

ORDINANCE NO.

FILE OF CITY COUNCIL

BILL NO. 70 - 2025

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August 6, 2025

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AN ORDINANCE

Of the City of Allentown, repealing Chapter 350, Land Development and Subdivision, in its entirety and adopting a new Subdivision and Land Development Ordinance.

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

SECTION ONE: That City Council hereby adopts Exhibit A, the Subdivision and Land Development Ordinance.

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

SECTION THREE: That all Ordinances inconsistent with the above provisions are repealed to the extent of their inconsistency.

SECTION FOUR: 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 350, Land Development and Subdivision, of the City of Allentown's codified ordinances and adopts the new Subdivision and Land Development Ordinance, attached hereto as Exhibit A. 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.

While the actual revisions to the ordinance are strategic rather than comprehensive, the repeal and replace is done since the entire article is reordered.

- Purpose – What does the bill do?

This subdivision and land development 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 subdivision and land development ordinance.

- What are the benefits of doing this?

The proposed changes are mainly aimed at clarifying current unwritten practices and synchronizing the SALDO with the new zoning ordinance, as well as state law. There are also several new regulations such as complete streets and traffic impact studies to prevent traffic-related deaths and injuries and ensure safety and convenience for all motorized and non-motorized travelers, parkland dedication to ensure there is adequate parkland to meet future demand, and master plan development for sites totaling 5 acres or more to ensure walkable block sizes, streetscape and waterfront standards and cohesive mixes of building types and uses.

- 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, vision zero policies, complete street principles, and other city plans and policies, as well as providing a more modern regulatory framework for the future.

- 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 updates to the SALDO will better align the city's development-related ordinances with the policies of Allentown's Vision 2030 Plan, clarify current unwritten practices, synchronize the SALDO with the new zoning ordinance and state law, provide a more modern regulatory framework for the future, and protect and promote public health, safety and general welfare.