

ORDINANCE NO.

FILE OF CITY COUNCIL

BILL NO. 69 - 2025

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August 6, 2025

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AN ORDINANCE

Of the City of Allentown, repealing Chapter 660, Zoning, in its entirety and adopting a new Zoning Ordinance and Zoning Map.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ALLENTOWN:

SECTION ONE: That City Council hereby adopts Exhibit A, the Zoning Ordinance.

SECTION TWO: That City Council hereby adopts Exhibit B, the Zoning Map.

SECTION THREE: That this Ordinance and Map will take effect on January 1, 2026, or twenty (20) days after final passage, whichever is later.

SECTION FOUR: That all Ordinances inconsistent with the above provisions are repealed to the extent of their inconsistency.

SECTION FIVE: The provisions of this Ordinance are separate and severable. If any section, clause or provision or portion of this Ordinance shall be held to be unenforceable or invalid by any Court of competent jurisdiction, the unenforceability or invalidity of any such provision shall not affect the validity and enforceability of the remaining provisions which shall remain valid and continue in effect.

- What department or bureau is this bill originating from?

CED/Planning and Zoning.

- Summary and facts of the bill.

This ordinance repeals Chapter 660, Zoning, of the City of Allentown's codified ordinances and adopts the new zoning code and map, attached hereto as Exhibits A and B. The purpose of this action is to better align the city's development-related ordinances with the policies of Allentown's Vision 2030 Plan, to provide a more modern regulatory framework for the future and to protect and promote the public health, safety and general welfare.

- Purpose – What does the bill do?

This zoning ordinance is proposed for the purposes of: (1) Protecting and promoting the public health, safety, and general welfare; (2) Implementing the policies and goals of the comprehensive plan, and other relevant, officially adopted plans of the city; and (3) Achieving all of the other stated purposes and objectives set forth in the zoning ordinance.

- What are the benefits of doing this?

The objectives of the proposed zoning ordinance are to achieve the following:

(1) To protect and preserve existing neighborhoods while encouraging reinvestment and revitalization; (2) To accommodate and promote walkable, mixed-use development patterns; (3) To increase opportunities for decent, safe, and affordable housing; (4) To protect historic resources; (5) To encourage use and expansion of alternative transportation modes, including transit, pedestrian and bicycle modes; (6) To preserve and promote employment-generating manufacturing uses; (7) To promote economic development; and (8) To implement the policies and goals of the comprehensive plan.

- How does this bill relate to the City's vision/mission/priorities?

This update project is carried out to better align the city's development-related ordinances with the policies of Allentown's Vision 2030 Comprehensive Plan, as well as to provide a more modern regulatory framework for the future. Regulations within the code specifically aim to ensure the city's zoning regulations are context sensitive (i.e., respect Allentown's traditional character and compact walkable urban form), housing supportive (i.e., increasing supply and affordability), and aim to make the city vibrant and walkable. The proposed code introduces new regulations that are also employment friendly with a focus on the manufacturing economy, green and healthy development, and predictability and transparency.

- Priority status – Are there any deadlines to be aware of?

There are no deadlines for this ordinance.

- Why should Council unanimously support this bill?

The zoning ordinance will better align the city's development-related ordinances with the policies of Allentown's Vision 2030 Plan, provide a more modern regulatory framework for the future, protect and promote the public health, safety and general welfare, respect Allentown's traditional character and compact walkable form, increase housing supply and affordability, aim to make the city more vibrant and walkable, be employment friendly, promote green and healthy development and be more predictable and transparent.