

## **PROPOSED AMENDMENT No. 3**

**For Public Hearing on Wednesday January 25, 2023**

**This amendment would update language in Article II General Provisions and Article XI Multi-Family Dwelling Unit Development in order to make the parking requirements in the Zoning Ordinance consistent with the requirements in the recently updated Site Plan Review Regulations. Detailed requirements would be removed from the Zoning Ordinance and the requirements contained in the Site Plan Review Regulations would be included by reference.**

**Article II General Provisions- H. Parking Requirements, the following language would be removed:**

a. In Districts I, II, III and IV, off-street parking, either by means of open air spaces, each having an area of ten (10) feet wide by twenty (20) feet long, or by garage space, shall be provided in accordance with this section whenever any new use is established or any existing use is enlarged. Requirements shall be as follows:

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| Single and two-family dwellings:   | 2 spaces per units.                                |
| Multi-family dwellings:  | 1.5 spaces per unit.                               |
| Motels, hotels, guesthouses, and mobile homes:   | 1 space per unit.                                  |
| Theaters, restaurants, churches:   | 1 space per 3 seats.                               |
| Retail floor space, community buildings, clubs, halls:   | 1 space per 200 square feet of principal use area. |
| Public, commercial, or professional offices:   | 1 space per 400 sqft                               |
| 1 space for each employee on major shift, or 1,000 s.f. of principal use whichever Is greater. |  |

b. In Districts I, II, III and IV, additional parking requirements for motels, hotels, theaters, restaurants, retail stores, professional offices and all other commercial

uses: one parking space required for every two employees, based on the time period that the maximum amount of employees are working.

c. Given the unique nature of District I – Main Street, there are no parking requirements for this district in the zoning ordinance. Parking requirements for this district are instead set forth in the Site Plan Review Regulations.

**The following language would be added and remaining items renumbered accordingly:**

1. Single family dwellings, single family dwellings with an accessory dwelling unit, and two-family dwellings shall provide 2 spaces of off-street parking per dwelling unit, either by means of open air space or garage space, each having an area of ten (10) feet wide by twenty (20) feet long.

2. Parking for multi-family dwellings and nonresidential uses shall be provided as required by the Town of Bethlehem Site Plan Review Regulations.

**In Article XI Multi-Family Dwelling Unit Development**

**6. Parking as it reads now:**

The parking requirements found in the General Provisions Article II-H shall apply.

**6. Parking as it would read with Amendment No. 3:**

The parking requirements found in the Town of Bethlehem Site Plan Review Regulations shall apply.