

ORDINANCE NO.

FILE OF CITY COUNCIL

BILL NO. 4 - 2021

AN ORDINANCE

Amending the Zoning Map and Zoning Ordinance of the City of Allentown by (i) rezoning certain parcels to B-5 Urban Commercial District, (ii) providing for a new Urban Transition Multi-Family Development use within the B-5 Urban Commercial District and the B-2 Central Business District and providing a definition of, and regulations relating to, such use, (iii) permitting Adaptive Reuse in the B-5 Urban Commercial District by Special Exception, (iv) increasing the height limitation for Hotels and Motels in the B-5 Urban Commercial District, (v) modifying parking requirements for Urban Transition Multi-Family Development, and (vi) providing for a repealer clause, a severability clause, and an effective date.

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

SECTION ONE: That the areas on the Zoning Map of the City of Allentown, as depicted by the shaded areas on **Exhibit A** attached hereto, be rezoned to **B-5 Urban Commercial District**.

SECTION TWO: That the following amendments be made to the Zoning Ordinance of the City of Allentown:

A. The following amendments are hereby made to Section 1303.01:

The following term shall be added as a new definition:

Urban Transition Multi-Family Development - See under "Dwelling."

The definition of "Dwelling Types" shall be modified to include a new subsection "H" as follows:

H. **Urban Transition Multi-Family Development** means an integrated development of Multi-Family Dwellings or Apartments with at least twenty (20) dwelling units, which are located in the B-5 District.

B. The following addition is made to the Index of Permitted Uses in Section 1313.01:

<u>Use</u>	<u>Use Table</u>
Urban Transition Multi-Family Development	Residential

RECEIVED

FEB 08 2021

DEPARTMENT OF LAW
LEHIGH COUNTY