

MICHAEL P. HANLON

Michael.Hanlon@allentownpa.gov
435 West Hamilton Street
Allentown, PA 18101
Phone: (610) 437-7555
Fax: (610) 437-7554



CITY CLERK

July 18, 2019

Irene Woodward
Director of Planning
City Hall, Allentown, PA 18101

Peter M. Barnard
Director of Community Planning
Lehigh Valley Planning Commission
961 Marcon Boulevard
Suite 310
Allentown, PA 18103-9397

Hello Irene and Peter:

The attached Bill 48 was introduced at the July 17, 2019 City Council meeting. The Bill amends the Zoning Code, Article 1327 of the Codified Ordinances of the City of Allentown, Re: Additional Requirements for Specific Uses by reducing the amount of storage required in new multi-family dwelling units.

This Bill is hereby referred to the Planning Commission and the Lehigh Valley Planning Commission for review and recommendations.

Please submit your report to this office.

Very truly yours,

Michael P. Hanlon
City Clerk

Cc: Council
Mayor Ray O'Connell
Leonard Lightner, Director - Community and Economic Development
Oldrich Foucek, Chairman of the Planning Commission
Brian Borzak, Engineering
Matthew Kloiber, City Solicitor

ORDINANCE NO.

FILE OF CITY COUNCIL

BILL NO. 48 - 2019

July 17, 2019

AN ORDINANCE

Amending the Zoning Code, Article 1327 of the Codified Ordinances of the City of Allentown, Re: Additional Requirements for Specific Uses by reducing the amount of storage required in new multi-family dwelling units.

WHEREAS, the City of Allentown maintains a zoning ordinance pursuant to §603 of the Pennsylvania Municipalities Planning Code;

WHEREAS, the City of Allentown wishes to amend the zoning ordinance to further promote the city's development goals in land use and economic development, with due regard to promoting public health, safety and general welfare.

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

SECTION ONE: Amend Article 1327.03 ADDITIOANL RQUIREMENTS FOR SPECIFIC USES for Multi-Family Dwellings, to the following:

Z. Multi-family Dwellings involving 5 or more dwelling units on a lot shall meet the following additional requirements:

4. Storage Space. In addition to any storage area contained inside multi-family building dwelling units, there shall be provided for each dwelling unit ***that has a "Habitable Floor Area" (as defined in Section 1303.01) of less than 700 square feet*** a minimum of **16** square feet of storage area in a convenient location (such as a basement) where personal belongings and effects may be stored without constituting a fire hazard and where the belongings and effects may be kept locked and separated from belongings of other occupants.

INTRODUCTION TO THE PROPOSED ORDINANCE

Bill: *Amending the Zoning Code, Article 1327 of the Codified Ordinances of the City of Allentown, Re: Additional Requirements for Specific Uses.*

What Department or bureau is Bill originating from? Where did the initiative for the bill originate?

- *Department of CED, Bureau of Planning and Zoning.*
- *Request from City Center Investment Corporation*

Summary and Facts of the Bill

- *The bill intends to reduce the amount of storage space required for multi-family dwelling units*
- *The bill eliminates the storage requirement for units over 700 square feet*

Purpose

- a) What does the Bill do – what are the specific goals/tasks the bill seek to accomplish
 - *The bill reduces the amount of storage required in new multi-family dwelling units.*
- b) What are the Benefits of doing this/Down-side of doing this
 - *The amendment will reduce the additional requirements for multi-family dwelling units.*
- c) How does this Bill relate to the City's Vision/Mission/Priorities
 - *The bill makes the Zoning Code consistent with the policy pronouncements in the city's current comprehensive plan (2009) to create opportunities and the environment for quality new development.*

Financial Impact -- Cost (Initial and ongoing) and Benefits (initial and ongoing)

- *None.*

Funding Sources

- a) Make sure bill gives specific accounts if money is moved around.
 - *Not applicable.*

Priority status/Deadlines, if any.

- *There is no deadline for this proposed measure.*

Why should Council unanimously support this bill?

- *The proposed amendment reduces the storage space requirement for multi-family dwelling units. The reduction in storage space is consistent with other municipalities, who do not have a requirement for storage space.*