

ARTICLE V
Establishment of Zoning Districts

§ 660-26. Area, yard, building and use requirements.

Within each zoning district, each lot or structure shall comply with Articles VII and IX and all other requirements of this chapter.

§ 660-27. List of districts.

For the purpose of this chapter, the City is divided into the following districts:

R-H	High Density Residential District
R-MH	Medium High Density Residential District
R-MP	Medium Density Residential - Planned District
R-M	Medium Density Residential District
R-ML	Medium Low Density Residential District
R-L	Low Density Residential District
R-LC	Low Density Conservation Residential District
R-SO	Student Residence Overlay District
B-1/R	Limited Business/Residential District
B-2	Central Business District
B-3	Highway Business District
B-4	Shopping Center Business District
B-5	Urban Commercial District
B/IWD	Innovation and Workforce Development Zone [Amended 5-21-2014 by Ord. No. 15133]
B/LI	Business/Light Industrial District
I-2	Limited Industrial District
I-3	General Industrial District
I-G	Institutional and Government District
P	Parks District
RRO	Riverfront Redevelopment Overlay District
HSO	Hamilton Street Overlay District
TNDO	Traditional Neighborhood Development Overlay District
HBDO	Historic Building Demolition Overlay District
MUO	Mixed-Use Overlay District [Added 12-6-2023 by Ord. No. 15957]

§ 660-28. Zoning map; incorporation and amendments.

The boundaries of the districts set forth in § 660-27 are established on a map entitled City of Allentown Zoning Map, which map accompanies and is declared to be a part of this chapter. Map changes and amendments shall be made in accordance with the provisions of Article III of this chapter.

§ 660-29. Determination of district boundaries.

Where uncertainty exists as to any district boundaries as shown on the Zoning Map, the following rules shall apply:

- A. District boundary lines are intended to follow street, alley or public rights-of-way, center lines, railroad rights-of-way, waterways and lot or property lines as they exist on plats of record at the time of the passage of this chapter unless such district boundary lines are fixed by dimensions shown on the Zoning Map. Whenever any street, alley or other public right-of-way is vacated, the district adjoining each side of such street, alley or public right-of-way shall be automatically extended to the center of such vacated right-of-way.
- B. Where the Zoning Map shows a street, alley or waterway as the zoning district boundary, and the entire width of such feature is within the City of Allentown, then such boundary shall be the center line of such feature, unless specified otherwise.
- C. Where land area has become a part of the City by annexation, the same shall automatically be classified as being in the R-L District until such classification is changed by an amendment to this chapter as provided herein.

§ 660-30. Amendments.

It is the responsibility of the applicant to contact the Zoning Officer or City Clerk's office to make sure that they possess the latest amendments to this chapter.

§ 660-31. Purposes of each district.

In addition to serving the overall community development objectives of this chapter and the purposes of the Comprehensive Plan, the following districts shall serve the following purposes:

- A. R-H High Density Residential District. This district's development is more dense and intense, and is located typically, though not exclusively, in Allentown's Center City. Its purpose is to provide areas of high-density appropriate for the development of high-rise residential and nonresidential structures with controls necessary for insuring compatible development with other uses permitted in this district.
- B. R-MH Medium High Density Residential District. This district is generally found at the fringe of the Center City area. Its density is high, but less than that found in the R-H District. Its purposes are to provide areas of medium-high-density with a mix of housing types, to protect these areas from incompatible uses, and to stabilize and preserve older neighborhoods.
- C. R-M Medium Density Residential District. The purpose of this district is to provide areas for

medium-density residential use, relatively small lot sizes and attached as well as detached dwelling units and to stabilize and protect the characteristics of these areas.

- D. R-MP Medium Density Residential - Planned District. The purpose of this district is to provide for medium-density residential development with a variety of housing types in areas of the city that would benefit from relatively flexible lot requirements for housing other than single-family detached homes. This district requires that rowhouse and apartment developments provide common open spaces to offset the lack of large individual yard areas.
- E. R-ML Medium Low Density Residential District. The purpose of this district is to provide for primarily residential development at a generally medium-low density, while protecting these areas from incompatible uses. Similar to the R-L, this district provides for residential neighborhoods composed of single-family detached homes at a low density.
- F. R-L Low Density Residential District. The purpose of this district is to provide for residential neighborhoods at a low density with a generally suburban character, and that primarily involve single-family detached homes.
- G. R-LC Low Density Conservation Residential District. The purpose of this district is to protect environmentally sensitive areas that are characterized by environmental features such as woodlands, steep slopes and viewsheds of river valleys through the provision of large lot sizes and tree protection regulations.
- H. R-SO Student Residence Overlay District. The purposes of this district are to protect the single-family owner-occupied residential character of the immediate neighborhood surrounding an institution of higher learning, while permitting the residence of students "off-campus" proximate to the institution, to protect the character of the area, and to diminish those influences which infringe on the quiet enjoyment of single-family owner-occupied residences, such as noise, litter, overcrowding, additional parking needs, and lack of maintenance of structures and their grounds.
- I. B-1/R Limited Business/Residential District. The purpose of this district is to provide for mixed-use areas adjacent to residential districts in which business uses are permitted on a limited basis or as are normally required for the convenient household and business needs of nearby neighborhoods.
- J. B-2 Central Business District. The B-2 District is Allentown's Central Business District. The district promotes residential density and building intensity, and encourages a wide variety of retail, office, service, residential, governmental, cultural, entertainment and institutional uses in the downtown. The district's standards are intended to maximize commercial development opportunities and housing density, as a tool to enhancing the market for downtown businesses and increase the pedestrian levels. To broaden the reuse commercial opportunities for older and larger buildings, the B-2 provides opportunities for selected light manufacturing uses whose impacts are compatible with the qualities of the downtown.
- K. B-3 Highway Business District. The B-3 District is usually found along a City arterial street. The purpose of the district is to provide locations for highway-oriented and other retail uses and services for large areas of the City and beyond.
- L. B-4 Shopping Center Business. The purpose of this district is to provide areas appropriate to

and reserved for large complexes of shopping facilities containing a wide range of business and service uses and servicing large areas.

- M. B-5 Urban Commercial District. The purpose of this district is to provide an area that balances neighborhood commercial needs with those of a larger service area, though less highway-oriented than Highway Business Districts. The district is also intended to facilitate the redevelopment and reuse of obsolete and vacant land and buildings by providing for a range of compatible commercial, entertainment and public uses.
- N. B/LI Business/Light Industrial District. The purpose of this district is to provide for a mix of commercial and light industrial uses to offer a wide market in areas suitable for both types of uses.
- O. I-2 Limited Industrial District. The purpose of this district is to provide for a range of lighter industries and related businesses in a manner that is compatible with adjacent neighborhoods, parks and the Queen City Airport. The district regulations include a set of performance standards and other regulations designed to protect residential property values, provide a desirable transition between industrial and other uses, and promote a high order of industrial development.
- P. I-3 General Industrial District. The purpose of this district is to provide areas suitable for a wide variety of industrial and related uses with controls necessary for insuring sound industrial development.
- Q. I-G Institutional and Government. The purpose of this district is to provide for areas for major governmental and institutional uses, including hospitals, related medical offices and colleges.
- R. P Parks. The purpose of this district is to primarily recognize public recreation land, cemeteries and public/semipublic open spaces.
- S. RRO Riverfront Redevelopment Overlay District. This district recognizes an area of Allentown that is uniquely situated compared to other areas of the City. This district allows future development and adaptive reuses consistent with such uniqueness. This area is also unique in terms of its size because it potentially includes over 20 acres of redevelopment land. This RRO District is intended to:
 - (1) Promote redevelopment that enhances the Lehigh Riverfront, in recognition of its value to the City, while making better use of underutilized lands.
 - (2) Promote appropriate mixtures of compatible uses that provide for a variety of employment opportunities and housing types, including mixtures of business and residential uses in the same building.
 - (3) Improve the public's access to the river and maximize the visibility of the riverfront.
 - (4) Allow persons to live, shop and work on the same tract of land, in order to reduce total vehicle traffic in the City and reduce commuting distances, while promoting use of public transit.
 - (5) Carry out the purposes of the traditional neighborhood development (TND) and the

purposes of the planned residential development (PRD) provisions of the State Municipalities Planning Code, which are hereby included by reference.

- (6) Encourage new development to occur in a compact neighborhood-oriented manner that will be consistent with traditional patterns and scale of development, and that creates a sense of place.
 - (7) Promote housing that serves various types of households.
 - (8) Allow modification of certain requirements through the PRD process by the Planning Commission.
 - (9) Promote a pedestrian-oriented Main Street through the development that includes a mix of commercial and residential uses.
- T. HSO Hamilton Street Overlay District. This district recognizes Hamilton Street between 5th and 12th Streets as herein defined as a unique area with important historical and architectural resources. The regulations of this district are intended to serve the following major purposes:
- (1) To protect the existing physical character and historic streetscape identity of the Hamilton Street District, which has been determined to be eligible for the National Register of Historic Places.
 - (2) To provide a mechanism to review proposals for alterations to buildings to ensure consistency with established design guidelines for the area.
 - (3) To encourage continued use, appropriate rehabilitation and adaptive reuse of buildings.
 - (4) To strengthen the local economy by promoting downtown business activity, improving property values and increasing investment in older buildings.
- U. TNDO Traditional Neighborhood Development Overlay District. The regulations of this district are intended to serve the following major purposes:
- (1) To protect the character of Allentown's traditional neighborhoods and promote development that is consistent with the physical form and characteristics of those neighborhoods.
 - (2) To encourage the continued use, appropriate rehabilitation and adaptive reuse of historic buildings.
 - (3) To promote nonresidential development that is designed to promote walkability and is of a scale and design that is compatible with adjoining residential neighborhoods.
 - (4) To carry out the recommendations of the City's Comprehensive Plan, including recommendations to preserve neighborhoods and community character.
- V. HBDO Historic Building Demolition Overlay District. The regulations of this district are intended to serve the following major purposes:
- (1) To promote the retention of community character through preservation of the local heritage by recognizing and protecting historic and architectural resources.

- (2) To establish a clear process to review the demolition of designated historic buildings.
 - (3) To encourage the continued use, appropriate rehabilitation and adaptive reuse of historic buildings.
 - (4) To strengthen the local economy by promoting heritage tourism, improving property values and increasing investment in older buildings.
 - (5) To carry out the recommendations of the City's Comprehensive Plan, including recommendations to preserve historic buildings and community character.
- W. B/IWD Innovation and Workforce Development Zone. The purpose of this zone is to facilitate the appropriate reuse of land and/or buildings that because of their physical characteristics are suitable for a mix of office; education and training, business development, manufacturing and related uses. **[Amended 5-21-2014 by Ord. No. 15133]**
- X. MUO Mixed-Use Overlay District. The purposes in § 660-53.1B shall apply. **[Added 12-6-2023 by Ord. No. 15957]**