

Summary of Text Changes

- All zoning language that is proposed to be removed is identified as ~~strikethrough~~, all zoning language that is proposed to be added is noted as **bold**.
- All **highlighted** text are references to other sections of the code that have not been finalized yet. These will be revisited when the code is being finalized to ensure that all section references are correct.
- The Zoning Map will be drafted after the districts have been finalized, references to the Zoning Map in Article 3 establish the zoning map and its authority.

Additional Information

- Reformatting of the Bethlehem Redevelopment Area District
 - **The requirements of the district have remained the same**, the BRA is currently split between 5 distinct zoning districts is now consolidated into one base zoning district and 5 overlay districts. This method of regulation is more common and is best practice in the administration of zoning.
- Elimination of the McKinley Parkway Overlay District, Seaway Trail Overlay District, and Smokes Creek Overlay District
 - The standards that applied to properties in these districts have been adjusted and moved to the General Development Standards (Article VII) that we will review in a subsequent section.
 - The application of these districts as currently mapped was not regulating any property. As currently mapped, the district boundaries for these overlays are being erased due to the following:

“E. Where a district boundary divides a lot of record at the time such boundary is adopted, the district requirements of the greater portion of the lot will become the requirements of the entire lot.”
- Addition of the Historic Property Overlay District (HPO)
 - The City of Lackawanna recently adopted the HPO in the late fall of 2025, this section will carry on into the new zoning code