

ORDINANCE NO.

FILE OF CITY COUNCIL

BILL NO. 70 – 2023

July 19, 2023

AN ORDINANCE

Amending the Zoning Map and Zoning Ordinance of the City of Allentown by rezoning certain parcels at 51 N. Front St. and 115 Riverside Dr to B-5 Urban Commercial District, and by adding adds a text Amendment that provides additional requirements for B-5 properties, provides 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 notes to the tables of Area and Yard Requirements in Non-Residential Districts in § 660-57, are hereby amended by adding a new note "(T)" to district B-5.

Note (T) is as follows:

(T)= Within the B-5 district, lots which abut Riverside Drive, and lots located East of Riverside Drive and West of the Lehigh River, and which comply with the following standards shall instead be bound by the applicable area and yard requirements as applied to lots in the B-2 district. If the B-2 area and yard standards conflict, the following provisions shall apply:

1. Block Size. Block length must be no more than 600 feet, with a maximum perimeter of 1800 feet, except as follows:
  - a. Where blocks are longer than 600 feet, pedestrian access easements, minimum 20 feet in width with minimum 5-foot sidewalks may be provided, effectively reducing the resulting pedestrian blocks to dimensions less than the block sizes defined above.
2. Emergency Vehicle and Service Access. The configuration of the lots and blocks must include alleys or service drives to accommodate parking and garage access, refuse and recycling pickup, emergency vehicles and utilities in the rear of lots.
3. Riverside Drive Streetscape. The minimum dimension required for streetscapes along ground stories is 20 feet minimum (measured from edge of curb to front of building), with a clear sidewalk and street trees.
4. Buildings facing Riverside Drive and/or the waterfront:
  - a. Building Frontage. Must be designed to have a prominent frontage along Riverside Drive and the waterfront. Building entrances are encouraged a minimum of one per every 120 ft. of front façade.

- b. Commercial Frontage along Riverside Drive and the waterfront. Buildings must have an active ground floor commercial frontage along Riverside Drive and the waterfront.
5. Maximum Building Coverage. 90%
6. Waterfront Buffer. The minimum width for the waterfront buffer is 50 feet along all waterfronts. Dedicated waterfront access is required. Within the waterfront buffer, a minimum 10-foot wide pedestrian and bicycle access path must be provided, extending along the waterfront. A continuous publicly accessible 10-foot sidewalk or multi use trail must connect the waterfront to an existing street. The developer shall work with the city to ensure adequate emergency vehicle access is available for properties included within the development as well as the adjacent waterway. This provision may be modified for properties with less than 350 linear feet of waterfront.
7. Waterfront Views from Riverside Drive: Properties situated between the waterfront and Riverside Drive must provide waterfront views from Riverside Drive. For every 500 linear feet of lot frontage along Riverside Drive -- one unobstructed open sightline, minimum 20 feet in width, must be provided through the lot towards the water from Riverside Drive. An upland connection may be used to meet this requirement, provided the sightline is maintained from Riverside Drive to the waterway. A publicly dedicated street abutting the property may also be used to meet this requirement, provided the sightline is maintained every 500'.
8. Vistas. Views down streets that terminate at parcels (referred to as "vistas" in these regulations), including where a street might angle at less than 90 degrees, may be considered when laying out streets and blocks, and locating open space, parking, and buildings.

SECTION THREE: That all Ordinances, Resolutions, and/or other Regulations, including but not limited to prior Zoning Maps, inconsistent with the above provisions are repealed to the extent of their inconsistency.

SECTION FOUR: That the provisions of this Ordinance are declared to be severable, and if any sentence, clause, section, term, phrase or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, terms, provisions, or parts of this Ordinance.

SECTION FIVE: This Ordinance shall become effective ten days after the date of adoption by the City Council.