

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	SE(F)	N	N

ALLENTOWN CODE

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	B1WD	B/LI	I2	I3	P	I-G
Adaptive reuse	Article XV	SE	SE	SE	SE	SE	N	N	SE (A)	SE (A)	N	N	SE	N	SE (C)	SE (C)	N	N	SE
Conversion of an existing lawful principal business use into one dwelling unit	Article XV, § 660-59 (KK)	SE	SE	SE	SE	SE	SE	N	P (A)	P (A)	N	N	N	N	N	N	N	N	N
Residential conversion of an existing building to result in an increased number of dwelling units, other than above	Article XV	SE	N	N	N	N	N	N	P (A) (G)	P (A)	N	N	N	N	N	N	N	N	N
Sample or model home	Article XV	SE	SE	SE	SE	SE	SE	SE	N	N	N	N	N	N	N	N	N	N	N
Two-family dwelling		P	P	P	P	N	N	N	P	P(A)	N	N	N	N	N	N	N	N	N
Small group home	Article XV	SE	SE	SE	SE	SE	SE	SE	SE	N	N	N	N	N	N	N	N	N	N
Large group home	Article XV	SE	SE	N	N	N	N	N	SE	N	N	N	N	N	N	N	N	N	N
Student residence (such use is only regulated as a distinct use within the R-SO Overlay District. Outside of the R-SO District, the applicable dwelling and “family” regulations shall apply)	Article XV	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Pocket neighborhood development	§ 660-56	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	