

ARTICLE 1327
ADDITIONAL REQUIREMENTS FOR SPECIFIC USES

1327.01	Purpose
1327.02	Procedures for Permitted by Right Uses with Additional Requirements
1327.03	Additional Requirements for Specific Uses

1327.01 PURPOSE. To provide additional standards for specific uses that are permitted in specified districts. Such standards are intended to be considered by the Zoning Officer in the event a use is permitted by right, or by the Zoning Hearing Board in the event a use is permitted by special exception.

1327.02 PROCEDURES FOR PERMITTED BY RIGHT USES WITH ADDITIONAL REQUIREMENTS. See requirements in Article 1325 for submittal and review of a site plan. The Zoning Officer shall obtain the review comments of other City agencies as may be necessary.

1327.03 ADDITIONAL REQUIREMENTS FOR SPECIFIC USES. The following additional requirements shall apply for each of the following specific uses. An applicant shall provide evidence that a use will meet the requirements of this Article 1327.

A. Adaptive Reuse Projects

1. The minimum floor area requirements of Section 1315.05 shall be met for all dwelling units.
2. The minimum lot area per dwelling unit shall apply, where applicable.
3. Exterior changes to the building shall be compatible with the design of the building and neighborhood.
4. The requirements for Multi-Family buildings in Section 1327.03 shall apply.
5. The off-street parking standards of Section 1321 shall apply. However, under the procedures of Section 1321.01.O, the Zoning Hearing Board may approve a reduction in the number of required parking spaces as a Special Exception based upon the availability and anticipated use of public transportation services and other considerations outlined in Section 1321.01.O. The reduction of parking under this subsection shall only be approved if there are no reasonable alternatives to meeting the required parking on-site or off-site. In granting any such reduction, the Zoning Hearing Board may require a reduction in the number of units and/or the reservation of parking through a long term lease at an off-site location.
6. The Zoning Hearing Board may permit the inclusion of certain non-residential uses it finds appropriate and complementary to the proposed residential use and that it determines will not be detrimental to the surrounding neighborhood. The Zoning Hearing Board shall take into consideration the nature of any non-residential use existing or proposed to exist in the building and may add a condition restricting future non-residential uses. In making this determination, the Zoning Hearing Board shall take into account possible impacts such as noise, traffic, parking and

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loading, and the Environmental and Performance Standards found in Section 1317.02.

7. The application shall be accompanied by a site plan conforming to the requirements of Section 1325.01.
8. The proposed application and site plan shall be forwarded to the Allentown City Planning Commission for review and comment.

B. Adult Day Care Center

1. The applicant shall submit a narrative describing the particulars of the operation including number of staff persons, licensed capacity, and hours of operation; and a site plan indicating at a minimum the location and dimensions of the building, drop-off/loading area, parking, and waste storage area.
2. The adult day care center shall have a valid license issued by the Pennsylvania Department of Aging, as applicable, prior to occupancy.
3. In the case of a special exception use, the Board may require a fence or buffer strip, as specified in Article 1323, if necessary, to prevent the use from being detrimental to surrounding property.
4. Adult day care centers are not permitted within dwelling units.
5. An adult day care center with more than 12 clients may not be physically attached to any structure containing one or more dwelling units.

C. Adult Use (See definitions of terms in Section 1303)

1. All such uses shall comply with all state laws which regulate adult live entertainment, obscenity and adult oriented establishments and all other current and/or future applicable state laws which may hereinafter be enacted which regulate and/or prohibit "live sex acts."
2. Districts. It shall be unlawful to establish any "Adult Use" within: a) any residential district, b) any district where the use is not specifically permitted by this Ordinance.
3. Separation Required. It shall be unlawful to establish an Adult Use within 1,000 lineal feet of any existing Adult Use.
4. Setback. It shall be unlawful to establish an Adult Use within 500 feet of any primary or secondary school, dwelling, child care facility, place of worship or residential district.
5. Allowance as a Special Exception. The Zoning Hearing Board shall only authorize the establishment of an Adult Use if the applicant provides evidence that allows the Board to make the following findings:
 - a. That the proposed use will not adversely affect the desirability of existing dwellings in the vicinity for residential purposes, and will not be detrimental to the general character of the area.
 - b. That the establishment of the proposed use will be compatible with any program of neighborhood revitalization.
 - c. That the conditions set forth in Article 1307 relating to special exceptions will be met.

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perpendicular vehicle or utility crossings. Such landscaped area shall not include any buildings.

6. For any new or expanded manufactured home park, each mobile/manufactured home shall be setback a minimum of 20 feet from any other mobile/manufactured home and at least 35 feet from any exterior lot line.
7. Interior roads and required parking spaces shall be paved in asphalt with a stone subsurface, concrete or other material approved by the City Engineer.

X. Membership Clubs

1. If regulated as a special exception use, a statement setting forth full particulars on the operation of the use and a copy of the bylaws or articles of incorporation (if incorporated) shall be filed with the Zoning Officer.
2. The proposed use must be a non-profit organization operated primarily for the recreation and enjoyment of the members of such organization and their occasional guests.
3. The proposed use shall not adversely affect the safe and comfortable enjoyment of properties in the neighborhood and the design of any structures erected in connection with such use shall be in keeping with the general character of the area.
4. Buffer strips as required by Article 1323 shall be provided.
5. See State Act 219 of 1990, which generally prohibits after-hours clubs.
6. The use shall not meet the definition of an adult use.
7. The use shall not involve the sale of alcoholic beverages in a residential district, except if permitted as a nonconforming use.

Y. Mineral Extraction

1. No new excavation for mineral extraction or mechanical loading or processing of such materials shall be located within the following minimum setbacks:
 - a. 75 feet from the right-of-way of a public street,
 - b. 200 feet from the boundary of a residential district,
 - c. 50 feet from any other lot line.
2. A landscaped area with a minimum width of 25 feet shall be provided around the perimeter of the use, except for necessary perpendicular crossings.
3. The Zoning Hearing Board may require berming, landscaping, fencing and additional setbacks as needed to protect the public safety and to avoid conflicts with neighboring uses.
4. A copy of mapping and all application materials submitted to the State Department of Environmental Protection shall also be provided to the Zoning Officer.

Z. Multi-Family Dwellings involving 5 or more dwelling units on a lot shall meet the following additional requirements:

1. Location of Buildings. The distance between multifamily dwelling unit buildings on the same lot shall not be less than 20 feet. No interior yards, as such, shall be required but all buildings shall be so located in relation one to another that the angle of horizontal from the sill of the lowest window in the habitable area in one building to the highest point of another building, excluding towers, chimneys and

similar fixtures, does not exceed 45 degrees. Where possible, the design layout of dwelling structures shall be such that the front of one structure does not face the rear of another.

2. Proximity to Parking Area. No multi-family dwelling unit building shall be closer than 20 feet from any parking area access driveway nor closer than 10 feet from any parking area.
3. Court Yards. Court yards bounded on 3 or more sides by the wings of the same building or by the walls of separate buildings shall have a minimum court width of 2 feet for each one foot in height of the highest building.
4. Storage Space. In addition to any storage area contained inside multi-family building dwelling units, there shall be provided for each dwelling unit a minimum of 35 square feet of storage area in a convenient location (such as a basement) where personal belongings and effects may be stored without constituting a fire hazard and where the belongings and effects may be kept locked and separated from belongings of other occupants.
5. Stairwells, Stairways and Landings. All multi-family building stairwells, stairways and landings shall be architecturally integrated into the building.
6. Site Requirements.
 - a. Interior roads shall be so designed as to minimize hazards to pedestrians and to vehicles within the development and on adjacent streets.
 - b. Off-street parking areas shall not open directly on to a public street, but shall be provided with access drives or other controlled access. Access drives shall not serve as part of a specified parking area and shall be kept clear of parked vehicles.
 - c. Pedestrian walks shall be not less than 4 feet in width and shall be provided wherever normal pedestrian traffic will occur. All walks shall meet minimum construction standards as specified by the City Engineer.
 - d. Garbage and refuse pickup and other multi-family utility areas shall be provided and shall be located so as not to detract from the aesthetic character of the development and shall be enclosed and shielded from view by fencing, walls or shrubbery of at least 5 feet in height around the perimeter.
 - e. All new telephone and electric service utilities shall be underground in all new multi-family developments.
 - f. All multi-family developments shall be served by municipal sanitary sewer and municipal water facilities.
 - g. All multi-family developments shall be provided with a liberal and functional landscaping scheme. Interior roads, parking areas and pedestrian walks shall be provided with shade trees which are of an appropriate size and character. Open space adjacent to buildings and open areas between buildings to be utilized by residents and border strips along the sides of pedestrian walks shall be graded and seeded to provide a thick stand of grass or other plant material. Approaches to multi-family dwellings and entrance areas shall be provided with attractive trees and