B	—	—	—	—	—	—	—	—	—	—	●	●	●	—	—	—	—	—	660-30
House C	—	—	—	—	—	—	—	—	—	—	—	—	●	—	—	—	—	—	660-31
Workshop Building	—	—	—	—	—	—	—	—	—	—	—	—	—	●	●	●	○	○	660-32
Civic Building	○	—	—	—	●	●	●	—	—	—	—	—	—	—	—	—	●	●	660-33

KEY: ● = Allowed ⓪ = Only if fronting on a C street, unless otherwise stated
○ = Requires special exception approval – = Not allowed

ZONES

CURRENT ZONES

-  B-1/R- Limited Business/Residential
-  B-2 - Central Business District
-  B-3 - Highway Business District
-  B-4 - Shopping Center Business District
-  B-5 - Urban Commercial
-  R-H - High Density Residential
-  R-MH - Medium High Density Residential
-  R-M - Medium Density Residential
-  R-MP - Medium Density Residential - Planned Zone
-  R-ML - Medium Low Density Residential
-  R-L - Low Density Residential
-  R-LC - Low Density Conservation Residential
-  B/IWD - Innovation and Workforce Development
-  B/LI - Business / Light Industrial
-  I-2 - Limited Industrial
-  I-3 - General Industrial
-  I-G - Institutional and Governmental
-  P - Park



18 CONTEXT-SPECIFIC ZONES

Table 660-1. Zones

SYMBOL	ZONE NAME
MIXED-USE ZONES	
 MX-D	Mixed-Use Downtown Core
 MX-C	Mixed-Use Corridors
 MX-S	Mixed-Use Suburban Centers
 MX-N	Mixed-Use Neighborhood Centers
 GX-D	Residential-Office Mix Downtown
 GX-C	Residential-Office Mix Corridor
 GX-N	Residential-Office Mix Neighborhood Centers
NEIGHBORHOOD ZONES	
 NX	Residential Mix Neighborhood
 N1	Urban Neighborhood
 N2	Town Neighborhood
 N3	Twinhouse-House Neighborhood 1
 N4	Twinhouse-House Neighborhood 2
 N5	House Neighborhood
INDUSTRIAL ZONES	
 IX	Industrial-Commercial Mix
 IG	Industrial General
 IM	Industrial Manufacturing
PUBLIC-INSTITUTIONAL ZONES	
 P1	Parks and Open Space
 P2	Civic and Institutional Buildings and Sites

5 OVERLAY ZONES

City Zoning Overlay Districts






-  Riverfront Redevelopment Overlay
-  Hamilton Street Overlay
-  Historic Building Demolition Control Overlay
-  Traditional Neighborhood Development Overlay
-  Student Residence Overlay



Table 660-2. Overlay Zones

SYMBOL	ZONE NAME
OVERLAY ZONES	
SRO	Student Residence Overlay
SRRO	South Riverfront Redevelopment Overlay
HBDO	Historic Building Demolition Overlay
RRO	Riverfront Redevelopment Overlay
MUO	Mixed-Use Overlay

ZONE
Allentown