



ZONE
Allentown
FORMING TOMORROW'S CITY TODAY

AGENDA

0. Introductions
1. Project and Work To-Date
2. Zone Allentown: Overview of Draft Zoning Ordinance and SALDO
3. What's Next: Roll-out and Public Review
4. Discussion

The Project

COMPREHENSIVE UPDATE

Zoning Ordinance, Map (citywide rezone), SALDO

1. Align ordinances with plans and policies


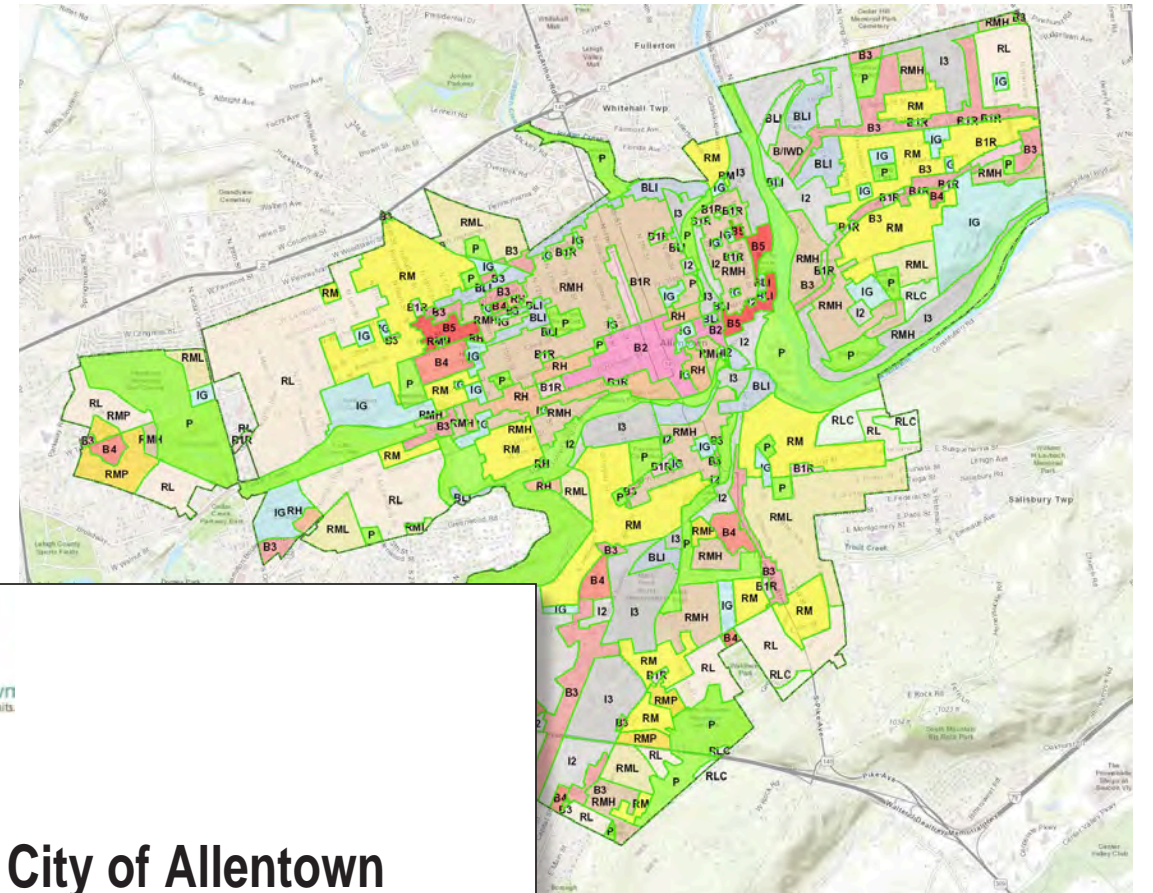
- Downtown mixed-use
- Employment areas
- Protect stable neighborhoods

2. Balance preservation and growth

- Physical/design character
- Opportunities for infill and greater housing choice


3. Simplify and modernize

- Clear, well-illustrated regulations
- Streamlined review/approval procedures



Allentown
City without limits.

City of Allentown Zoning Ordinance



Ordinance No. 14835
Exhibit A

Adopted by City Council: 11/3/2010
Effective: 11/15/2010

ZONE

Allentown

Starting Point



Allentown Vision 2030
 Comprehensive &
 Economic Development Plan
 Final Report- November 2019

Welcome to the Lehigh Riverfront...
 A new center for Heritage, Recreation,
 Living & Innovation in the Lehigh Valley

THE LEHIGH RIVERFRONT MASTER PLAN

ALLENTOWN, PENNSYLVANIA

Prepared for:
 The City of Allentown

Prepared by:
 EDSA, Inc. in collaboration with:
 Olzak Management Consulting, Inc.
 Delta Development Group, Inc.
 Gannett Fleming, Inc.
 Tim Neale & Associates, Inc.
 SSM Group, Inc.
 Stromberg/Garrigan & Associates, Inc.
 August 2012

Reuse Feasibility Study for Allentown State Hospital

PREPARED BY:
 Michael Baker INTERNATIONAL

September 30, 2020

UPSIDE ALLENTOWN

Safe and Healthy Neighborhoods

Center City Allentown, PA

June 2014
 Last Revision: Dec 2016

BREWER'S HILL DEVELOPMENT

REFINISHED BUILDING FRONT

Prepared by:
 Cervera Consulting

15 of 17
 EXECUTIVE SUMMARY

DRAFT

City of Allentown, PA
 Re-Industrialization
 Strategy

Phase II
 Little Lehigh
 Industrial Corridor

camoin
 associates

Bergmann
 associates

Thomas P Miller Associates
 Innovation Policyworks

May, 2014

City of Allentown, PA
 Re-Industrialization
 Strategy

Phase III
 Former Allentown
 Metal Works
 Redevelopment
 Strategy

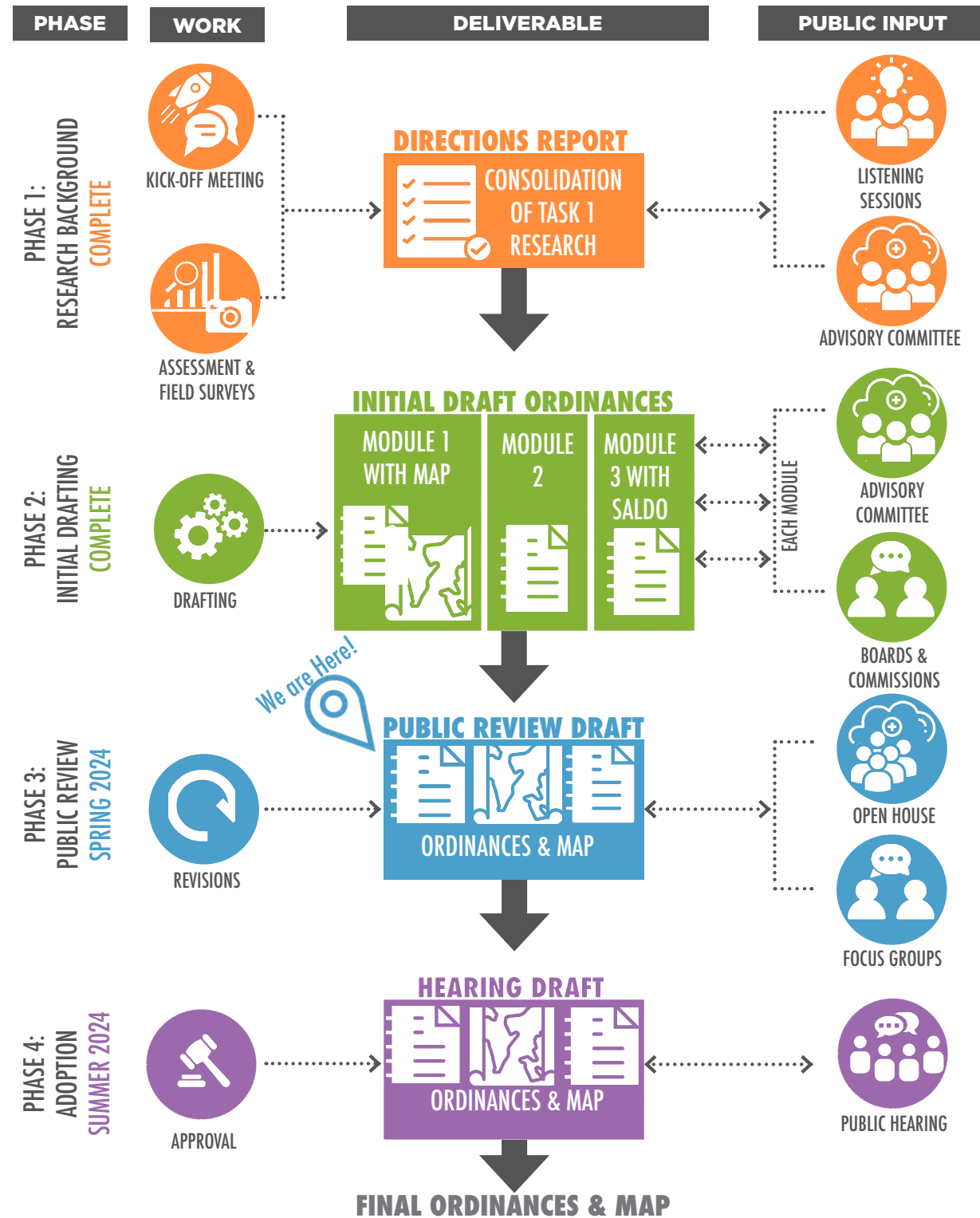
camoin
 associates

Bergmann
 associates

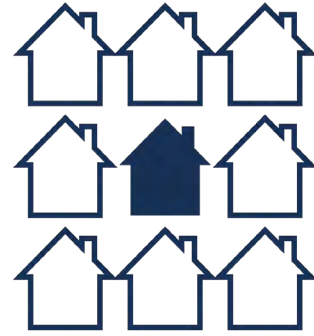
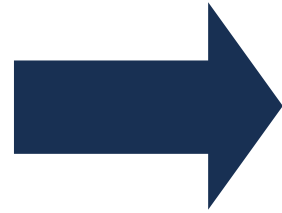
Thomas P Miller Associates
 Innovation Policyworks

December 2014

Work to-Date



We are Here!



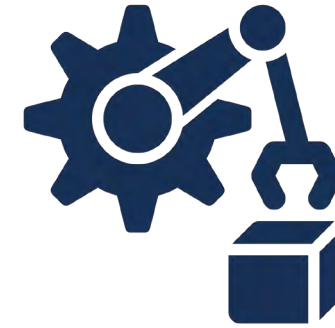
CONTEXT-SENSITIVE



HOUSING-SUPPORTIVE



VIBRANT & WALKABLE



EMPLOYMENT FRIENDLY



GREEN & HEALTHY



PREDICTABLE & TRANSPARENT

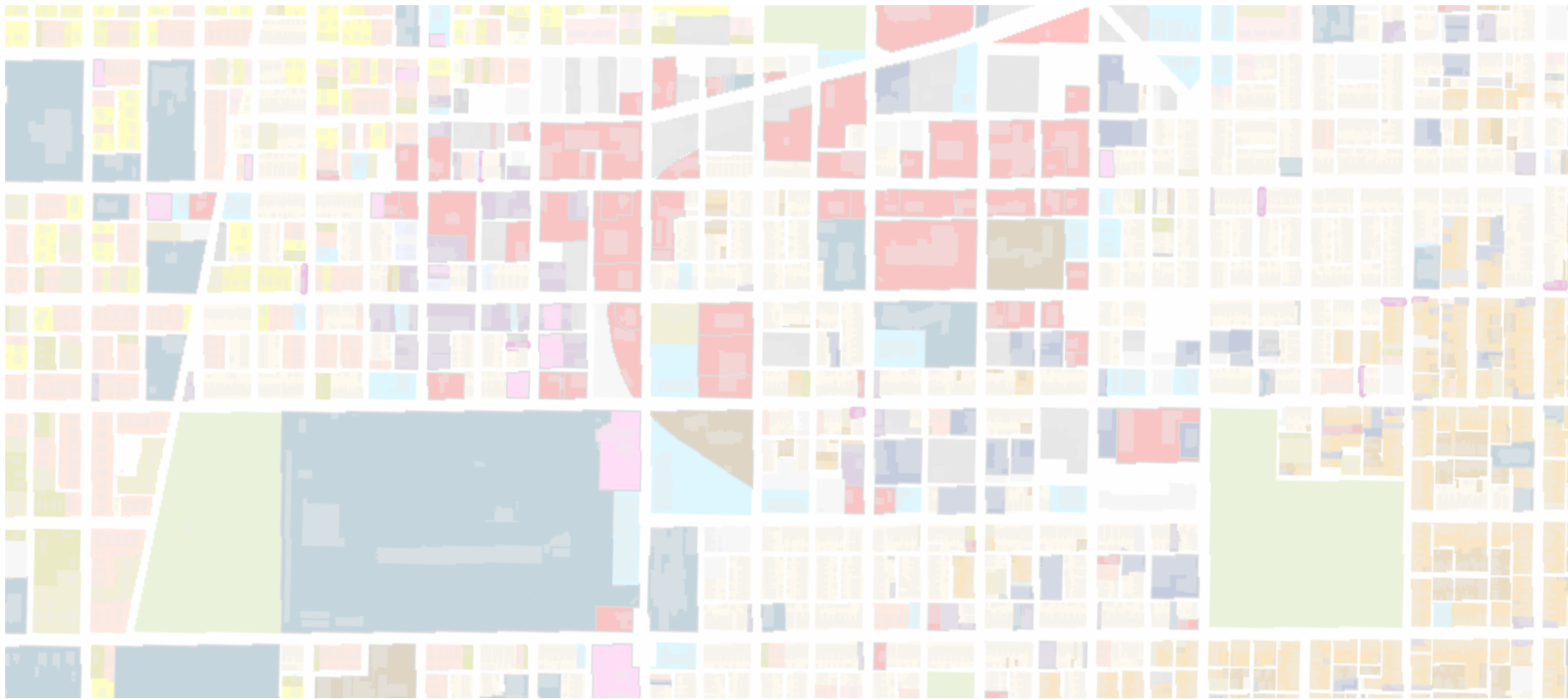


CONTEXT SENSITIVE

- ➔ Respect traditional character
- ➔ Build on compact, walkable urban form
- ➔ Preserve high-quality, adaptable buildings



✓ Survey Existing Building Forms



May 17, 2021



Appendix: Building Types Study

This appendix outlines the process for defining a series of building types that exist in the city of Allentown, a first step towards the development of a new set of zoning districts. This process is intended to document the dominant building forms, in order to establish an initial framework for the new zoning districts and to frame pertinent questions to be answered during this initial code-drafting process.

This building types study is a first step in a long-term process and provides initial information to help guide that process. The mapping linked below illustrates where distinct building types occur; these draft maps will help define new zoning districts during the code-drafting process.

[Allentown Building Types Draft Map - EAST & CENTRAL](#)

[Allentown Building Types Draft Map - SOUTH](#)

[Allentown Building Types Draft Map - WEST](#)

Preserving the existing building form can reduce the investment needed to improve a property and install an active, viable use, and, in the process, retaining the character of an area's building form into the future. In some cases, however, the condition of the existing building may be such that reconstruction is necessary. Using building types, the new construction will fit the character of the area.

In other cases, the existing building form is not the desired character for the future and new construction is anticipated occur. These areas of significant change, some identified in the comprehensive plan, will be further studied as the process progresses. Building types

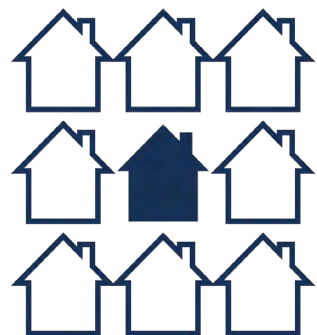
identified in other areas of the city are proposed to be used in these areas of significant change.

Building Types

Building types are illustrated and discussed on the following pages. Each parcel in the city has a building type defined for it, designated on the maps in the links above. This information will help map and define new zones during the first phase of the zoning rewrite process.

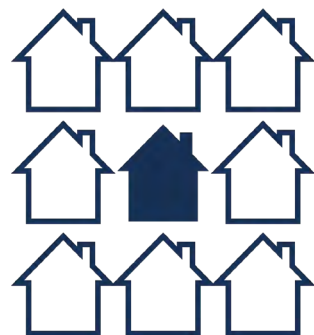
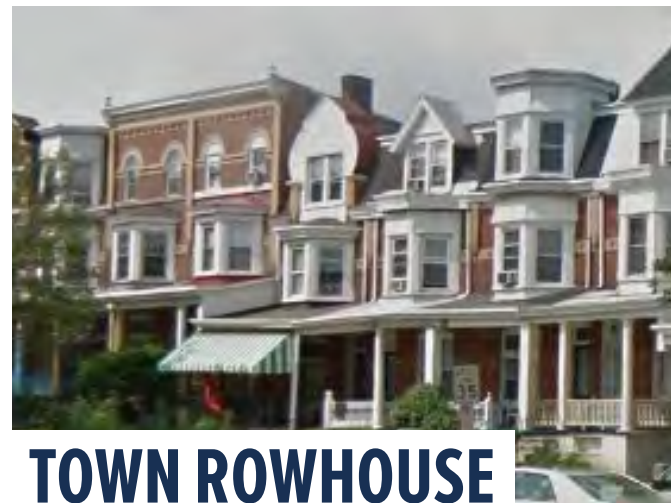
A set of proposed initial zones is also outlined at the end of this appendix to begin discussion on application of the building type information to the new regulations. The table included in this subsection also provides an overall list of the building types included. Note that some building types may be defined as occurring in the city, but undesirable for the future. Those are noted in red on the table and proposed to be handled through a different building type.

Finally, at the end of this appendix, a brief description of the process of defining building types for residential and mixed-use/commercial areas of the city is outlined as background information.



CONTEXT-SENSITIVE

✓ Regulate By Building Type



CONTEXT-SENSITIVE

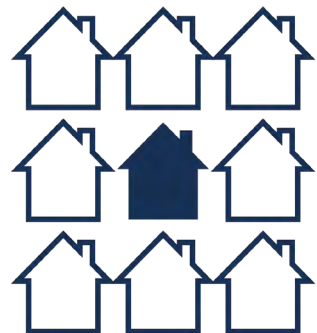
✓ Regulate By Building Type



- Lot width and area requirements match on-the-ground conditions
- Context guides building massing and design

“FORM-BASED CODE”

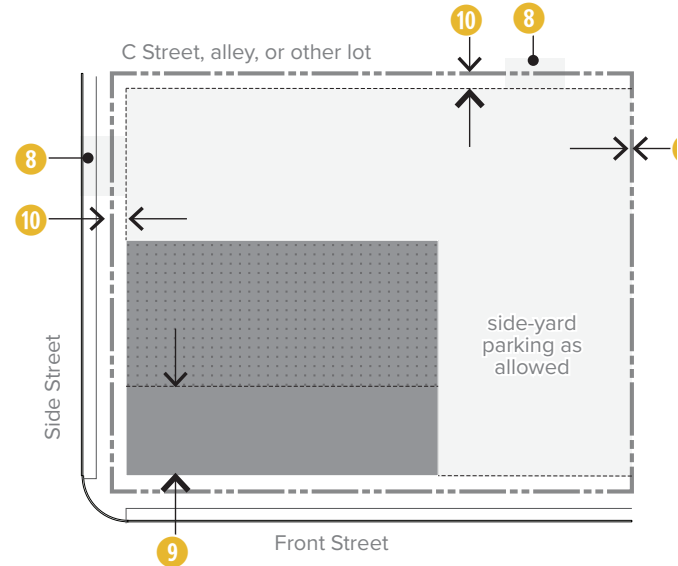
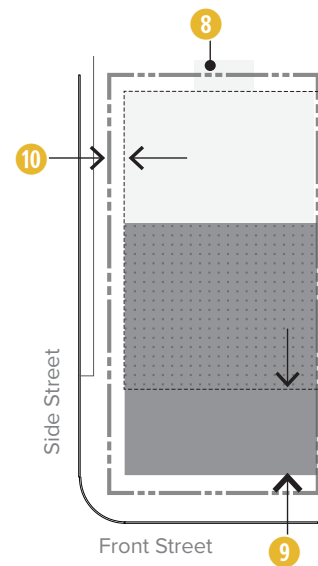
- Preserves desirable, neighborhood form
- Reduces nonconformities
- Predictable outcomes



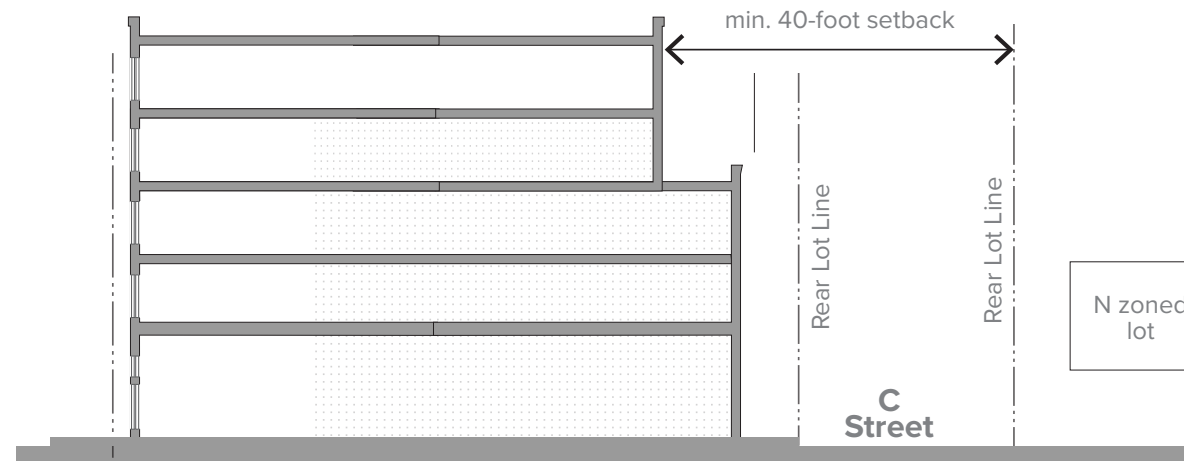
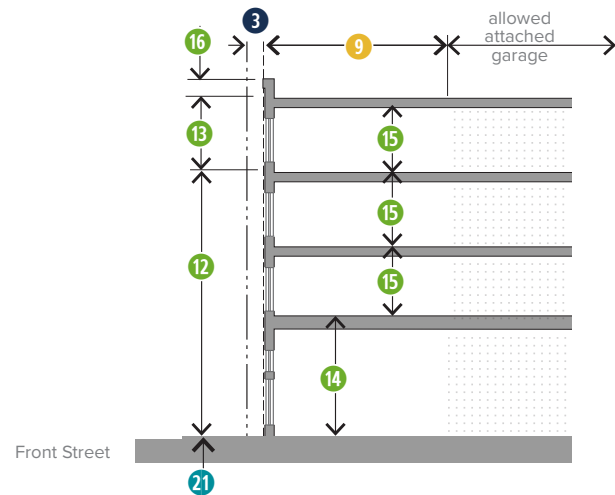
CONTEXT-SENSITIVE

✓ Regulate Massing by Building Type

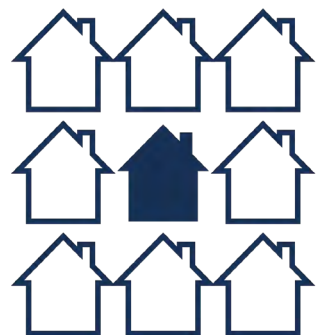
Building footprint:
setbacks, max. width,
parking location



Building height:
stories, step-backs



- Eliminates unpredictable regulations such as FAR and lot area/dwelling unit
- Simplifies regulations
- Places focus on building scale and design



CONTEXT-SENSITIVE

Organize by Building Type

DRAFT

Article 3 Building Types
660-14 Storefront Building

660-14 Storefront Building

660-14.A DESCRIPTION AND INTENT
With a variety of available scales depending on the zone, the Storefront building type is intended for use in the downtown, along corridors, and at neighborhood nodes, accommodating shopping, services, and eating establishments in a building with uses mixed vertically. Oriented to the street with narrow or no side setbacks, this building type is highly accessible to the pedestrian. Ground story storefront glass, entrances along the sidewalk, and windows in upper stories facing the street make these buildings interesting and inviting to pedestrians. Parking, where provided, is located in the rear yard.

660-14.B ILLUSTRATIVE IMAGES
The images shown in Figure 660-14(1) are intended to illustrate the general character of the building type. The buildings and sites in each image may not fulfill all of the building type regulations.

660-14.C BUILDING REGULATIONS
The following tables and illustrations regulate this specific building type. See 660-12 for general regulations for all building types. See Article 14 for definitions and measuring table regulations.

LINK	SUBSECTION
660-14.D	Building Siting
660-14.E	Parking & Accessory Structures
660-14.F	Number & Location of Dwelling Units
660-14.G	Height
660-14.H	Roofs
660-14.I	Front & Side Facades
660-14.J	Supplemental Regulations

Figure 660-14(1) Storefront Building Type Examples

DRAFT April 4, 2024

CITY OF ALLENTOWN PA Zoning Ordinance 3-9

BUILDING & PARKING SITING

Article 3 Building Types
660-14 Storefront Building

DRAFT

Figure 660-14(2) Storefront Building Siting

ZONES

	MX-D	MX-C	MX-N	MX-S	Additional/References
660-14.D. BUILDING SITING. See Figure 660-14(2)					
Multiple Principal Buildings	Not allowed	Not allowed	Not allowed	Allowed; each building must meet all regulations	
1 Lot Width	18 ft.	18 ft.	18 ft. min. 50 ft. max.	50 ft. min.	
Lot Frontage	A or B street. See 660-12 for front street designation regulations.				
2 Front Streetwall	90% min.	75% min.	75% min.	65% min.	See 660-132.F for measuring. See front streetwall allowances for courtyard or plaza per 660-14.J.1.
3 Front Build-to-Zone	0 min. 5 ft. max.	0 min. 10 ft. max.	0 min. 15 ft. max.	5 min. 15 ft. max.	Minimum streetscape area required per 660-12.I.
4 Side-Street Build-to-Zone	0 min. 15 ft. max.	0 min. 15 ft. max.	0 min. 15 ft. max.	0 min. 15 ft. max.	Double-frontage lots addressed per 660-12.I(5).
5 Side Setback	0 min.	0 min.	0 min.	0 min.	See 660-132.G for measuring. If any side setback is provided, at least 5 ft. is required.
6 Rear Setback	0 at alley or C street; 20 ft. min. abutting another lot				
	In MX-D only, a Level 1 adjustment may be approved for a different rear setback.				
7 Building Coverage	no limit	no limit	no limit	70%	See 660-132.H for measuring building coverage.

HEIGHT & ROOF

Article 3 Building Types
660-14 Storefront Building

DRAFT

Figure 660-14(4) Storefront Building Height

ZONES

	MX-D	MX-C	MX-N	MX-S	Additional/References
660-14.G. HEIGHT. See Figure 660-14(4)					
7 Height	minimum 3 stories	2 stories	2 stories	2 stories	See regulations on high-rises in 660-65. Major corridors defined in 660-145.
8 Additional Height	Unlimited stories in high-rise per 660-65	2 additional stories allowed on major corridors per 660-14.J	-	2 additional stories allowed on major corridors per 660-14.J	
4 Ground Story Height	12 ft. min. 18 ft. max.	10 ft. min. 15 ft. max.	10 ft. min. 15 ft. max. 9 ft. min. with min. 18" stoop	12 ft. min. 14 ft. max.	Measured floor-to-floor. See 660-14.I for mezzanines and 660-132.K for measuring height.
5 Upper Story Height	9 ft. min. 14 ft. max.	9 ft. min. 11 ft. max.	9 ft. min. 11 ft. max.	9 ft. min. 14 ft. max.	
660-14.H. ROOFS. See Figure 660-14(4)					
9 Allowed Roof Types	Flat, Parapet	Flat, Parapet, Pitched	Flat, Parapet, Pitched	Flat, Parapet, Pitched	See 660-60 for roof types and tower regulations
Tower	Allowed	Allowed	Allowed	Allowed	

STREET FACADES

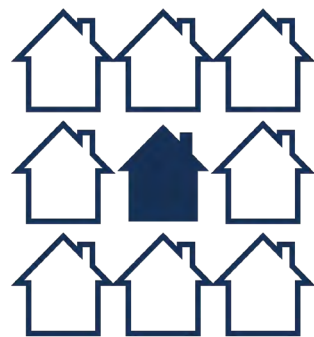
Article 3 Building Types
660-14 Storefront Building

DRAFT

Figure 660-14(5) Storefront Building Facade

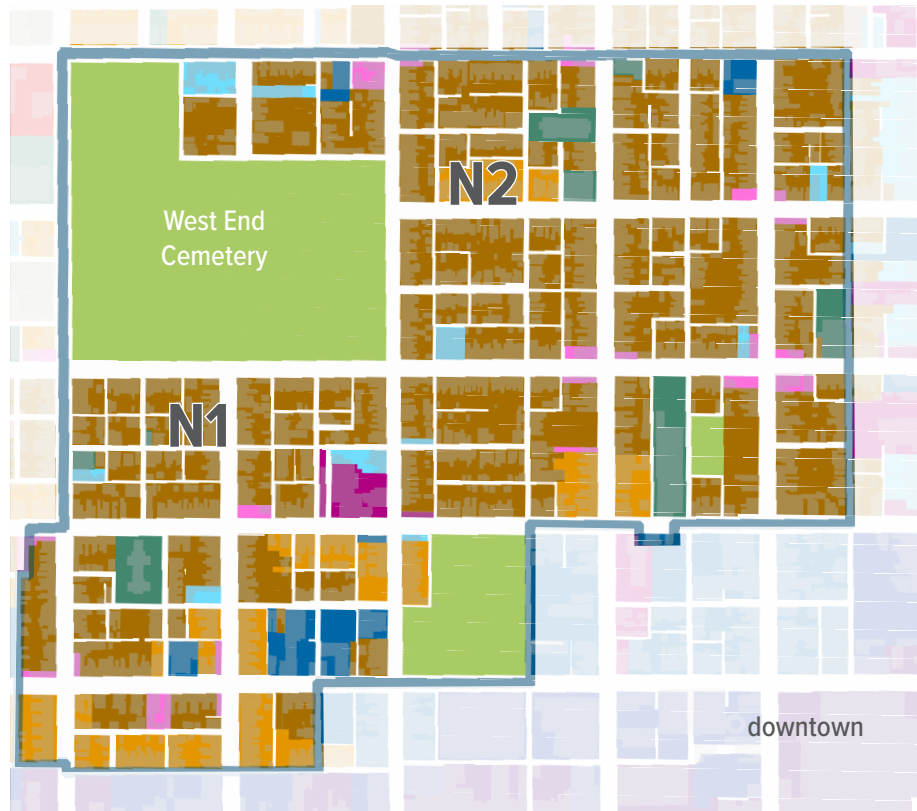
ZONES

	MX-D	MX-C	MX-N	MX-S	Additional/References
660-14.I. FRONT & SIDE-STREET FACADES. See Figure 660-14(5)					
7 Ground Story Transparency on Front Facades	70% min.	50% min.	45% min.	70% min.	See 660-132.L for measuring transparency.
	Measured between 2 ft. and 9 ft. from sidewalk grade				
	No bays or 15 ft. wide sections of any story on facade may be without transparency except in MX-N				
	Ground story transparency must extend min. 30 ft. around the corner down any side-street facades				
8 Transparency: Front & Side-Street Facades	20% min.	20% min.	20% min.	20% min.	Measured per story, includes any half stories, visible basement, or lowers with full height stories.
9 Building Entrances	One principal entrance per every 45 feet of front facade				See 660-132.M for measuring building entrance location.
10 Allowed Entrance Types	Storefront, Elevated Storefront	Storefront, Stoop	Storefront, Elevated Storefront	Storefront, Elevated Storefront	See 660-61 for entrance types. Elevated Storefront is for use in floodplains or at steep slopes.
11 Ground-Floor Elevation	Within 30 in. of sidewalk elevation; see 660-63.G for sloped frontages				
12 Horizontal Divisions with Shadow Lines	Within 3 ft. of the top of ground story	Within 3 ft. of the top of any story between the basement and 3rd story			Horizontal shadow lines to run a min. 80% of length of facade. See 660-151 for definition of shadow lines.
13 Vertical Divisions with Shadow Lines	One per every 45 ft. of ground story front facade	One per every 30 ft. of front facade	One per every 30 ft. of front facade		

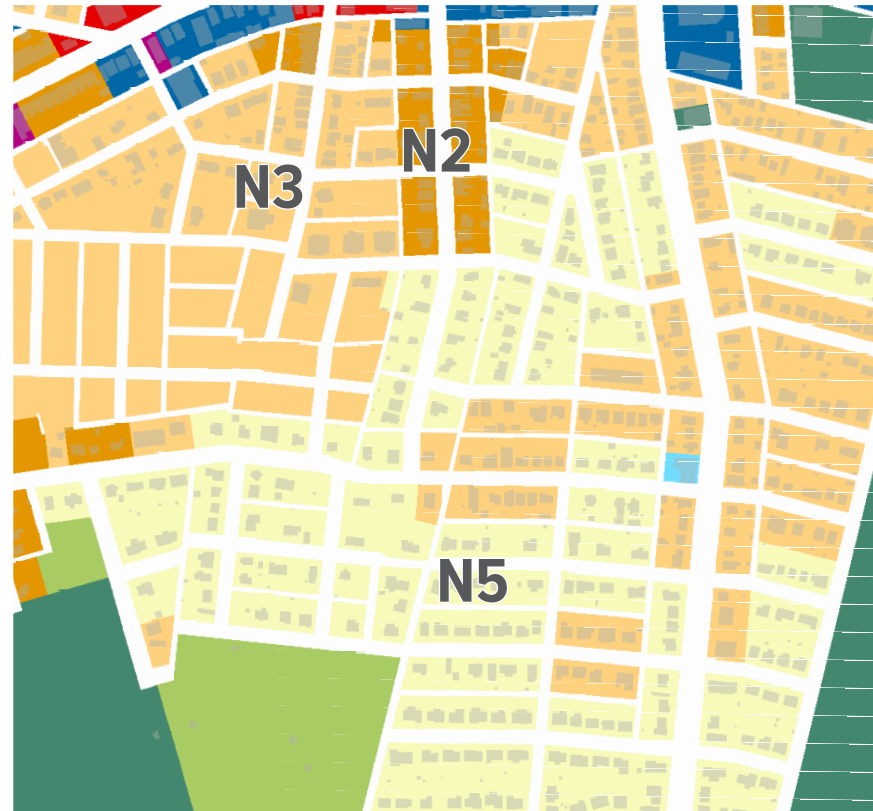


CONTEXT-SENSITIVE

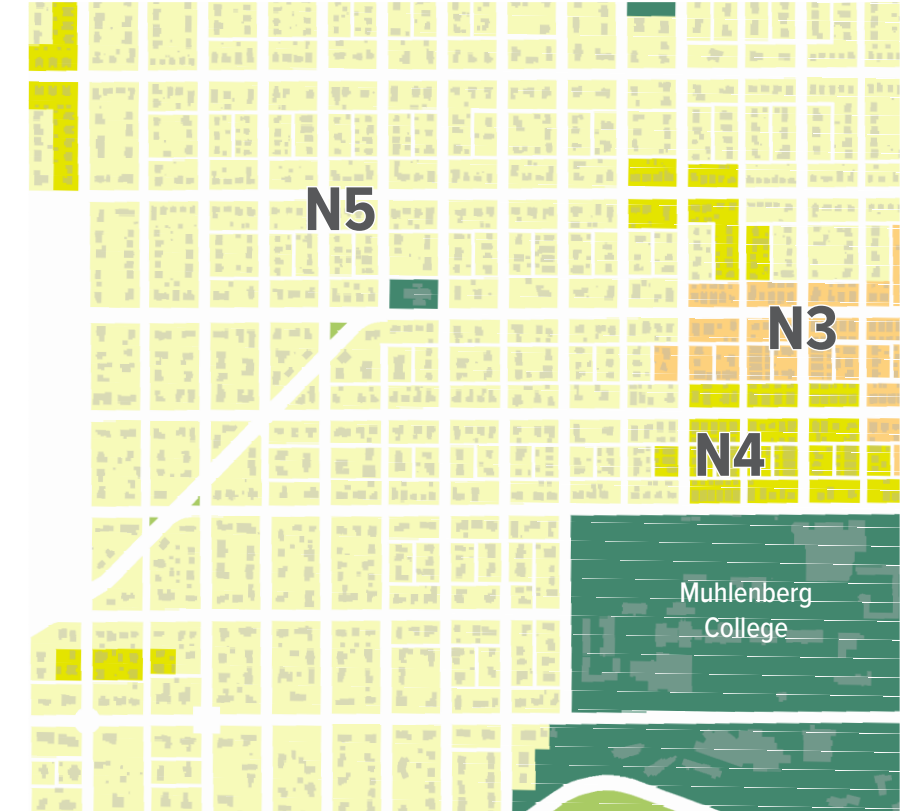
✓ Preserve Stable Neighborhoods



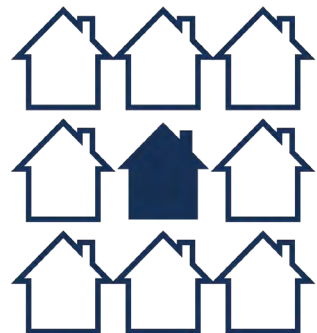
OLD ALLENTOWN HISTORIC DISTRICT



EASTSIDE NEIGHBORHOOD MIX



WEST END NEIGHBORHOOD

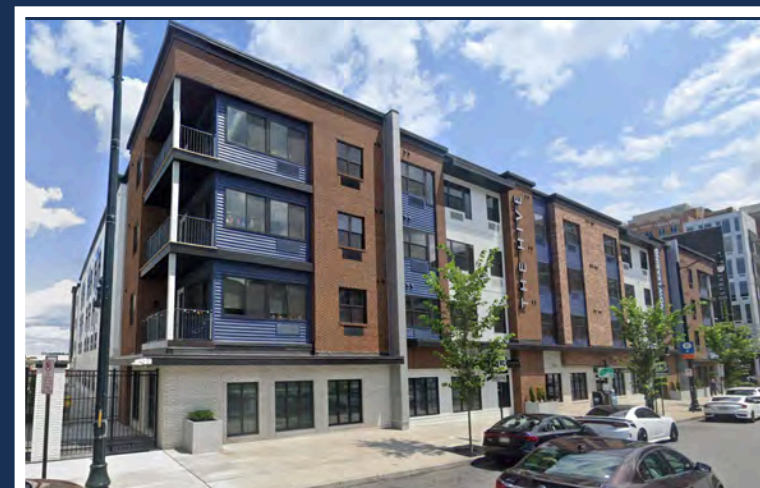


CONTEXT-SENSITIVE

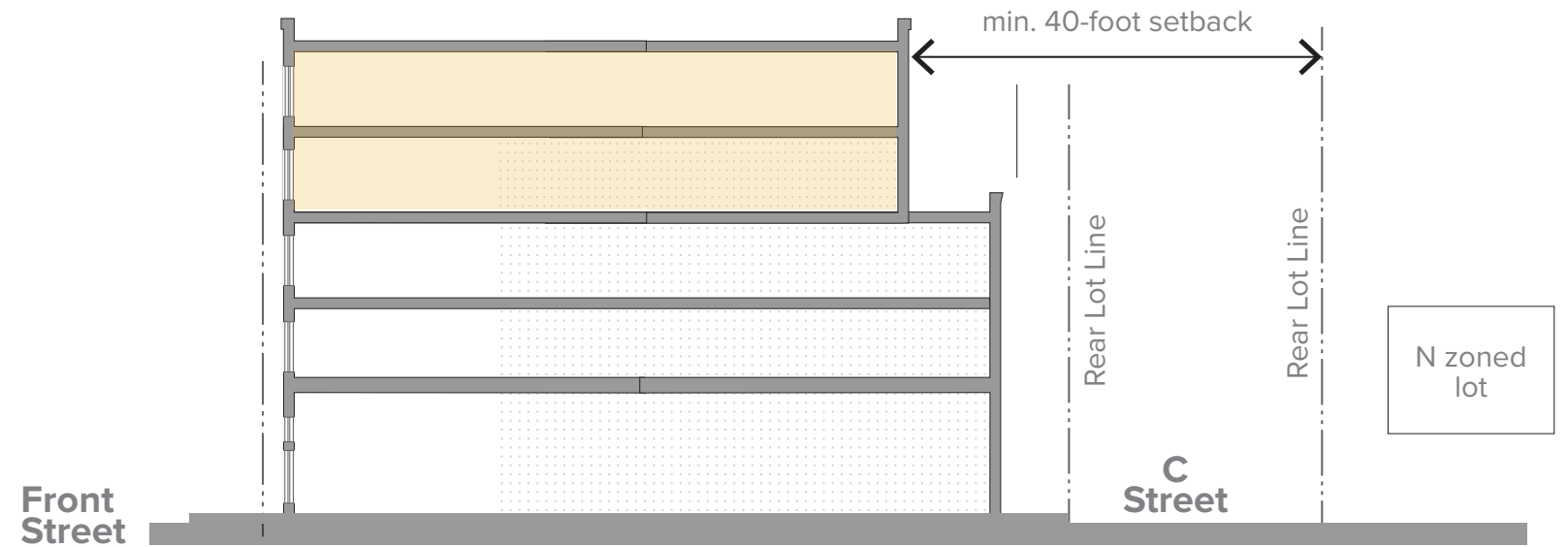
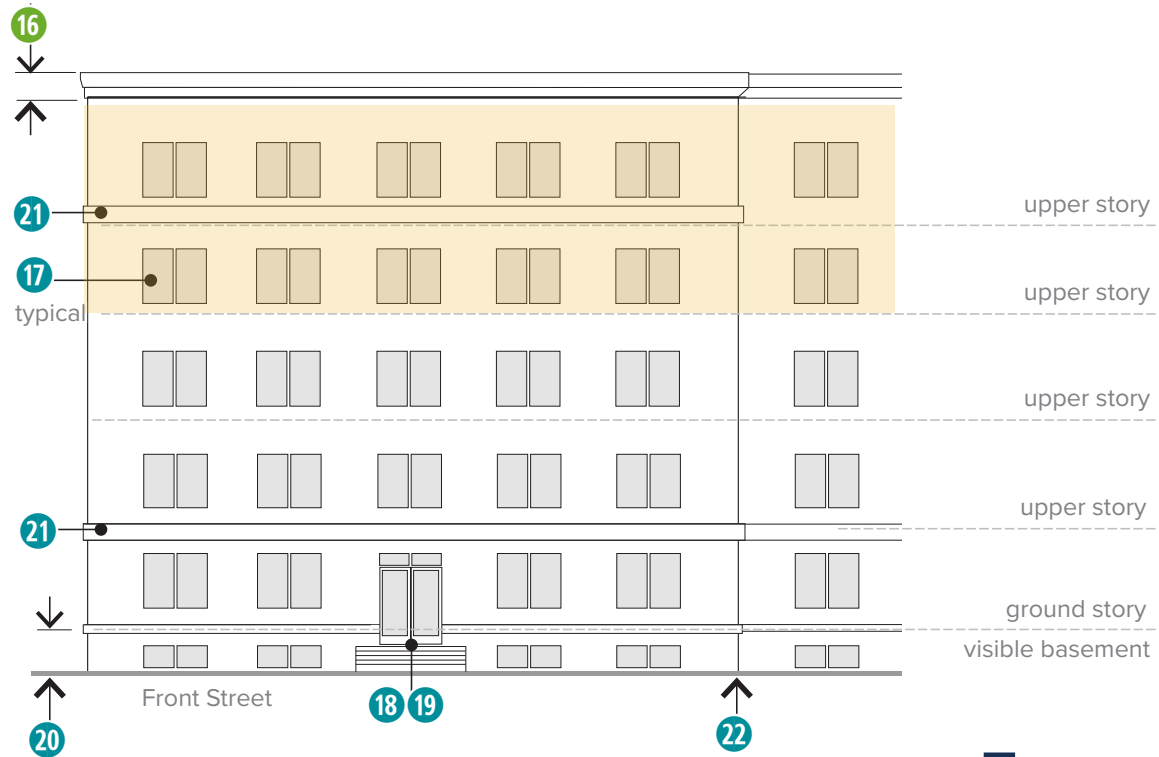


HOUSING- SUPPORTIVE

- ➔ Options for different life stages and incomes
- ➔ Increase supply and affordability
- ➔ Preserve existing affordable units



✓ Support More Affordable Housing Units

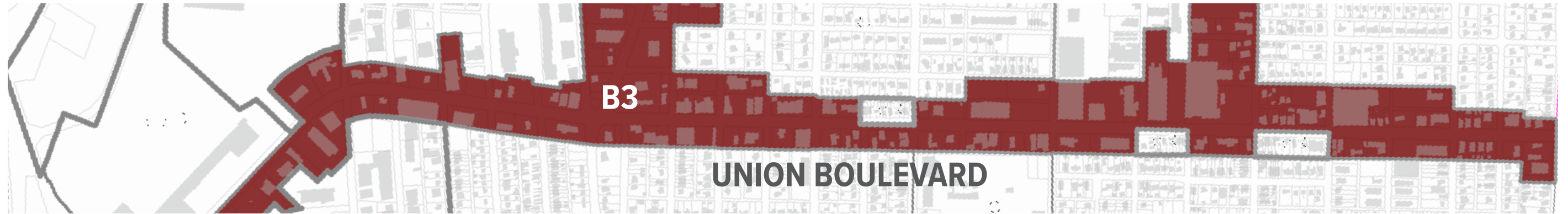


- Two additional stories allowed on certain buildings
- Exempt from Adaptive Reuse regulations except transparency
- Eligible for parking reductions
- Exempt from dwelling size requirements



HOUSING-SUPPORTIVE

✓ Allow Housing Above Commercial



- Multiple dwelling units not allowed in today's B3 and B4 zones.
- B3 exists on Hanover, Lehigh, South 4th



HOUSING-SUPPORTIVE

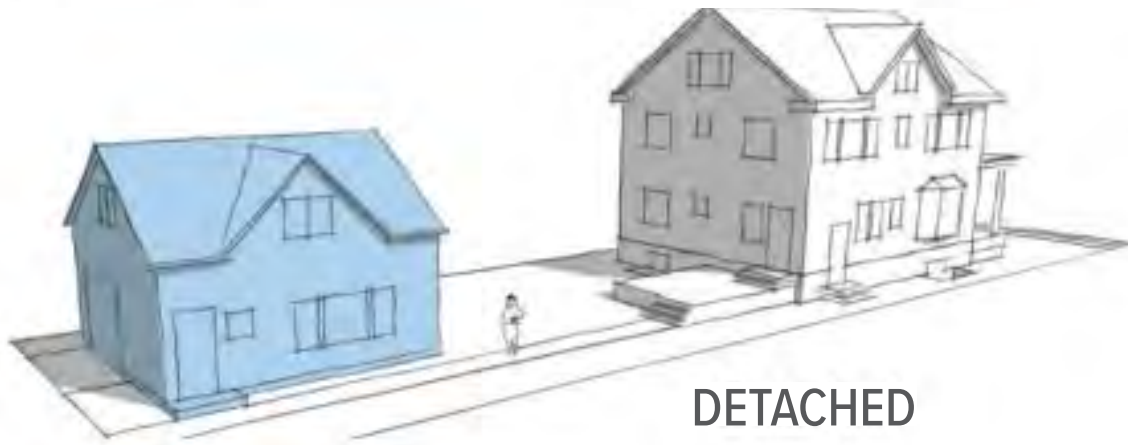
✓ Allow Accessory Dwelling Units



INTERNAL



ATTACHED



DETACHED

- No more than one per lot
- Size, height, and coverage limits
- Property owner must live on-site
- 1 additional parking space req'd



Add to city's housing stock while helping preserve neighborhood character and scale



Additional housing options for seniors, dependent adults, & others; support aging in place



Address challenges related to affordability, housing diversity and preservation

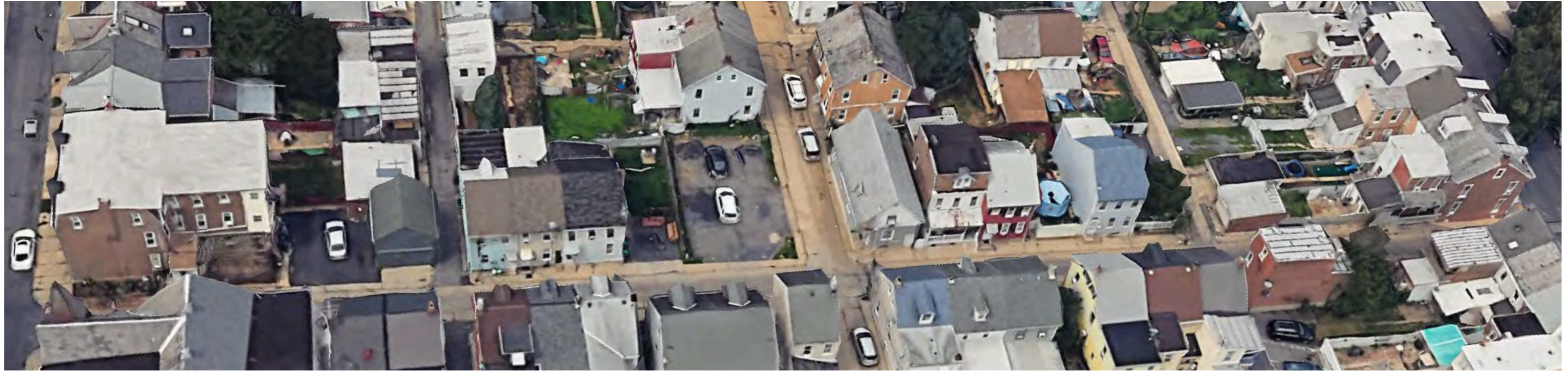


Efficient use of existing infrastructure



HOUSING-SUPPORTIVE

✓ Legalize Lane Houses



- Allowed only on existing Lane House lots fronting on C streets
- Allows smaller yards to match existing conditions



HOUSING-SUPPORTIVE





VIBRANT & WALKABLE

- ➔ Traditional street and block pattern provides a model for the city
- ➔ Support transit users
- ➔ More equitable access for all ages
- ➔ Health of the community



✓ Walkable building design



RESIDENTIAL



COMMERCIAL CONVERSIONS



TRADITIONAL STOREFRONTS



- Buildings close to the sidewalk
- Parking to the rear or side
- Engaging building facades with doors and windows
- High-quality building materials on street facades

✓ Preserve Existing Corner Commercial



- Accommodates businesses in buildings built to be storefronts and in well-converted buildings
- Designated **MX-N** for neighborhood and limited higher impact uses

✓ Manage Drive-Throughs



- Generally allowed outside of city center and along corridors in MX-S
- Locate in the rear or side of building
- Set back from N-zoned lots



EMPLOYMENT FRIENDLY

- ➔ Maintain history and identity of manufacturing economy
- ➔ Support job growth
- ➔ Support local entrepreneurs



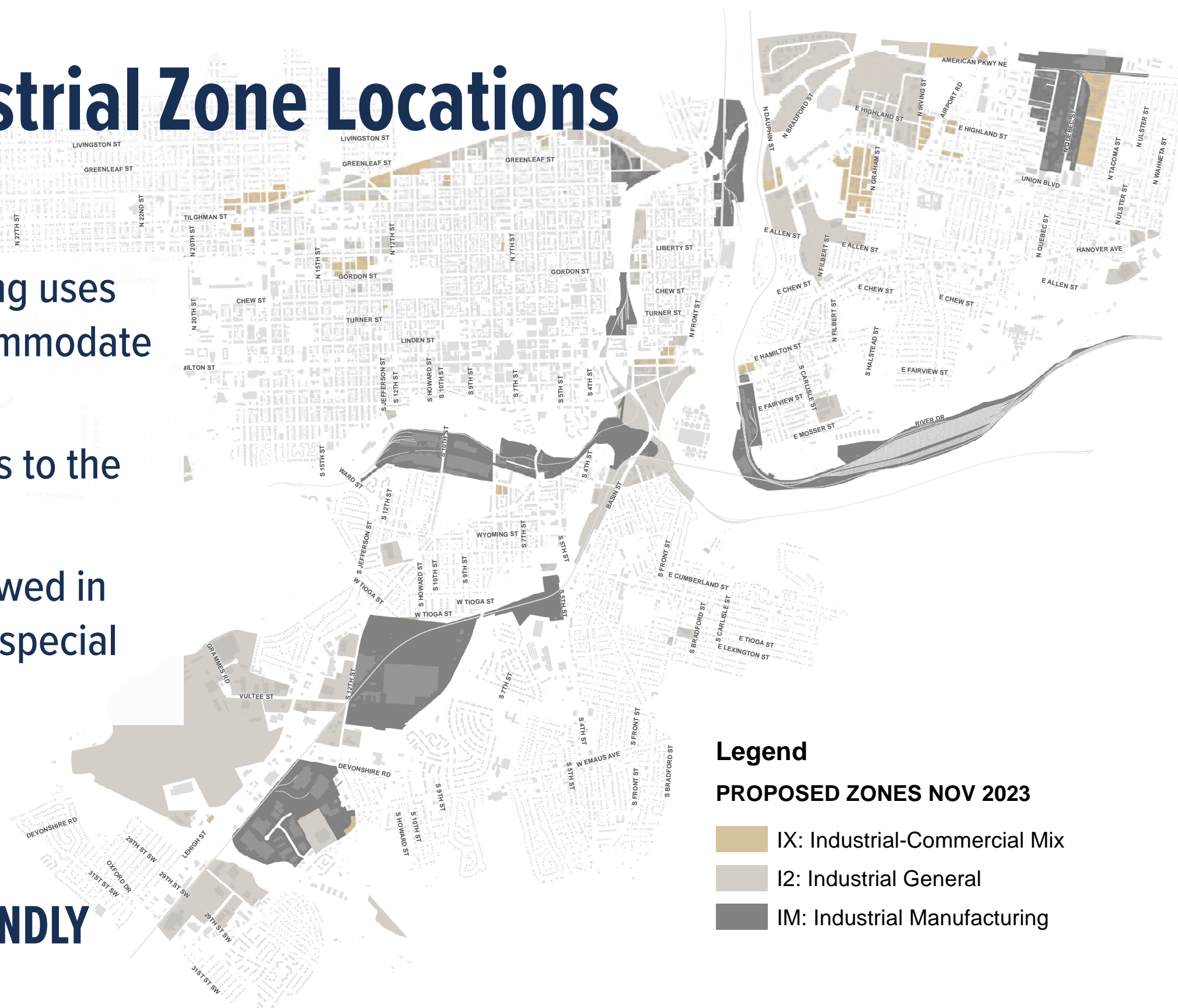


Preserve Industrial Zone Locations

- Identified existing manufacturing uses and sites large enough to accommodate future industry
- Retains existing industrial zones to the extent possible
- Low-impact manufacturing allowed in MX-D and GX-D and in GX-C by special exception



EMPLOYMENT FRIENDLY



✓ Preserve Industrial Zones for Manufacturing

- Renames I3 to IM (Manufacturing)
- I2 and IM reserved for industrial uses
- Large (over 50 sq. ft.) warehouses require special exception in I2 and are prohibited in IM
- IX allows heavy commercial uses, such as self-service storage and major vehicle repair; such uses prohibited in I2 and IM



EMPLOYMENT FRIENDLY



✓ Allow Artisan Manufacturing Widely

- In completely enclosed buildings
- No outdoor operations or storage
- No regular commercial truck parking/loading
- Allowed in all industrial and mixed-use zones, but special exception required in -N zones



EMPLOYMENT FRIENDLY

**Woodworking
Furniture-making
Upholstering
Cabinet-making
Ceramic studios
Confections
Custom food
Art Printmaking**

✓ Allow Home-Based Business Uses

- Carries forward current home-based business regulations
- Uses more objective standards to reduce impacts on neighbors
- Relaxed restrictions on outside employees



EMPLOYMENT FRIENDLY

Type 1 (no-impact)

- Permitted by right as accessory use to any household living use
- No outside employees or customer visits
- Limited to no more than 25% of floor area
- Other regulations apply

Type 2

- Permitted by right if lot has frontage on a major (arterial) street; otherwise requires special exception approval
- Owner must live on-site
- No more than 2 nonresident employees and no more than 2 customers or 3 students at once



GREEN & HEALTHY

➔ Resource Protection

➔ Sustainability

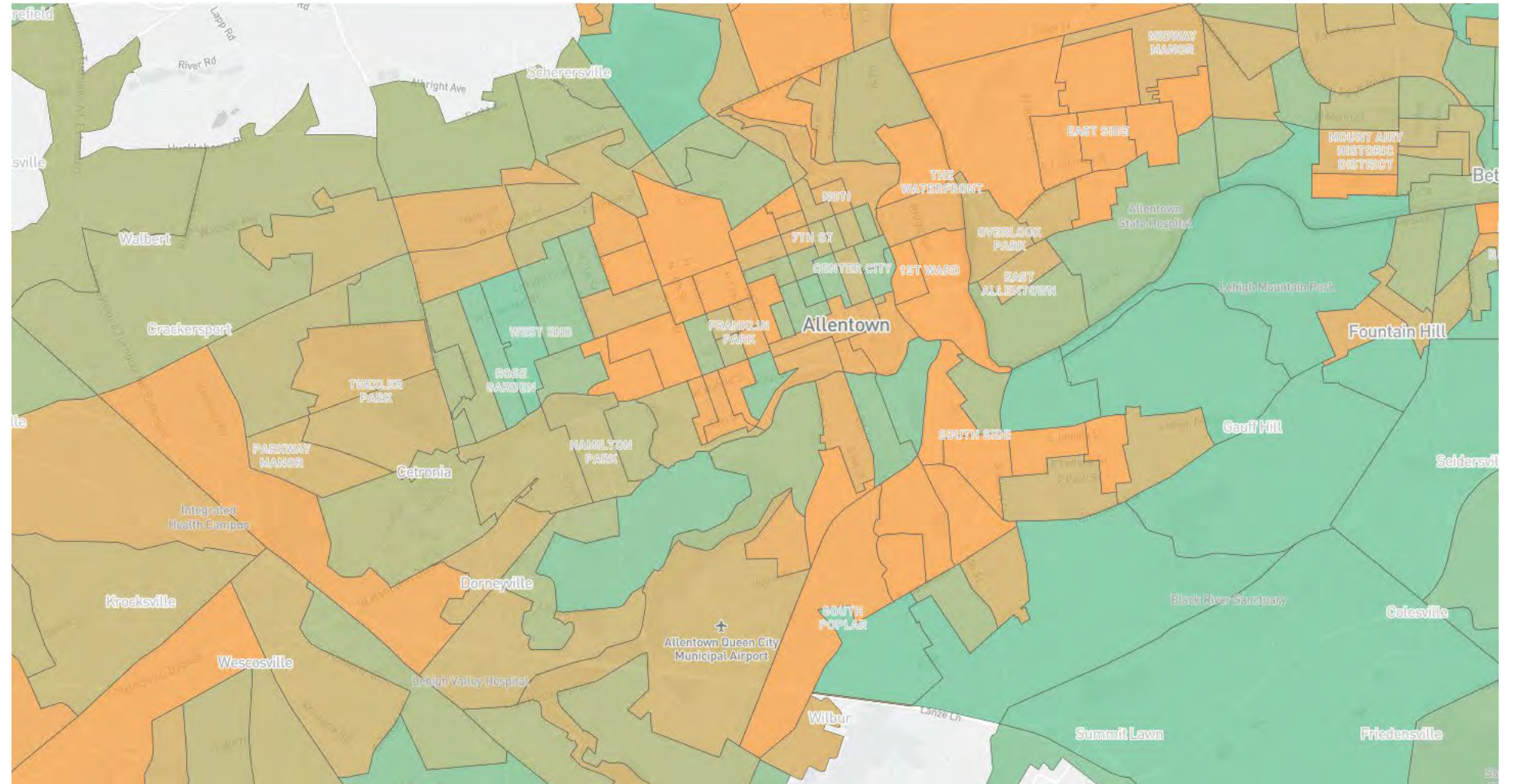
➔ Resiliency

➔ Public Health



✓ Tree Planting and Preservation

- Support efforts to increase tree canopy...for all neighborhoods



GREEN & HEALTHY

✓ Modernization and Strategic Updates

- Align zoning ordinance and SALDO with Flood Control and Stormwater Management Ordinances



GREEN & HEALTHY

✓ Support for Sustainable Development Practices



Retain or add regulations for

- Solar
- Wind energy
- Local food production
- Electric vehicle charging



GREEN & HEALTHY

✓ Reduced, More Flexible Motor Vehicle Parking

USE	MINIMUM NUMBER OF MOTOR VEHICLE PARKING SPACES REQUIRED		
	MX-D AND GX-D ZONES	ALL OTHER ZONES	NOTES
COMMERCIAL			
Child Care	No minimum requirement; Maximum number of parking spaces may not exceed 125% of the minimum requirement that applies in all other zones	1 per 12 enrollees	
Consumer Service, Indoor		1 per 400 sf	
Day Care Center, Adult		1 per 12 enrollees	
Eating and Drinking Places		1 per 100 sf	1 per 400 when located in multi-tenant center
Entertainment, Spectator/Participant		1 per 5 seats	1 per 400 sf if no fixed seating
Funeral & Mortuary Service		1 per 50 sf	
Lodging		1 per 2 guest rooms	plus spaces required for other on-site uses
Office		1 per 400 sf	
Retail Sales		1 per 400 sf	
Vehicle Sales & Service		3 per service bay	plus 1 per 2 employees

sf = square feet of floor area



Credits or Reductions: ① Small, constrained lots ② Nearby “enhanced bus service” stop

③ Car-share/bike-share space ④ Affordable housing

⑤ Nearby public parking lot ⑥ EV parking (level-2 or higher)



GREEN & HEALTHY

✓ New Bicycle Parking

USE/BUILDING TYPE	BICYCLE PARKING SPACES (MIN)
RESIDENTIAL USES	
0–4 Dwelling Units	None
5+ Dwelling Units	1 per 5 dwelling units [1]
COMMERCIAL USES	
All Commercial Uses	1 per 5,000 sf [2]
MANUFACTURING & INDUSTRY	
All Manufacturing & Industry Uses (based on employees)	0–5: None 6–20: 2 spaces [2] Over 20: 1 per 10 employees [2]
CIVIC & INSTITUTIONAL	
College or School	1 per classroom
Community Assembly	1 per 5,000 sf
Library or Cultural Exhibit	1 per 5,000 sf

sf = square feet of floor area

[1] At least 50% must be long-term.

[2] At least 25% must be long-term



GREEN & HEALTHY



PREDICTABLE & TRANSPARENT

- ➔ Easier to understand and administer
- ➔ Greater certainty
- ➔ Reduced risk/cost

✓ Clear, Objective Standards

Replace existing vague guidelines

- “consider the application’s consistency with the Hamilton Street Area Design Guidelines.” (HSO)
- New construction should have rooflines that are similar to adjacent buildings. (TNDO)
- On sides visible from a street, new construction should use building materials that are similar in appearance to similar, older buildings in close proximity...(TNDO)



Article 3 Building Types
660-14 Storefront Building

DRAFT

Figure 660-14(2) Storefront Building Siting

KEY:
 [Hatched Area] Allocated Building Area
 [Dashed Line] Public Zone
 [Dotted Line] Lot Line
 [Dash-dot Line] Building Setback Line

	MX-D	MX-C	MX-N	MX-S	Additional/References
660-14.D. BUILDING SITING. See Figure 660-14(2)					
Multiple Principal Buildings	Not allowed	Not allowed	Not allowed	Allowed; each building must meet all regulations	
1 Lot Width	18 ft.	18 ft.	18 ft. min. 50 ft. max.	50 ft. min. 50 ft. max.	
2 Lot Frontage	A or B street. See 660-12.1 for front street designation regulations.				
3 Front Streetwall	90% min.	75% min.	75% min.	65% min.	See 660-132.F for measuring.
	See front streetwall allowances for courtyard or plaza per 660-14.1				
4 Front Build-to Zone	0 min. 5 ft. max.	0 min. 10 ft. max.	0 min. 15 ft. max.	5 min. 15 ft. max.	Minimum streetscape area required per 660-12.J
5 Side-Street Build-to Zone	0 min. 15 ft. max.	0 min. 15 ft. max.	0 min. 15 ft. max.	0 min. 15 ft. max.	Double frontage lots addressed per 660-12.3D
6 Side Setback	0 min.	0 min.	0 min.	0 min.	See 660-132.G for measuring.
	If any side setback is provided, at least 5 ft. is required.				
7 Rear Setback	0 at alley or C street; 20 ft. min. abutting another lot				See 660.80 for required rear and side buffers.
	In MX-D only, a Level 1 adjustment may be approved for a different rear setback.				
8 Building Coverage	no limit	no limit	no limit	70%	See 660-132.H for measuring building coverage.

BUILDING & PARKING SITING

DRAFT

Figure 660-14(5) Storefront Building Facade

	MX-D	MX-C	MX-N	MX-S	Additional/References
660-14.I. FRONT & SIDE-STREET FACADES. See Figure 660-14(5)					
1 Ground Story Transparency on Front Facades	70% min.	50% min.	45% min.	70% min.	See 660-132.L for measuring transparency.
	Measured between 2 ft. and 9 ft. from sidewalk grade				
	No bays or 15 ft. wide sections of any story on facade may be without transparency except in MX-N				
	Ground story transparency must extend min. 30 ft. around the corner down any side-street facades				
2 Transparency: Front & Side-Street Facades	20% min.	20% min.	20% min.	20% min.	Measured per story, includes any full stories, visible basement, or towers with full height stories
	No bays or 15 ft. wide sections of any story may be without transparency				
3 Building Entrances	One principal entrance per every 45 feet of front facade				See 660-132.M for measuring building entrance location.
4 Allowed Entrance Types	Storefront, Elevated Storefront	Storefront, Stoop	Storefront, Elevated Storefront	Elevated Storefront	See 660-61 for entrance types. Elevated Storefront is for use in floodplains or at steep slopes.
5 Ground-Floor Elevation	Within 30 in. of sidewalk elevation; see 660-63.G for sloped frontages				
6 Horizontal Divisions with Shadow Lines	Within 3 ft. of the top of ground story	Within 3 ft. of the top of any story between the basement and 3rd story			Horizontal shadow lines to run a min. 80% of length of facade. See 660-135 for definition of shadow lines.
7 Vertical Divisions with Shadow Lines	One per every 45 ft. of ground story front facade	One per every 30 ft. of front facade	One per every 30 ft. of front facade		

STREET FACADES

3-13

DRAFT

Figure 660-14(4) Storefront Building Height

	MX-D	MX-C	MX-N	MX-S	Additional/References
660-14.G. HEIGHT. See Figure 660-14(4)					
1 Height	minimum 12 stories	2 stories	2 stories	2 stories	See regulations on high-rises in 660-45. Major corridors defined in 660-145.
2 Additional Height	Unlimited stories in high-rise per 660-55	2 additional stories allowed on major corridors per 660-14.J	-	2 additional stories allowed on major corridors per 660-14.J	
3 Ground Story Height	12 ft. min. 18 ft. max.	10 ft. min. 15 ft. max.	10 ft. min. 15 ft. max.	12 ft. min. 14 ft. max.	Measured floor-to-floor. See 660-14.J for measuring and 660-132.K for measuring height.
4 Upper Story Height	9 ft. min.	9 ft. min.	9 ft. min.	9 ft. min.	
5 Allowed Roof Types	Flat, Parapet	Flat, Parapet, Pitched	Flat, Parapet, Pitched	Flat, Parapet, Pitched	See 660-60 for roof types and tower regulations
Tower	Allowed	Allowed	Allowed	Allowed	

HEIGHT & ROOF

✓ Updated Organization and Format

CONTENTS

ARTICLE 1. INTRODUCTORY PROVISIONS.....	1-1
ARTICLE 2. ZONES.....	2-1
ARTICLE 3. BUILDING TYPES.....	3-1
ARTICLE 4. USES.....	4-1
ARTICLE 5. ACCESSORY STRUCTURES & USES	5-1
ARTICLE 6. MASTER PLAN DEVELOPMENTS (MPD)	6-1
ARTICLE 7. BUILDING DESIGN	7-1
ARTICLE 8. SITE DESIGN	8-1
ARTICLE 9. PARKING, MOBILITY, & ACCESS	9-1
ARTICLE 10. SIGNS.....	10-1
ARTICLE 11. PROCEDURES	11-1
ARTICLE 12. ADMINISTRATION	12-1
ARTICLE 13. NONCONFORMITIES	13-1
ARTICLE 14. MEASUREMENTS & DEFINITIONS	14-1



Navigational
Headers

Hyperlinks

Hierarchical
Formatting

Article 7 Building Design 660-63 Facade Elements

(c) See 660-97.G for window signs.

660-63.B SECURITY GRILLS & BARS

- (1) Exterior bars and security grills are prohibited on any street facade opening.
- (2) Security grills must be fully retractable and completely located within the interior of the building. When retracted, the grills must not be visible from the exterior of the building.

660-63.C SHUTTERS

When shutters, whether functional or not, are utilized on a street or other front facade of any building type except a House building type, the shutters must meet the following requirements. See Figure 660(27).

- (1) **Size.** All shutters must be sized for the windows, so that, if the shutters were to be closed, they would not be too small for complete coverage of the window.
- (2) **Materials.** Shutters must be wood, metal, or fiber cement. Synthetic and engineered woods are allowed provided that the applicant submits a sample and examples of high quality, local installations of the material.

660-63.D AWNINGS & CANOPIES

- (1) **Canopies & Light Shelves.** Permanent canopies, projections, or overhangs used as architectural features, light shelves, or shading devices are allowed.
- (2) **Awnings & Removable Canopies.** Awnings and canopies attached to buildings must be constructed consistent with the requirements of this section. See Figure 660(28) for examples of awnings.
 - (a) **Material.** All awnings and removable canopies shall be canvas, glass, or metal. Plastic awnings are prohibited.
 - (b) **Lighting.** Backlighting is allowed only on metal awnings.
 - (c) **Structures.** Frames must be metal and wall-mounted. Support poles from the ground are prohibited except where the awning is over 8 feet in depth and utilized for outdoor eating areas or entrances.
 - (d) **Shape.** Dome, waterfall, and convex awnings are not allowed, except with approval of a Level 1 adjustment.
 - (3) **Right-of-Way.** Awnings or canopies extending into any right-of-way require an encroachment permit.
 - (4) **Clearance.** All portions of any awning or canopy shall provide at least 7 feet of clearance over any walkway and 15 feet of clearance over vehicular areas.



Metal Awning



Canvas Awning

Figure 660(28) Examples of Awnings

Generous
White Space

Numbered
Figures



Tables, Illustrations, and Charts

- Proposed Uses
3 pages

ZONING
660 Attachment 1
City of Allentown
Permitted Residential Uses by Zoning District (§ 660-49)
[Amended 3-17-2021 by Ord. No. 15684]

P = Permitted by right use, with a zoning decision by the Zoning Officer
SE = Special exception use, with a zoning decision by the Zoning Hearing Board pursuant to the procedures and criteria for approval contained in Article IV of Chapter 660
N = Not permitted

NOTES: The letters in parenthesis, e.g. (A), refer to notes found in the "Notes to Table of Permitted Uses." Other articles of Chapter 660 containing additional requirements are also referenced in this table; however, in both cases such references are not exhaustive.

Residential Uses (See definitions in Article II)	References	R-H	R-MH	R-M	R-MP	R-ML	R-L	R-LC	B1/R	B2	B3	B4	B5	B/I WD	B/LI	I2	I3	P	I-G
Single-family detached dwelling		P	P	P	P	P	P	P	P (A)	P (A)	P	N	N	N	N	N	N	N	P
Twin dwelling, with each new dwelling unit located on its own lot	§ 660-59	P	P	P	P	N	N	N	P (A)	P (A)	P	N	N	N	N	N	N	N	P (EE)
One or more apartment/multifamily dwelling units within a building that includes a principal nonresidential use	§ 660-59	P	N	N	N	N	N	N	P (A)	P (A)	P(B)	N	P(A)	N	N	N	N	N	N
Multifamily dwellings (other than residential conversions) -3 to 4 dwelling units on a lot	§ 660-59	P	P	P	P	N	N	N	P (A)	P (A)	N	N	P (DD)	N	N	N	N	N	P (EE)
Multifamily dwellings (other than residential conversions) -5 or more dwelling units on a lot	Article XV, § 660-59	P	P	P	P	SE	N	N	P (A)	P (A)	N	N	P (DD)	N	N	N	N	N	P (EE)
Urban transition multifamily development	Article XV, § 660-59, Note (NN)	N	N	N	N	N	N	N	N	P	N	N	P	N	N	N	N	N	N
Roomers/boarders	Note (E)	P	P	P	P	P	P	P	P (A)	N	N	N	N	N	N	N	N	N	N
Rowhouse/townhouse		P	P	P	P	N	N	N	P (A)	P (A)	N	N	N	N	N	N	N	N	P (EE)
Rooming house or boardinghouse	Article XV	N	N	N	N	N	N	N	SE	N	N	N	N	N	N	N	N	N	N
Manufactured home park	Article XV	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

660 Attachment 1:1 Publication, Sep 2021



PREDICTABLE & TRANSPARENT

- Existing Uses
12 pages

DRAFT

Article 4 Uses
660-29 Allowed Uses

Table 660-4. Use Table

	ZONES														Supplemental Use Regulations				
	MX-			GX-			N					I		P					
	D	C	S	N	D	C	N	NX	N1	N2	N3	N4	N5	IX	I2	IM	P1	P2	
RESIDENTIAL (See 660-30)																			
Household Living																			
Adaptive Reuse	○	○	○	●	○	○	●	-	-	-	-	-	-	-	-	-	-	-	-
Other Household Living	●	●	●	●	●	●	●	●	●	●	●	●	●	●	-	-	-	-	-
Number of Allowed Units per Building	Regulated by Building Type (see Article 3)																		
Student Residence	Regulated only within the Student Residence Overlay zone (see 660-08.D)																		
																			660-30.B
Group Home																			
Small	-	-	-	-	○	○	○	○	○	○	○	○	○	○	-	-	-	-	660-30.C
Large	-	-	-	-	○	○	-	-	-	-	-	-	-	-	-	-	-	○	660-30.C
Congregate Living																			
Dormitory	●	●	●	●	●	○	○	●	-	-	-	-	-	-	-	-	-	○	660-30.D
Drug or Alcohol Rehabilitation Facility	-	-	-	-	-	○	-	-	-	-	-	-	-	-	-	-	-	○	660-30.D
Fraternity or Sorority	-	-	-	-	-	○	-	●	-	-	-	-	-	-	-	-	-	○	660-30.D
Halfway House	-	-	-	-	-	-	○	-	-	-	-	-	-	-	-	-	-	○	660-30.D
Nursing Home	●	●	●	○	○	○	○	○	○	○	○	○	○	-	-	-	-	○	660-30.D
Personal Care Home	-	-	-	-	-	○	-	-	-	-	-	-	-	-	-	-	-	○	660-30.D
Rooming or Boarding House	-	-	-	-	-	○	-	-	-	-	-	-	-	-	-	-	-	○	660-30.D
Temporary Shelters	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	○	660-30.D
Other Congregate Living Arrangements	-	-	-	-	-	○	-	○	-	-	-	-	-	-	-	-	-	○	660-30.D
COMMERCIAL (See 660-31)																			
Adult Use																			
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	○	-	-	660-31.A
Animal Service																			
Indoor	●	●	●	○	●	●	○	-	-	-	-	-	-	-	-	-	-	-	660-31.B
Outdoor	-	-	○	-	-	-	-	-	-	-	-	-	-	-	-	-	-	○	660-31.B
Child Care																			
Family Child Care Home	-	-	-	●	●	●	●	●	●	●	●	●	●	●	-	-	-	-	660-31.C
Group Child Care Home	-	-	-	-	●	●	●	-	○	○	○	-	-	-	-	-	-	-	660-31.C
Child Care Center	○	○	○	○	●	●	○	-	-	-	-	-	-	-	-	-	-	●	660-31.C
Consumer Service, Indoor																			
Business Support Service	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	-	-	660-31.D
Maintenance & Repair Service	●	●	●	●	●	●	●	-	-	-	-	-	-	-	●	-	-	-	660-31.D
Personal Improvement Service	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	○	-	660-31.D
Studio, Artist or Instructional Service	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	○	-	660-31.D
Business Training	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	-	-	660-31.D

Key (see 660-28.B): ● = permitted ○ = special exception approval required - = prohibited

○ = permitted only in upper stories or in the rear of the ground story

○ = permitted if located on a major corridor or near-D zone; may not exceed 25% of building footprint; more than 25% footprint requires special exception approval



Tables, Illustrations, and Charts

Article 14 Measurements & Definitions
660-132 Measurements

DRAFT

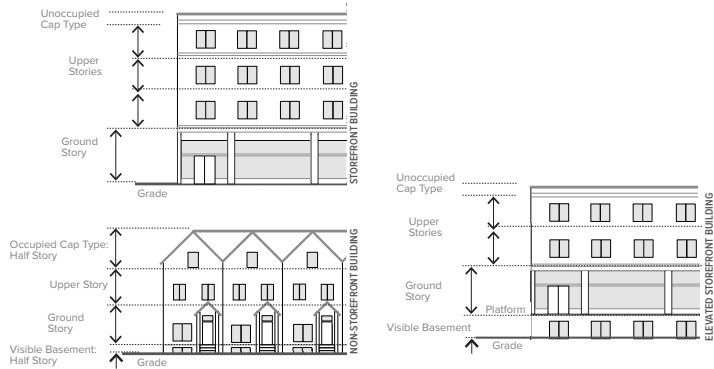


Figure 660(57) Measuring Building Height



Figure 660(58) Measuring Height along Sloped Street

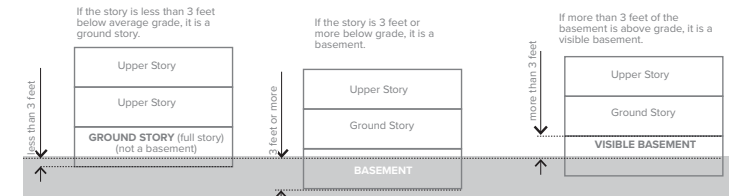


Figure 660(59) Basements & Visible Basements

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Article 14 Measurements & Definitions
660-132 Measurements

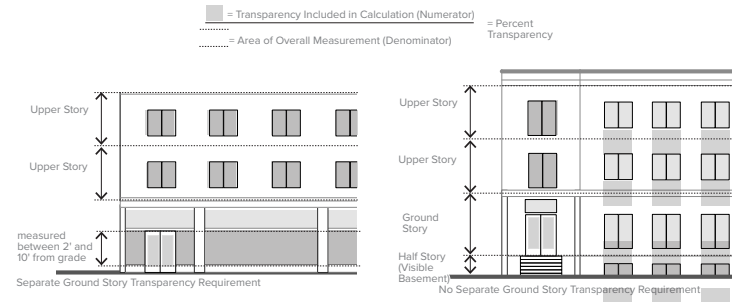


Figure 660(60) Measuring Transparency Floor-to-Floor

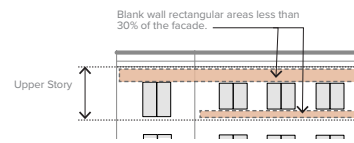


Figure 660(61) Blank Wall Segments (1)

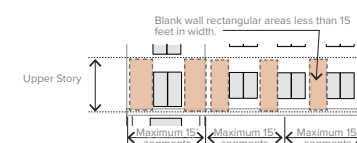


Figure 660(62) Blank Wall Segments (2)

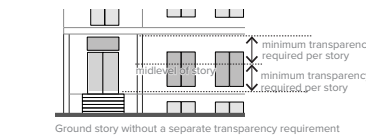


Figure 660(63) Measuring Transparency on Taller Stories

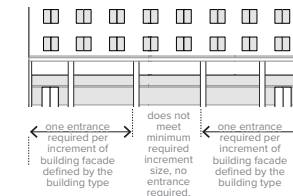


Figure 660(64) Entrances per Facade Increment

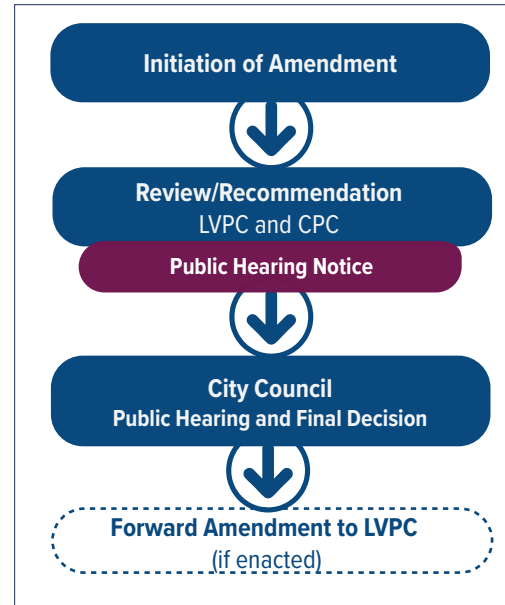


PREDICTABLE & TRANSPARENT

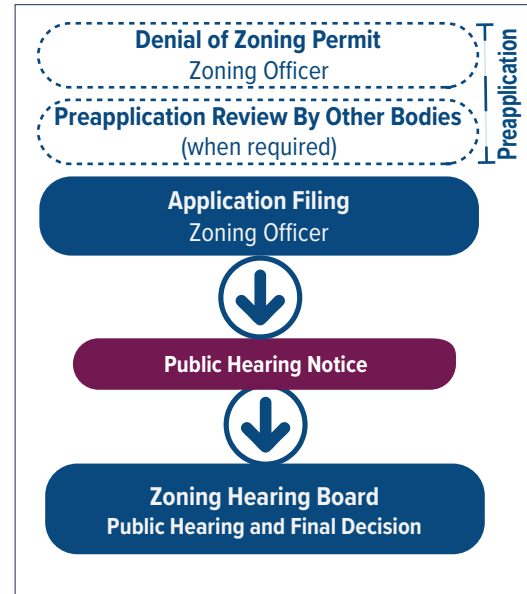


Tables, Illustrations, and Charts

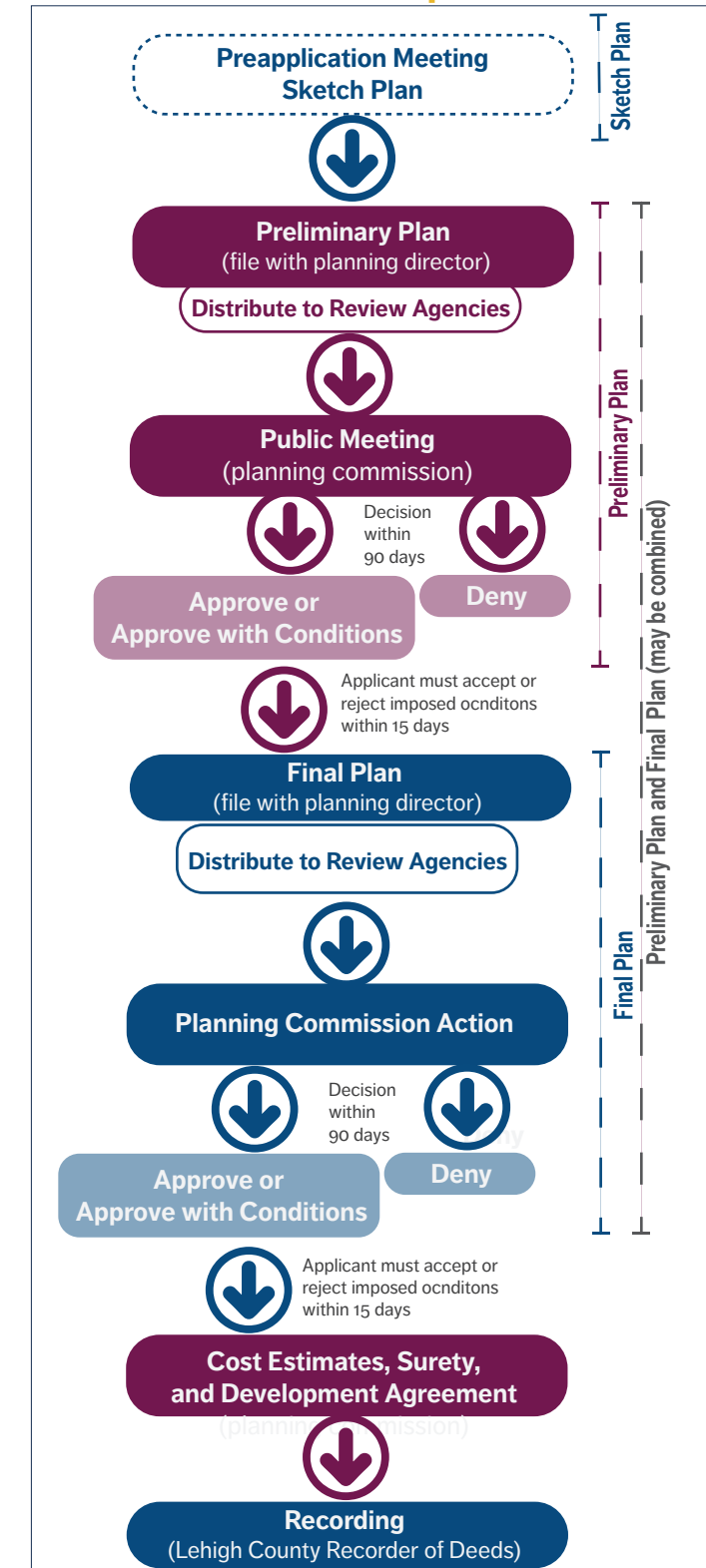
Zoning Ordinance Amendment



Special Exception



Land Development



✓ Define “Minor” vs. “Major” Land Development

Minor: Single-lot, single-structure involving no zoning adjustments and:

- No more than 20,000 square feet of grading or land disturbance; and
- A net increase of no more than 15,000 square feet of gross floor area or 6 dwelling units

Major: not meeting criteria for “minor”



✓ Criteria for Processing of Plan Amendments

1. Changes requiring resubmittal and processing of new LDP application
2. Changes requiring approval by Planning Commission
3. Changes eligible for approval by staff



DRAFT

Article 4 Procedures
350-31 Final Plans

to change the plans, they must reapply to the Planning Commission for approval within 60 days of the transfer. (12779 §6 7/15/87)

350-31.K SECTIONALIZING PLANS
Before granting final approval of a land development plan, the Planning Commission may permit the plan to be divided into 2 or more sections and may impose such conditions as it may deem necessary to assure the orderly development of the approved plan. In the event of approval of sectionalizing, each section must be recorded with the Lehigh County Recorder of Deeds in accordance with 350-31.J. The development of each section of the plan requires a separate land development agreement and necessary surety to be approved by the city. (12779 §6 7/15/87)

350-31.L AMENDMENTS TO APPROVED FINAL PLANS

(1) **Minor Administrative Changes.**

(a) The Planning Director and City Engineer are authorized to approve technical and minor changes to approved final plans if the Planning Director and City Engineer determine that the proposed change:

- [1] Is in substantial compliance with the approved final plan; and
- [2] Is not classified as a Major Planning Commission Change in accordance with 350-31.L(2) or a change requiring resubmittal of a final plat for approval in accordance with 350-31.L(3).

(b) The Planning Director and City Engineer are also authorized to defer action on a proposed minor change and instead refer the requested change to the Planning Commission for consideration as a Major Planning Commission Change in accordance with 350-31.L(2).

(2) **Major Planning Commission Changes.** The Planning Commission is authorized to approve proposed changes to approved final plans if they determine that the proposed change:

- (a) Is in substantial compliance with the approved final plan;
- (b) Is not classified as a change requiring resubmittal of a final plat for approval in accordance with 350-31.L(3); and
- (c) Would not result in any of the following:
 - [1] A change to legal description of the land included within the final plan;
 - [2] An increase the number of lots or dwelling units on the site;
 - [3] A decrease in the number of lots on the site;
 - [4] A decrease in the number of dwelling units on the site by more than 15%;
 - [5] An increase in the amount (floor area) of nonresidential development that affects the overall character of the project.
 - [6] An increase in building heights by one or more stories;
 - [7] A decrease in building height by 2 or more stories;
 - [8] A decrease in the amount of approved open space;
 - [9] Addition or removal of a note or restriction on the approved final plan;
 - [10] A material alteration of drainage, streets, or other engineering design;
 - [11] An adverse impact the management of stormwater quality or stormwater quantity; or
 - [12] Significant adverse impacts on the surrounding properties or the city at large.

(3) **Resubmittal for Approval.** Changes to final plans that are not eligible for approval in accordance with the Minor Administrative Change or Major Planning Commission Change provisions of 350-31.L(1) or 350-31.L(2) must be resubmitted for approval in accordance with all applicable preliminary and/or final plan approval procedures of this ordinance, including all requirements for fees, notices and hearings. The following is a non-exhaustive list of changes that expressly require full resubmittal and re-approval:

- (a) A new street;
- (b) Dedication of any lands for public use;
- (c) Vacation of streets or easements;
- (d) Significant increase in demand for services (e.g., utilities, drainage, schools, traffic control, streets, etc.) or interference with the ability to maintain existing service levels;
- (e) The creation of a lot that would be subject to periodic flooding which cannot be feasibly corrected, as determined by the City Engineer or Floodplain Manager; or
- (f) Any modification that the Planning Commission determines will result in a substantial change, thereby rendering the plan not in compliance with the approved final plan.

DRAFT March 29, 2024

CITY OF ALLENTOWN PA Subdivision and Land Development Ordinance **4-9**

✓ Updated Plan Expiration Provisions

- From 2 years to 5 years, consistent with MPC
- Authorization and criteria for staff and planning commission-approved extensions



Article 4 Procedures

350-32 Completion of Improvements or Guarantee

DRAFT

350-31.M EXPIRATION OF FINAL APPROVAL

- (1) All approved final plans must be completed, including the provision of financial surety for improvements and the filing and recording of the final approved plan within ~~2-5~~ years of the Planning Commission's approval date. (13014 §16 11/7/90)
- (2) The Planning Director is authorized to approve one or more extensions of the 5-year time-frame provided that the total cumulative period of extension does not exceed 90 days.
- (3) The Planning Commission is authorized to approve one or more extensions of the 5-year time-frame provided that the total cumulative period of extension does not exceed 2 years.
- (4) All requests for extensions must be submitted in writing before expiration of final plan approval and include substantial evidence demonstrating compliance with one or more of the following criteria:
 - (a) The applicant's reasonable efforts to record the land development and actions taken to secure other approvals required from other permitting authorities to allow for recording of the land development plan;
 - (b) Identification of substantial expenditures made or substantial obligations incurred in reliance on the approval or conditional approval and in furtherance of the proposed development; or
 - (c) A Force Majeure, Act of God or extreme economic market conditions (rather than acts of omission by the applicant or owner) caused the need for a time extension.
- (5) Approved extensions may be subject to reasonable conditions.

350-32 Completion of Improvements or Guarantee

350-32.A GENERAL

- (1) No plat may receive final approval unless the streets shown on such plat have been improved to a mud-free or otherwise permanently passable condition, or improved as may be required by this ordinance and any walkways, curbs, gutters, street lights, fire hydrants, shade trees, water mains, sanitary sewers, storm sewers and other required improvements have been installed in accordance with this ordinance.
- (2) In lieu of the completion of any improvements required as a condition for the final approval of a plat, including improvements or fees required under this ordinance, the developer or subdivider must deposit with the city a financial surety in an amount sufficient to cover the costs of such improvements or common amenities including,

but not limited to, roads, storm water detention and/or retention basins and other related drainage facilities, recreational facilities, open space improvements, buffer or screen plantings which may be required.

350-32.B FINANCIAL SURETY

- (1) Without limiting other types of financial surety that the city may approve, federal or Commonwealth chartered lending institution irrevocable letters of credit and restrictive or escrow accounts in such lending institutions are deemed to be acceptable financial security. If multiple sources of security are used, the improvements covered by each security must be defined in the cost estimates.
- (2) Financial surety must be posted with a bonding company or federal or Commonwealth chartered lending institution chose by the party posting the financial security, provided said bonding company or lending institution is authorized to conduct such business within the Commonwealth.
- (3) The surety must provide for, and secure to the public, the completion of any improvements which may be required on or before the date fixed in the formal action of approval or accompanying agreement for completion of the improvements.
- (4) The amount of financial surety to be posted for the completion of the required improvements must be equal to at least 110% of the cost of completion estimated as of 90 days following the date scheduled for completion by the developer. Annually, the city may adjust the amount of the financial surety comparing the actual cost of the improvements which have been completed and the estimated cost for the completion of the remaining improvements as of the expiration of the 90th day after either the original date scheduled for completion or a rescheduled date of completion. Subsequent to said adjustment, the city may require the developer to post additional surety in order to assure that the financial security equals at least 110%. Any additional surety must be posted by the developer in accordance with this subsection.
- (5) The amount of financial surety required must be based upon an estimate of the cost of completion of the required improvements, submitted by an applicant or developer and prepared by a professional engineer licensed as such in the Commonwealth and certified by the engineer to be a fair and reasonable estimate of such cost. The City Engineer may refuse to accept such estimate for good cause shown. If the applicant or developer and the City are unable to agree upon an estimate, then the estimate must be recalculated and recertified by another professional engineer licensed

✓ Objective Thresholds for Traffic Analyses

- **TIA (traffic impact assessment):** 51-99 peak hour trips (PHT)
- **TIS (traffic impact study):** 100 or more PHT
- Third-party consultant reviews expressly authorized



**HIGHWAY OCCUPANCY PERMIT
OPERATIONS MANUAL**

February 2024

Publication No. 282

pennsylvania
DEPARTMENT OF TRANSPORTATION
www.penndot.pa.gov

PUB 282 (2-24)

HOW TO USE THE ZONING ORDINANCE

How to Use the Zoning Ordinance

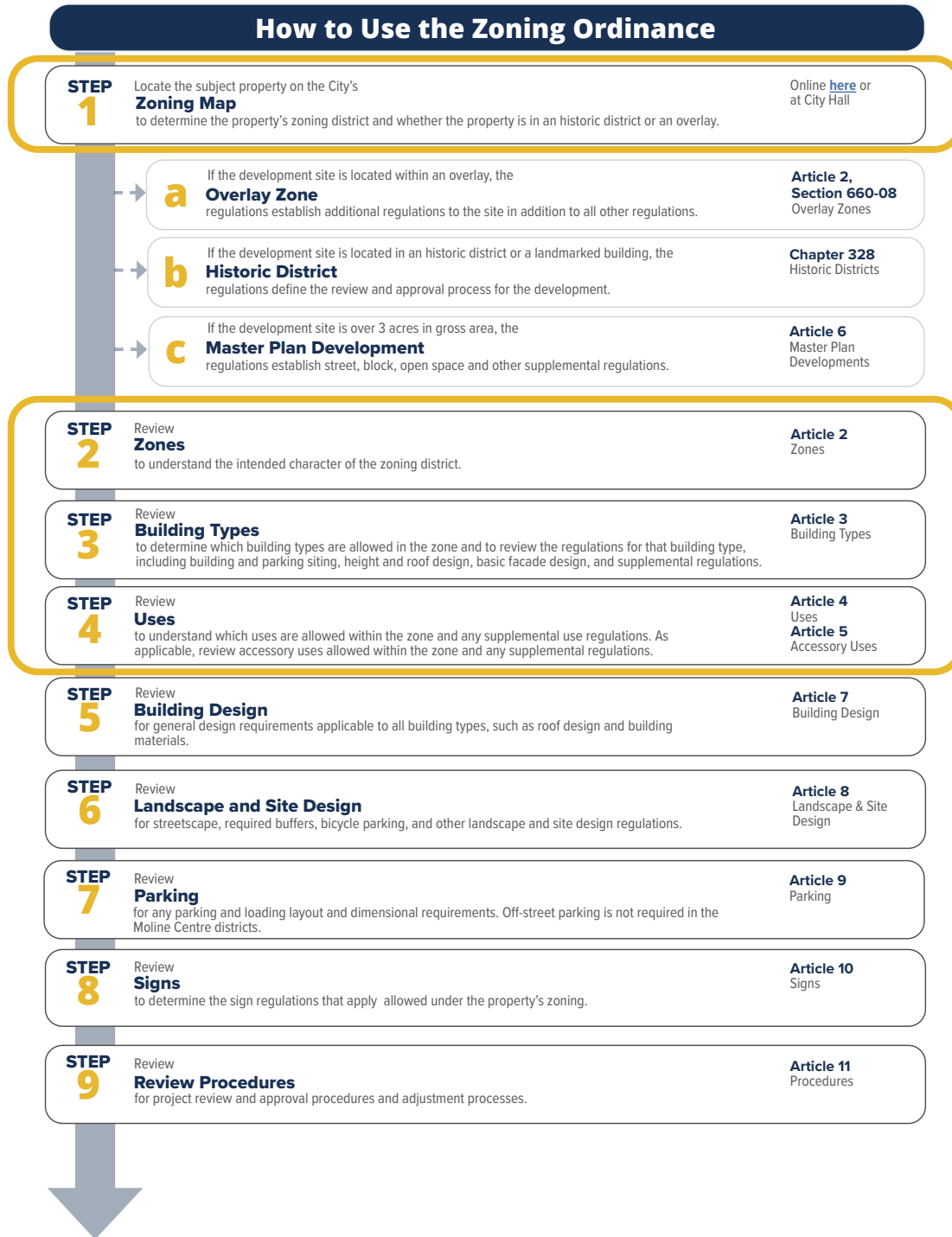




















TABLE OF CONTENTS

ARTICLE 1. INTRODUCTORY PROVISIONS.....	1-1
ARTICLE 2. ZONES.....	2-1
ARTICLE 3. BUILDING TYPES	3-1
ARTICLE 4. USES.....	4-1
ARTICLE 5. ACCESSORY STRUCTURES & USES	5-1
ARTICLE 6. MASTER PLAN DEVELOPMENTS (MPD)	6-1
ARTICLE 7. BUILDING DESIGN	7-1
ARTICLE 8. SITE DESIGN	8-1
ARTICLE 9. PARKING, MOBILITY, & ACCESS	9-1
ARTICLE 10. SIGNS.....	10-1
ARTICLE 11. PROCEDURES	11-1
ARTICLE 12. ADMINISTRATION	12-1
ARTICLE 13. NONCONFORMITIES	13-1
ARTICLE 14. MEASUREMENTS & DEFINITIONS	14-1

ZONES

CURRENT ZONES

-  B-1/R- Limited Business/Residential
-  B-2 - Central Business District
-  B-3 - Highway Business District
-  B-4 - Shopping Center Business District
-  B-5 - Urban Commercial
-  R-H - High Density Residential
-  R-MH - Medium High Density Residential
-  R-M - Medium Density Residential
-  R-MP - Medium Density Residential - Planned Zone
-  R-ML - Medium Low Density Residential
-  R-L - Low Density Residential
-  R-LC - Low Density Conservation Residential
-  B/IWD - Innovation and Workforce Development
-  B/LI - Business / Light Industrial
-  I-2 - Limited Industrial
-  I-3 - General Industrial
-  I-G - Institutional and Governmental
-  P - Park



City Zoning Overlay Districts

-  Riverfront Redevelopment Overlay
-  Hamilton Street Overlay
-  Historic Building Demolition Control Overlay
-  Traditional Neighborhood Development Overlay
-  Student Residence Overlay








SYMBOL	ZONE NAME
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MIXED-USE ZONES

	MX-D	Mixed-Use Downtown Core
	MX-C	Mixed-Use Corridors
	MX-S	Mixed-Use Suburban Centers
	MX-N	Mixed-Use Neighborhood Centers
	GX-D	Residential-Office Mix Downtown
	GX-C	Residential-Office Mix Corridor
	GX-N	Residential-Office Mix Neighborhood Centers

NEIGHBORHOOD ZONES

	NX	Residential Mix Neighborhood
	N1	Urban Neighborhood
	N2	Town Neighborhood
	N3	Twinhouse-House Neighborhood 1
	N4	Twinhouse-House Neighborhood 2
	N5	House Neighborhood

INDUSTRIAL ZONES

	IX	Industrial-Commercial Mix
	I2	Industrial General
	IM	Industrial Manufacturing

CIVIC-INSTITUTIONAL ZONES

	P1	Parks and Open Space
	P2	Civic and Institutional Buildings & Infrastructure

OVERLAY ZONES

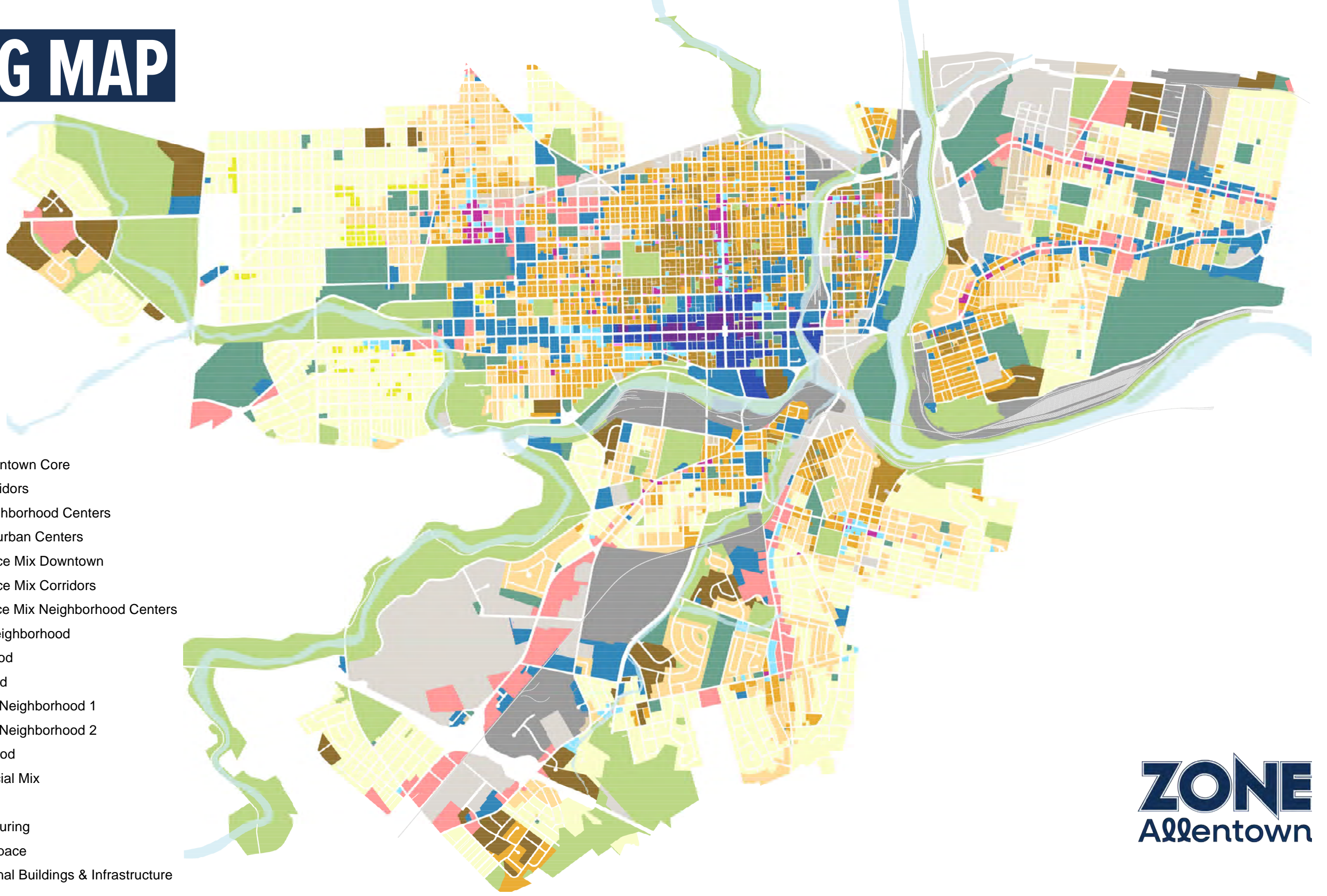
SRO	Student Residence Overlay
SRRO	South Riverfront Redevelopment Overlay
HBD	Historic Building Demolition Overlay
RRO	Riverfront Redevelopment Overlay
MUO	Mixed-Use Overlay

18
CONTEXT-SPECIFIC ZONES

5
OVERLAYS

ZONE
Allentown

ZONING MAP



- MX-D: Mixed-Use Downtown Core
- MX-C: Mixed-Use Corridors
- MX-N: Mixed-Use Neighborhood Centers
- MX-S: Mixed-Use Suburban Centers
- GX-D: Residential-Office Mix Downtown
- GX-C: Residential-Office Mix Corridors
- GX-N: Residential Office Mix Neighborhood Centers
- NX: Residential Mix Neighborhood
- N1: Urban Neighborhood
- N2: Town Neighborhood
- N3: Twinhouse-House Neighborhood 1
- N4: Twinhouse-House Neighborhood 2
- N5: House Neighborhood
- IX: Industrial-Commercial Mix
- I2: Industrial General
- IM: Industrial Manufacturing
- P1: Parks and Open Space
- P2: Civic and Institutional Buildings & Infrastructure

BUILDING TYPES

Table 660-2. Allowed Building Types by Zone

Building Types	MIXED-USE ZONES							NEIGHBORHOOD ZONES							INDUSTRIAL ZONES			PUBLIC & INSTITUTIONAL ZONES		Section
	MX				GX			NX	N1	N2	N3	N4	N5	IX	I2	IM	P1	P2		
	-D	-C	-S	-N	-D	-C	-N													
Storefront Building	●	●	●	●	–	–	–	–	–	–	–	–	–	–	–	–	–	–	660-14	
Commercial Center	–	–	●	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	660-15	
General Building	–	–	–	–	●	●	–	●	–	–	–	–	–	●	●	●	–	●	660-16	
Small General Building	–	–	–	●	–	●	●	●	⦿	⦿	●	–	–	–	–	–	–	–	660-17	
Town Rowhouse	–	–	–	–	–	●	●	–	–	●	–	–	–	–	–	–	–	–	660-18	
Urban Rowhouse	–	–	–	●	–	–	●	–	●	–	–	–	–	–	–	–	–	–	660-19	
Lane Rowhouse	–	–	–	–	–	–	–	–	⦿	⦿	–	–	–	–	–	–	–	–	660-20	
Suburban Rowhouse	–	–	–	–	–	●	–	●	–	–	●	–	–	–	–	–	–	–	660-21	
Twinhouse	–	–	–	–	–	●	●	–	–	–	●	●	–	–	–	–	–	–	660-22	
House A	–	–	–	–	–	●	●	●	–	●	●	●	–	–	–	–	–	–	660-23	
House B	–	–	–	–	–	–	–	–	–	–	●	●	●	–	–	–	–	–	660-24	
House C	–	–	–	–	–	–	–	–	–	–	–	–	●	–	–	–	–	–	660-25	
Workshop	–	–	–	–	–	–	–	–	–	–	–	–	–	●	●	●	○	○	660-26	
Civic Building	–	–	–	–	●	●	●	–	–	–	–	–	–	–	–	–	●	●	660-27	

KEY: ● = Allowed ⦿ = Only on corner lots of A and B streets ⦿ = Only if fronting on a C street, unless otherwise stated
 ○ = Requires special exception approval – = Not allowed

BUILDING TYPES

1 Description & Intent

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Article 3 Building Types
660-14 Storefront Building

660-14 Storefront Building

660-14.A DESCRIPTION AND INTENT
With a variety of available scales depending on the zone, the Storefront building type is intended for use in the downtown, along corridors, and at neighborhood nodes, accommodating shopping, services, and eating establishments in a building with uses mixed vertically. Oriented to the street with narrow or no side setbacks, this building type is highly accessible to the pedestrian. Ground story storefront glass, entrances along the sidewalk, and windows in upper stories facing the street make these buildings interesting and inviting to pedestrians. Parking, where provided, is located in the rear yard.

660-14.B ILLUSTRATIVE IMAGES
The images shown in Figure 660-14(A) are intended to illustrate the general character of the building type. The buildings and sites in each image may not fulfill all of the building type regulations.

660-14.C BUILDING REGULATIONS
The following tables and illustrations regulate this specific building type. See 660-12 for general regulations for all building types. See Article 14 for definitions and measuring table regulations.

LINE	SUBSECTION
660-14.D	Building Siting
660-14.E	Parking & Accessory Structures
660-14.F	Number & Location of Dwelling Units
660-14.G	Height
660-14.H	Roofs
660-14.I	Front & Side Facades
660-14.J	Supplemental Regulations



Figure 660-14(1) Storefront Building Type Examples

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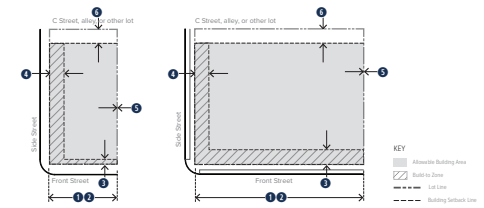
CITY OF ALLENTOWN PA Zoning Ordinance 3-9

2 Building Siting

Article 3 Building Types
660-14 Storefront Building

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Figure 660-14(2) Storefront Building Siting

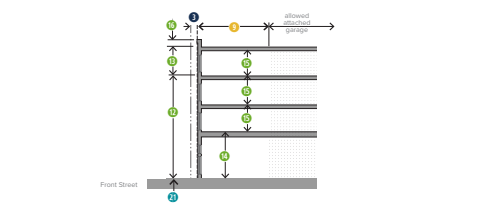


	MX-D	MX-C	MX-N	MX-S	Additional/References
660-14.D. BUILDING SITING. See Figure 660-14(2)					
Multiple Principal Buildings	Not allowed	Not allowed	Not allowed	Allowed, each building must meet all regulations	
1 Lot Width	18 ft.	18 ft.	18 ft. min. 50 ft. max.	50 ft. min.	
Lot Frontage	A or B street. See 660-12 for front street designation regulations.				
2 Front Streetwall	90% min.	75% min.	75% min.	65% min.	See 660-12.F for measuring.
	See front streetwall allowances for courtyard or plaza per 660-14.11				
3 Front Build-to Zone	0 min. 5 ft. max.	0 min. 10 ft. max.	0 min. 15 ft. max.	5 min. 15 ft. max.	Maximum streetscape area required per 660-12.J
4 Side-Street Build-to Zone	0 min. 15 ft. max.	0 min. 15 ft. max.	0 min. 15 ft. max.	0 min. 15 ft. max.	Double frontage lots addressed per 660-12.(5)
5 Side Setback	0 min.	0 min.	0 min.	0 min.	See 660-12.G for measuring.
	If any side setback is provided, at least 5 ft. is required.				
6 Rear Setback	0 at alley or C street.	20 ft. min.	20 ft. min.	20 ft. min.	See 660.80 for required rear and side buffers.
	In MX-D only, a Level 1 adjustment may be approved for a different rear setback.				
7 Building Coverage	no limit	no limit	no limit	70%	See 660-12.H for measuring building coverage.

Article 3 Building Types
660-14 Storefront Building

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Figure 660-14(4) Storefront Building Height



	MX-D	MX-C	MX-N	MX-S	Additional/References
660-14.G. HEIGHT. See Figure 660-14(4)					
1 Height	3 stories minimum 12 stories maximum	2 stories 2 stories 3 stories	2 stories 3 stories	2 stories 3 stories	See regulations on high-rises in 660-65. Major corridors defined in 660-145.
2 Additional Height	Unlimited stories in high-rise per 660-65	2 additional stories allowed on major corridors per 660-14.4	2 additional stories allowed on major corridors per 660-14.4	2 additional stories allowed on major corridors per 660-14.4	
3 Ground Story Height	12 ft. min. 18 ft. max.	10 ft. min. 15 ft. max.	10 ft. min. 15 ft. max. 9 ft. min. with min. 18" stoop	12 ft. min. 14 ft. max.	Measured floor-to-floor. See 660-14.4 for mezzanines and 660-12.K for measuring heights.
4 Upper Story Height	9 ft. min. 11 ft. max.	9 ft. min. 11 ft. max.	9 ft. min. 11 ft. max.	9 ft. min. 14 ft. max.	
660-14.H. ROOFS. See Figure 660-14(4)					
5 Allowed Roof Types	Flat, Parapet	Flat, Parapet, Pitched	Flat, Parapet, Pitched	Flat, Parapet, Pitched	See 660-60 for roof types and tower regulations
6 Tower	Allowed	Allowed	Allowed	Allowed	

3-12 CITY OF ALLENTOWN PA Zoning Ordinance

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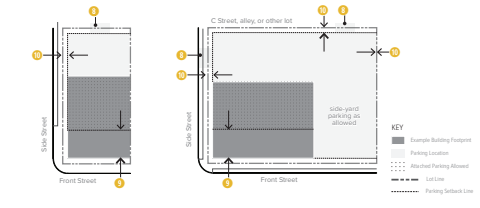
4 Height & Roofs

Parking Siting & Key Accessory Structures

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Article 3 Building Types
660-14 Storefront Building

Figure 660-14(3) Storefront Building Parking Siting



	MX-D	MX-C	MX-N	MX-S	Additional/References
660-14.E. PARKING & ACCESSORY STRUCTURES. See Figure 660-14(3)					
1 Parking & Driveway Access	Off C or side street only. If no C or side street, one drive off a front street may be approved through a Level 1 adjustment.	Off C or side street only. If no C or side street, one drive off a front street may be approved through a Level 1 adjustment.	Off C or side street only. If no C or side street, one drive off a front street may be approved through a Level 1 adjustment.	Off C or side street only. If no C or side street, one drive off a front street may be approved through a Level 1 adjustment.	One per 120 ft. of street frontage. See Article 5 for parking. See 660-12.I for loading.
2 Garage Setback within Building	20 ft. min. behind front facade above any basement	20 ft. min. behind front facade above any basement	20 ft. min. behind front facade above any basement	20 ft. min. behind front facade above any basement	See 660-63.J for garage door design regulations.
3 Surface Parking Location	Rear yard	Rear yard	Rear yard	Rear, side yard	See 660-12.J for allowed limited side yard parking layout.
4 Front & Side-Street Setback	No closer to lot line than principal building				See 660-79 for frontage buffer on C streets.
5 Side & Rear Setback	3 ft. min.	3 ft. min.	3 ft. min.	3 ft. min.	
6 Accessory Structure Location	Rear yard	Rear yard	Rear yard	Rear yard	See Article 5 for accessory structures.
7 Side & Rear Setback	No closer to lot line than principal building				
8 Side & Rear Setback	5 ft. min.	5 ft. min.	5 ft. min.	5 ft. min.	
KEY ACCESSORY STRUCTURES					See Article 5 for accessory structures and uses.
Outbuildings	●	●	●	●	KEY:
Drive-Through Facilities	—	—	—	—	● Allowed
Fuel Pumps	—	—	—	—	○ Required Special Exception
Outdoor Storage	—	—	—	—	— Not Allowed
Parking Structure	●	●	●	●	
660-14.F. NUMBER & LOCATION OF DWELLING UNITS					
Principal Dwelling Units	unlimited	unlimited	unlimited	unlimited	See Article 4 for allowed uses.
Accessory Dwelling Units	n/a	n/a	n/a	n/a	

DRAFT April 4, 2024

CITY OF ALLENTOWN PA Zoning Ordinance 3-11

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Article 3 Building Types
660-14 Storefront Building

Figure 660-14(5) Storefront Building Facade



	MX-D	MX-C	MX-N	MX-S	Additional/References
660-14.I. FRONT & SIDE-STREET FACADES. See Figure 660-14(5)					
1 Ground Story Transparency on Front Facades	70% min.	50% min.	45% min.	70% min.	See 660-12.L for measuring transparency.
	Measured between 2 ft. and 9 ft. from sidewalk grade.				
	No bays or 15 ft. wide sections of any story on facade may be without transparency except in MX-N.				
	Ground story transparency must extend min. 30 ft. around the corner down any side-street facade.				
2 Transparency: Front & Side-Street Facades	20% min.	20% min.	20% min.	20% min.	Measured per story, includes any full stories, visible basement, or towers with full height stories.
	No bays or 15 ft. wide sections of any story may be without transparency.				
3 Building Entrances	One principal entrance per every 45 feet of front facade				See 660-12.M for measuring storefront entrance location.
4 Allowed Entrance Types	Storefront, Elevated Storefront	Storefront, Sloop	Storefront, Elevated Storefront	Storefront, Elevated Storefront	See 660-64 for entrance types. Elevated Storefront is for use in foodplaza or at steep slopes.
5 Ground-Floor Elevation	Within 30 ft. of sidewalk elevation; see 660-61.C for sloped frontages.				
6 Horizontal Divisions with Shadow Lines	Within 3 ft. of the top of any story between the basement and 3rd story				Horizontal shadow lines to run a min. 80% of length of facade. See 660-15 for definition of shadow lines.
7 Vertical Divisions with Shadow Lines	One per every 45 ft. of ground story front facade	One per every 30 ft. of front facade	One per every 30 ft. of front facade	One per every 30 ft. of front facade	

DRAFT April 4, 2024

CITY OF ALLENTOWN PA Zoning Ordinance 3-13

5 Facades

Article 3 Building Types
660-14 Storefront Building

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660-14.J SUPPLEMENTAL STOREFRONT BUILDING REGULATIONS

(1) **Front Streetwall Variation.** Either a courtyard or an outdoor seating/dining area may count towards the streetwall requirement, provided the following regulations are met:

- (a) **Courtyard.** The courtyard must have a minimum of 30 feet in width and a minimum of 20 feet in depth, surrounded on 3 sides by occupied building facade.
 - The courtyard may count towards front streetwall when abutting the build-to zone.
- (2) One side of the courtyard may be defined by a landscape wall if approved by a Level 1 adjustment.
- (3) Parking is not allowed in courtyards.
- (4) Courtyard facades must be treated as front facades per facade regulations in Article 7 and any design regulations in Article 7.
- (5) Courtyard may not be located on the corner of the lot except as approved by a Level 1 adjustment. No more than 2 corners of an intersection may be occupied by a courtyard, except where existing prior to adoption of this zoning ordinance.
- (6) The courtyard must include special paving materials and patterns, and landscape materials such as trees in grates or planters and/or landscape beds must be included.
- (7) Temporary or permanent seating is required. Temporary seating must be available or in place between May 15 and September 15.

(2) **Additional Stories For Affordable Housing.** Where additional stories are allowed for affordable housing per 660-14.6, the following apply:

- (a) **Affordable Housing.** The project must meet the definition of affordable housing per 660-303(c) and any supplemental use regulations associated with affordable housing.
- (b) **Major Corridors & Proximate to Downtown.** Buildings on lots fronting on one of the major corridors (per 660-14.3) or located within 1/4 mile of a downtown zone may include up to 2 additional stories for affordable housing on top of the allowed height of 3.5 stories for a total of up to 5.5 stories. See 660-14.3 for required setback at N zones.
- (c) **Other Locations with Level 2 Adjustment.** With approval of a Level 2 adjustment, buildings on lots that do not front on one of the major corridors (per 660-14.3) or are not located within 1/4 mile of a downtown zone may include up to 2 additional stories of affordable housing on top of the allowed height of 3.5 stories for a total of up to 5.5 stories. See 660-14.3 for required setback at N zones.
- (3) **Setback at N Zones.** Any allowed "additional story" per 660-14.12 must be set back in the rear or side from any adjacent N-zoned lot line a minimum of 40 feet.

(b) **Outdoor Seating or Dining Plaza.** A front or side-street build-to zone may be expanded up to 20 feet from the lot line for a maximum of 20% of the front street facade or 100% of the side-street facade to allow for a permanent outdoor seating plaza or

outdoor dining area. For example, a build-to zone of between 0 and 5 feet could be expanded to 0 and 25 feet.

The seating/dining areas must be included in the street yard landscape per 660-75. Special paving materials and patterns, landscape materials such as trees in grates or planters and/or landscape beds must be included.

Temporary or permanent seating is required. Temporary seating must be available or in place between May 15 and September 15.

Buildings on lots fronting on one of the major corridors (per 660-14.3) or located within 1/4 mile of a downtown zone may include up to 2 additional stories for affordable housing on top of the allowed height of 3.5 stories for a total of up to 5.5 stories. See 660-14.3 for required setback at N zones.

With approval of a Level 2 adjustment, buildings on lots that do not front on one of the major corridors (per 660-14.3) or are not located within 1/4 mile of a downtown zone may include up to 2 additional stories of affordable housing on top of the allowed height of 3.5 stories for a total of up to 5.5 stories. See 660-14.3 for required setback at N zones.

Any allowed "additional story" per 660-14.12 must be set back in the rear or side from any adjacent N-zoned lot line a minimum of 40 feet.



3-14 CITY OF ALLENTOWN PA Zoning Ordinance

DRAFT April 4, 2024

Supplemental Regulations

6



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Article 4 Uses
660-29 Allowed Uses

Table 660-4. Use Table

Table with columns for ZONES (MX-, GX-, N, I, P) and rows for Residential, Congregate Living, Commercial, and Animal Service uses.

Key (see 660-28.B): ● = permitted ○ = special exception approval required -- = prohibited
⊙ = permitted only in upper stories or in the rear of the ground story
⦿ = permitted if located on a major corridor or near -D zone; may not exceed 25% of building footprint; more than 25% footprint requires special exception approval

Article 4 Uses
660-29 Allowed Uses

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Table 660-4. Use Table

Table with columns for ZONES (MX-, GX-, N, I, P) and rows for Personal Credit Establishment, Day Care Center, Eating and Drinking Places, Entertainment, Lodging, Retail Sales, and Self-Service Storage uses.

Key (see 660-28.B): ● = permitted ○ = special exception approval required -- = prohibited
⊙ = permitted only in upper stories or in the rear of the ground story
⦿ = permitted if located on a major corridor or near -D zone; may not exceed 25% of building footprint; more than 25% footprint requires special exception approval

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Article 4 Uses
660-29 Allowed Uses

Table 660-4. Use Table

Table with columns for ZONES (MX-, GX-, N, I, P) and rows for Manufacturing & Industry, Civic & Institutional, and Other Principal Uses.

Key (see 660-28.B): ● = permitted ○ = special exception approval required -- = prohibited
⊙ = permitted only in upper stories or in the rear of the ground story
⦿ = permitted if located on a major corridor or near -D zone; may not exceed 25% of building footprint; more than 25% footprint requires special exception approval



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