



Eagle Realty USA

For Sale!

2300 Hanover Avenue, Allentown & 2220 Florence Ave, Bethlehem City

2211 & 2235 W Broad Street, Bethlehem City, PA

[Link To Google Aerial](#)

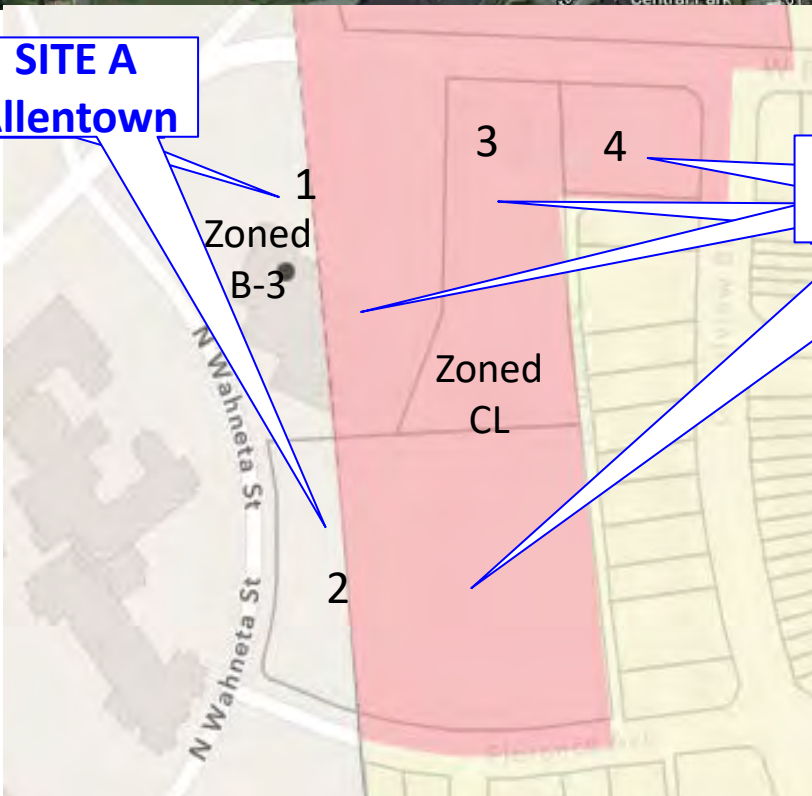


Site A:
+/- 2.3 Acres
Allentown

Site B:
+/- 6.55 Acres
Bethlehem City

SITE A
Allentown

SITE B
Bethlehem City



1. Parcel Id: 641758045413
(Partially in Allentown & Bethlehem City)
2. Parcel Id: 641758202273
(Partially in Allentown & Bethlehem City)
3. Parcel Id: 641758239955
(Bethlehem City)
4. Parcel Id: 641758456810
(Bethlehem City)

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PROPERTY HIGHLIGHTS

2300 Hanover Avenue, Allentown & 2220 Florence Ave, Bethlehem City
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- Corner at a signalized intersection
- Lot Size: +/- 8.55 Acres
- May be purchased separately or together
- Site A: +/- 2.3 acres in Allentown
- Site B: +/- 6.55 acres in Bethlehem City
- Zoned: B-3 Allentown, CL Bethlehem City
- Zoning Code Links:

Allentown:

<https://www.allentownpa.gov/Portals/0/files/Legislative/Ordinances/2010/Final%20Ordinance%2014835.pdf>

Bethlehem:

<https://archive.bethlehem-pa.gov/ordinance/Zoning%20Ordinance.pdf>

- Utilities: Public water and sewer
- Area Retailers Include: Giant Foods with fuel, Big Lots, Pet Smart, Advance Auto Parts, Lowes, Marshall's, Staples, Dollar Tree, USPS, Burger King, McDonalds, KFC, 7-Eleven, CVS, Rite Aid & Wawa
- Traffic Count:
 - Hanover Ave: 9,628 AADT
 - Broad Street: 9,287 AADT
 - Source PennDot (2020 Hanover Ave, 2018 Broad Street)

[Link To Google Aerial](#)

Eagle Realty USA

Licensed Real Estate Broker

35 Righter Road, Suite B

Randolph, NJ 07836

"We Close Deals...That's the Bottom Line"

For More Information Please Contact:

Gary J. Drechsel, Sr.

Member-Broker of Record

Phone 973.598.0300 Ext 11

Mobile 973.713.7700

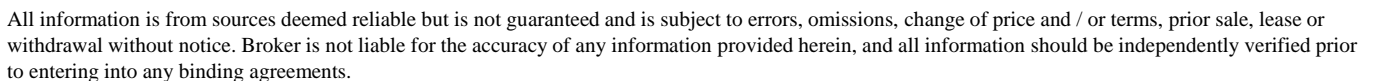
Gary@EagleRealtyUSA.net

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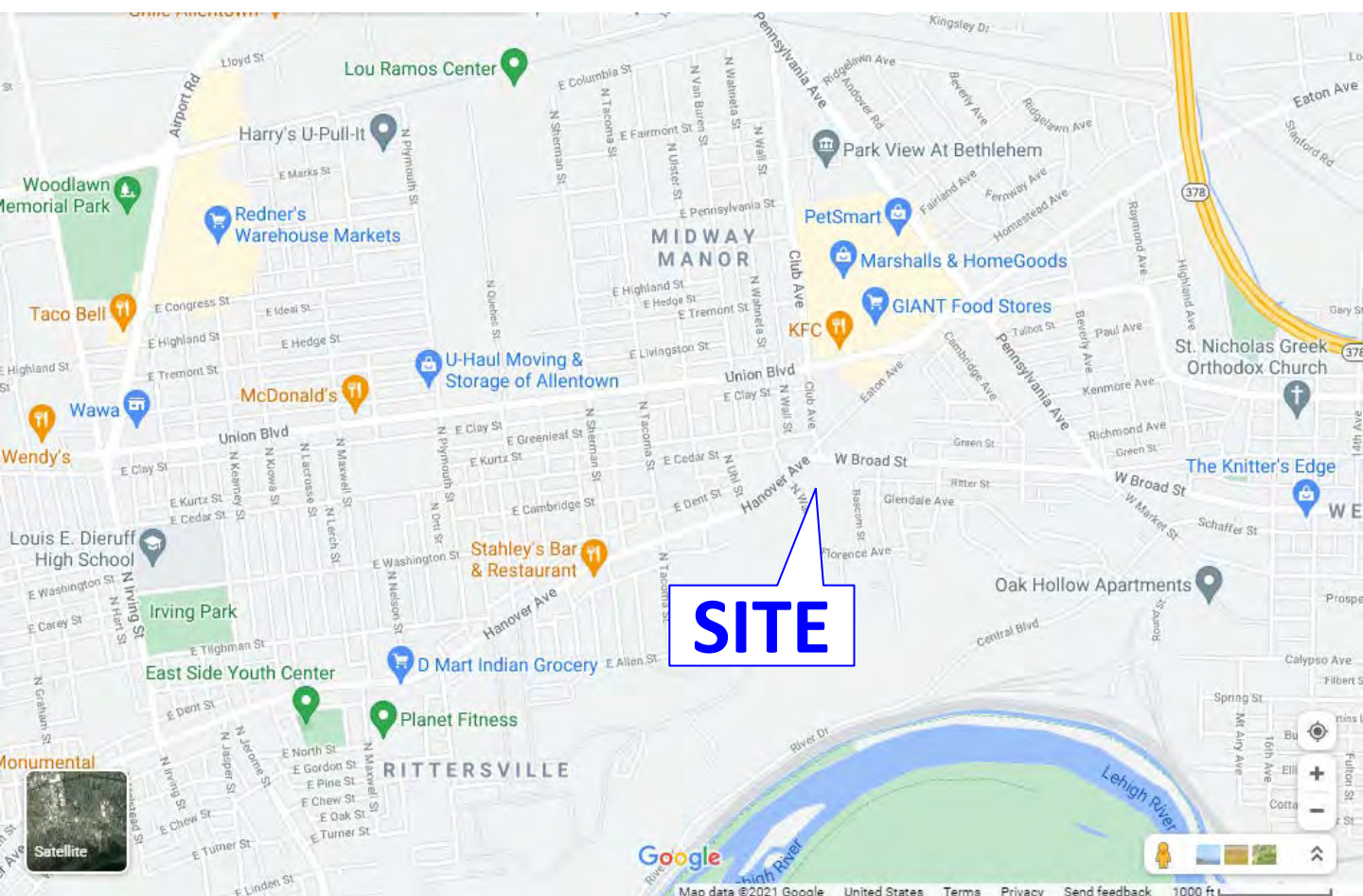


LOCATION MAP

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THE AREA

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Allentown is currently the fastest growing city in all of Pennsylvania.

Allentown constitutes a portion of the **New York City Combined Statistical Area** and is the county seat of **Lehigh County**.

Located on the **Lehigh River**, Allentown is the largest of three adjacent cities, in Northampton and Lehigh counties, that make up a region of eastern Pennsylvania known as the Lehigh Valley. Allentown is 50 miles (80 km) north-north-west of Philadelphia, the sixth most populous city in the United States, 90 miles (140 km) east-northeast of Harrisburg, the state capital, and 90 miles (140 km) west of New York City, the nation's largest city.

Bethlehem is the seventh largest city in Pennsylvania. Together with Allentown and Easton, the Valley embraces the Allentown-Bethlehem-Easton, PA-NJ metropolitan area. Smaller than Allentown but larger than Easton, Bethlehem is the Lehigh Valley's second most populous city. In turn, this metropolitan area comprises Pennsylvania's third-largest metropolitan area and the state's largest and most populous contribution to the greater New York City metropolitan area.

The Norfolk Southern Railway's Lehigh Line (formerly the main line of the Lehigh Valley Railroad), runs through Allentown and Bethlehem heading east to Easton, Pennsylvania and Phillipsburg, New Jersey across the Delaware River. The Norfolk Southern Railway's Reading Line runs through Bethlehem heading west to Allentown and Reading.

Source: [Allentown Trip Planner • See & Do more in your Allentown holiday \(inspirock.com\)](#)

Source: [Bethlehem, Pennsylvania - Wikipedia](#)



TOP EMPLOYERS IN LEHIGH COUNTY

2300 Hanover Avenue, Allentown & 2220 Florence Ave, Bethlehem City
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Lehigh County

3rd Quarter, 2020

Combined Government Ownerships

Rank	Employer	Rank	Employer
1	Lehigh Valley Hospital Center	26	Sharp Corporation
2	Saint Luke's Hospital	27	Uline Inc
3	Amazon.com Services Inc	28	Muhlenberg College
4	Lehigh Valley Physician Group	29	DeSales University
5	Lehigh County	30	AtWork
6	Allentown School District	31	KidsPeace National Center for Kids
7	Mack Trucks Inc	32	Fisher Clinical Services Inc
8	Saint Luke's Physician Group Inc	33	Whitehall-Coplay School District
9	Air Products and Chemicals Inc	34	The Boston Beer Company
10	B Braun Medical Inc	35	Lehigh Carbon Community College
11	Parkland School District	36	Target Corporation
12	Lutron Electronics Co Inc	37	Heartland Employment Services LLC
13	Giant Food Stores LLC	38	Dun & Bradstreet Inc
14	State Government	39	Wegmans Food Markets Inc
15	Federal Government	40	Wakefern Food Corporation
16	East Penn School District	41	Arc of Lehigh & Northampton County
17	Home Depot USA Inc	42	PPL Electric Utilities Corp
18	Weis Markets Inc	43	Eaton Corporation
19	Health Network Laboratories	44	Nestle Purina PetCare Co
20	Good Shepherd Rehab Network	45	Nestle Waters North America Inc
21	ADP Inc	46	FedEx Ground Package System Inc
22	Carbon-Lehigh Intermediate Unit 21	47	GEODIS Logistics LLC
23	Wal-Mart Associates Inc	48	The Wood Company
24	City of Allentown	49	J.B. Hunt Transport Inc
25	Dorney Park & Wildwater Kingdom	50	Advance Stores Company Inc

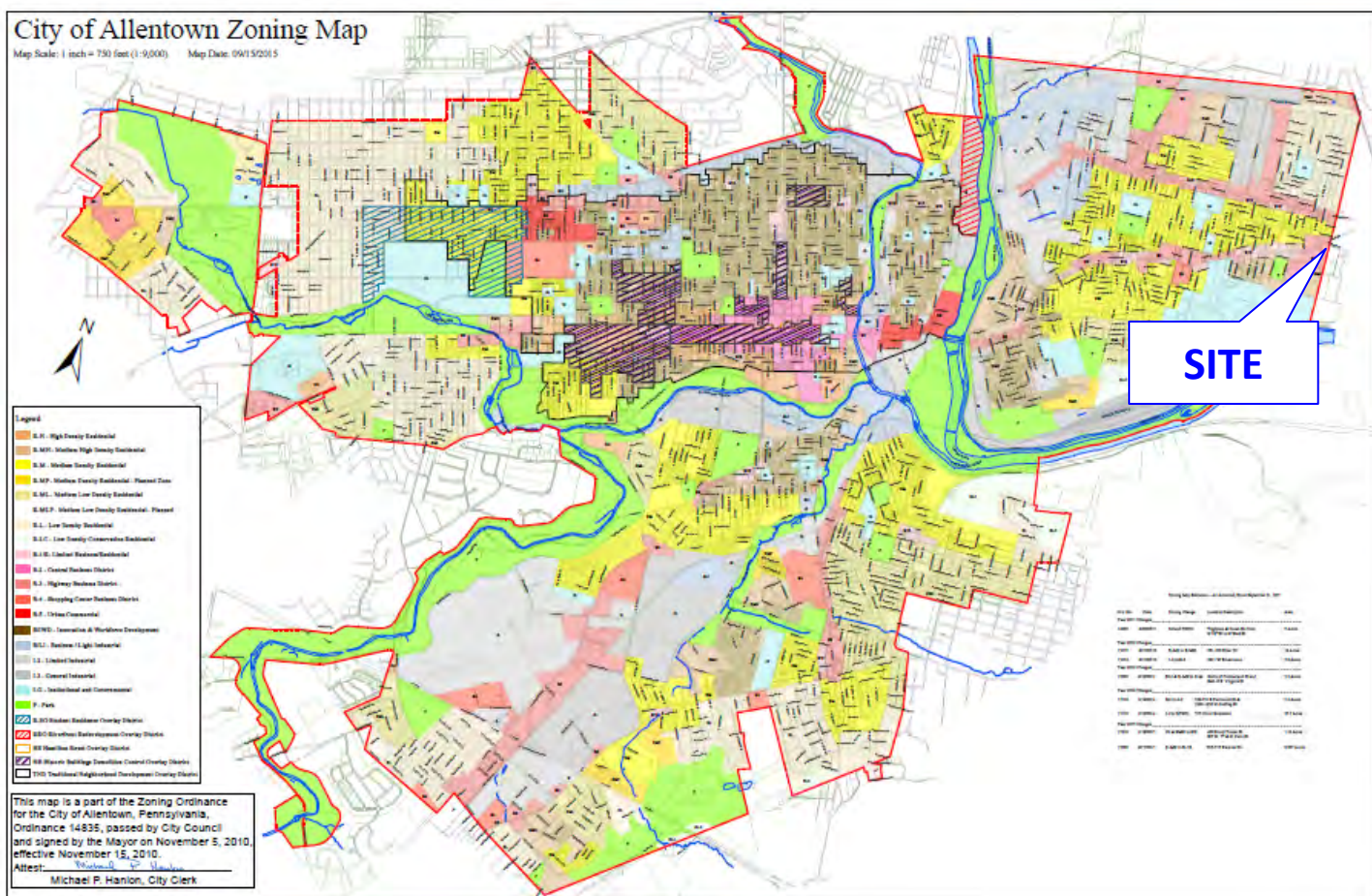
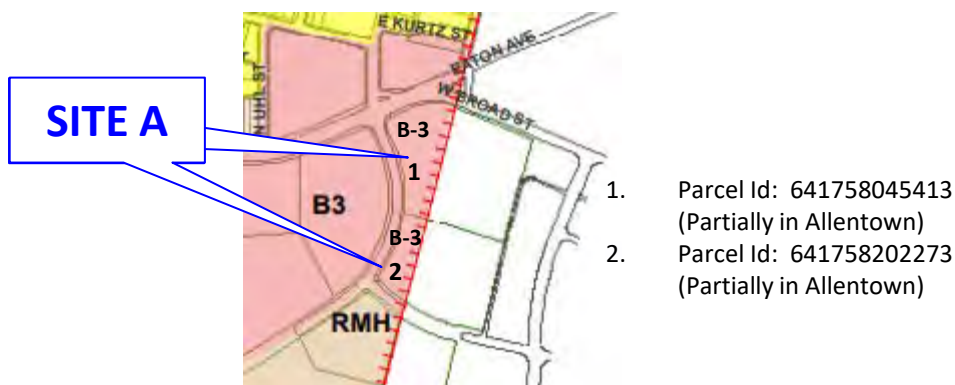
Source: [Lehigh County Top 50.pdf \(pa.gov\)](#)

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Zoning Map

Zoning Code

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1313.01.A. PERMITTED RESIDENTIAL USES BY ZONING DISTRICT

<u>RESIDENTIAL USES</u> (See definitions in Article 1303)	<u>REFER ENCES</u>	R-H	R-MH	R-M	R-MP	R-ML	R-L	R-LC	B1/R	B2	B3
Single Family Detached Dwelling		P	P	P	P	P	P	P	P (A)	P (A)	P
Twin Dwelling, with each new dwelling unit located on its own lot	Article 1315.05	P	P	P	P	N	N	N	P (A)	P (A)	P
One or more Apartment/Multi-Family Dwelling Units within a Building that includes a principal non-residential use	Article 1315.05	P	N	N	N	N	N	N	P (A)	P (A)	P (B)

1313.01.B. PERMITTED COMMERCIAL USES BY ZONING DISTRICT

<u>COMMERCIAL USES</u> (See definitions in Article 1303)	<u>REFER ENCES</u>	R-H	R-MH	R-M	R-MP	R-ML	R-L	R-LC	B1/R	B2	B3
Adult Use	Article 1327	N	N	N	N	N	N	N	N	N	SE
Amusement Arcade		N	N	N	N	N	N	N	SE (JJ)	P	P
Art Gallery	Note LL	P (JJ)	SE	N	N	N	N	N	P (JJ)	P	P
Auto Body Shop	Article 1327	N	N	N	N	N	N	N	N	N	N
Auto Sales or Rental		N	N	N	N	N	N	N	N	N	P
Bed and Breakfast Inn		SE (I)	N	N	N	N	N	N	SE (I)	P	P
Betting Use		N	N	N	N	N	N	N	N	P	P
Bring Your Own Bottle Establishment	Article 1327	N	N	N	N	N	N	N	N (CC)	P	P
Bus or Passenger Rail Terminal (as a principal or accessory use)		N	N	N	N	N	N	N	N	P	N
Business Services		N	N	N	N	N	N	N	P(JJ)	P	P
Car Wash	Article 1327 Note H	N	N	N	N	N	N	N	N	N	P

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COMMERCIAL USES (continued)	REFER ENCES	R-H	R- MH	R-M	R- MP	R- ML	R-L	R- LC	B1/R	B2	B3
Catering, Preparation of Food for (this use may be combined with a Restaurant if the requirements for a restaurant are also met)		N	N	N	N	N	N	N	P	P	P
Check Cashing Business	Note II	N	N	N	N	N	N	N	P	P	P
Commercial Communications Tower/Antenna, -non-freestanding extending less than 25 feet above an existing principal building, structure, or public utility transmission tower that is over 60 feet in height	Article 1327	P	P	N	N	N	N	N	N	P	P
Commercial Communications Tower/Antenna -freestanding	Article 1327	N	N	N	N	N	N	N	N	N	SE
Custom Crafts, manufacture and sale of (such as jewelry and handicrafts), or Artisan's Studio		N	N	N	N	N	N	N	P (JJ)	P	P
Exercise Club		P (K)	N	N	N	N	N	N	P (JJ)	P	P
Financial Institution (which includes a bank but which does not include a check cashing establishment or pawn shop)		N	N	N	N	N	N	N	P (HH) (JJ)	P	P
Funeral Home		P (JJ)	N	N	N	N	N	N	P (JJ)	P	P
Gasoline Station	Article 1327; Note H	N	N	N	N	N	N	N	N	N	P
Hotel or Motel		N	N	N	N	N	N	N	N	P	P
Kennel		N	N	N	N	N	N	N	N	N	N
Massage Establishment meeting the State Massage Establishment Ordinance. All other massage establishments shall be prohibited.		P (K)	N	N	N	N	N	N	P	P	P
Newspaper Publishing and Printing		N	N	N	N	N	N	N	P (M) (JJ)	P	P
Offices of business, institution, profession or similar entity (see also Home Occupation)		P (JJ)	N	N	N	N	N	N	P (M) (JJ)	P	P
Tavern		N	N	N	N	N	N	N	N	P	P

[Zoning
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COMMERCIAL USES (continued)	REFER ENCES	R-H	R- MH	R-M	R- MP	R- ML	R-L	R- LC	B1/R	B2	B3
Pawn Shop	Note II	N	N	N	N	N	N	N	P	P	P
Personal Services (such as barber shops, beauty shops, laundry and dry cleaning pick-up and delivery, and closely similar uses)	Note (GG)	P (K)	N	N	N	N	N	N	P (JJ)	P	P
Printing and Duplication, Custom (see also printing as an Industrial Use)		N	N	N	N	N	N	N	P (JJ)	P	P
Recreation, Commercial, other than an "Adult Use" or Amusement Arcade		N	N	N	N	N	N	N	P (JJ)	P	P
Repair Garage	Article 1327; Notes H, BB	N	N	N	N	N	N	N	N	N	P
Restaurant, includes take-out-without drive-thru service or a Banquet Hall		P(K)	N	N	N	N	N	N	P(JJ)	P	P
Restaurant, includes take-out-with drive-thru service		N	N	N	N	N	N	N	N	P	P
Retail Store (such as a drug store or variety store, other than Adult Use)	Note W	P(K)	N	N	N	N	N	N	P (M) (JJ)	P	P
Shopping Center		N	N	N	N	N	N	N	P (M) (JJ)	P	P
Tavern		N	N	N	N	N	N	N	N	P	P
Theater (not including an "Adult Use"), Civic and/or Cultural Facility, Arena, Gymnasium, Auditorium or Sports Stadium		N	N	N	N	N	N	N	N	P	P
Trade School or Similar Educational Institution		N	N	N	N	N	N	N	P (JJ)	P	P
Veterinarian, other than Kennel		N	N	N	N	N	N	N	N	N	P

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Tavern		N	N	N	N	N	N	N	N	P	P
Theater (not including an "Adult Use"), Civic and/or Cultural Facility, Arena, Gymnasium, Auditorium or Sports Stadium		N	N	N	N	N	N	N	N	P	P
Trade School or Similar Educational Institution		N	N	N	N	N	N	N	P (JJ)	P	P
Veterinarian, other than Kennel		N	N	N	N	N	N	N	N	N	P
Mineral Extraction and related processing, stockpiling and storage	Article 1327	N	N	N	N	N	N	N	N	N	N
Moving and Storage Business		N	N	N	N	N	N	N	N	N	P
Outdoor Storage, Industrial	Article 1323	N	N	N	N	N	N	N	N	N	N
Packaging, Bottling or Assembly		N	N	N	N	N	N	N	N	P (O)	N
Package Delivery Services Distribution Center		N	N	N	N	N	N	N	N	N	N
Photo Processing, Bulk		N	N	N	N	N	N	N	P (JJ)	P	N
Printing or Bookbinding on an Industrial Scale		N	N	N	N	N	N	N	N	P (O)	N
Records Storage as a Principal or Accessory Use		N	N	N	N	N	N	N	P (JJ)	P	P
Recycling Collection Center (not publicly owned)		N	N	N	N	N	N	N	N	N	SE
Recycling Processing Center, Bulk, provided all processing occurs indoors - - not including a solid waste disposal or transfer facility or junkyard) (See Open Storage regulations in Section 1323.03)		N	N	N	N	N	N	N	N	N	N

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INDUSTRIAL USES (continued)	REFER ENCES	R-H	R- MH	R-M	R- MP	R- ML	R-L	R- LC	B1/R	B2	B3
Research and Development, Engineering or Testing Facility or Laboratory		N	N	N	N	N	N	N	N	P (O)	P
Self-Storage Facility		N	N	N	N	N	N	N	N	N	P
Slaughterhouse or Stockyard		N	N	N	N	N	N	N	N	N	N
Solid Waste Transfer Facility or Solid Waste to Energy Facility	Article 1327	N	N	N	N	N	N	N	N	N	N
Tires, Used, Bulk Storage as Principal or Accessory Use	Article 1327.03 and 1323.03	N	N	N	N	N	N	N	N	N	N
Trucking Terminal	Article 1327	N	N	N	N	N	N	N	N	N	N
Warehousing or Storage as a Principal Use		N	N	N	N	N	N	N	N	N	P
Wholesale Sales		N	N	N	N	N	N	N	P (P) (JJ)	P (Q)	P
-Ammunition, Fireworks or Explosives (or bulk storage of)		N	N	N	N	N	N	N	N	N	N
-Apparel, Textiles, Shoes and Apparel Accessories		N	N	N	N	N	N	N	N	P (O)	P
-Cement, actual manufacture of, or Asphalt		N	N	N	N	N	N	N	N	N	N
-Cement, Gypsum, Concrete or Plaster Products other than actual manufacture of cement		N	N	N	N	N	N	N	N	N	N
-Ceramic, Clay and Pottery Products (Other than Custom Crafts)		N	N	N	N	N	N	N	N	P (O)	N
-Chemical Products that are not "extremely hazardous substances"		N	N	N	N	N	N	N	N	N	N
-Chemicals, Manufacture, Mixing, or Bulk Storage of "extremely hazardous substances"		N	N	N	N	N	N	N	N	N	N
-Electrical and Electronic Machines, Supplies and Equipment		N	N	N	N	N	N	N	P (JJ)	P (O)	P
-Fabricated Metal Products (except Ammunition, Fireworks or Explosives)		N	N	N	N	N	N	N	N	N	N

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-Paper and Cardboard Products (not including manufacture of raw paper pulp)		N	N	N	N	N	N	N	N	P (O)	N
-Paper- Raw Pulp		N	N	N	N	N	N	N	N	N	N
-Paving or Roofing Materials, other than bulk manufacture of asphalt		N	N	N	N	N	N	N	N	N	N
-Pharmaceuticals		N	N	N	N	N	N	N	N	P (O)	P
-Plastics, Polymers, Resins or Vinyl		N	N	N	N	N	N	N	N	N	N
-Products from Previously Manufactured Materials, such as glass, leather, plastics/polymers, cellophane, textiles, rubber or synthetic rubber (other than Custom Crafts)		N	N	N	N	N	N	N	N	P (O)	P
-Rubber, Natural or Synthetic		N	N	N	N	N	N	N	N	N	N
-Soaps, Detergents, Paints, Varnishes or Enamels		N	N	N	N	N	N	N	N	N	N
-Transportation Equipment		N	N	N	N	N	N	N	N	N	N
Adult Day Care Center	Article 1327	SE	SE (R)	SE (R)	SE (R)	SE (R)	SE (R)	N	P	P	P
Animal Shelter or Animal Cemetery, Non-Commercial		N	N	N	N	N	N	N	N	N	N
Cemetery or Crematorium		N	N	N	N	N	N	N	N	N	N
Child Care Center, Nursery School, Pre-School or "Head Start" Program center	Article 1327	SE	SE (R)	SE (R)	SE (R)	SE (R)	SE (R)	N	P	P	P
College or University	Article 1327	N	N	N	N	N	N	N	P	P	P
Dormitory or Fraternity or Sorority House	Article 1327	N	N	N	N	N	N	N	P	P	N
Drug and/or Alcohol Rehabilitation Facility or Halfway House	Article 1327	SE	N	N	N	N	N	N	SE	N	N
Elementary or Secondary School	Article 1327	SE	SE	SE	SE	SE	N	N	P	P	P

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-Paper and Cardboard Products (not including manufacture of raw paper pulp)		N	N	N	N	N	N	N	N	P (O)	N
-Paper- Raw Pulp		N	N	N	N	N	N	N	N	N	N
-Paving or Roofing Materials, other than bulk manufacture of asphalt		N	N	N	N	N	N	N	N	N	N
-Pharmaceuticals		N	N	N	N	N	N	N	N	P (O)	P
-Plastics, Polymers, Resins or Vinyl		N	N	N	N	N	N	N	N	N	N
-Products from Previously Manufactured Materials, such as glass, leather, plastics/polymers, cellophane, textiles, rubber or synthetic rubber (other than Custom Crafts)		N	N	N	N	N	N	N	N	P (O)	P
-Rubber, Natural or Synthetic		N	N	N	N	N	N	N	N	N	N
-Soaps, Detergents, Paints, Varnishes or Enamels		N	N	N	N	N	N	N	N	N	N
-Transportation Equipment		N	N	N	N	N	N	N	N	N	N
Hospital	Article 1327	N	N	N	N	N	N	N	N	N	N
Institution for Children, the Aged or Handicapped		N	N	N	N	N	N	N	N	N	N
Library		N	N	N	N	N	N	N	P	P	P
Museum or Visitor's Center, and which include accessory retail sales		SE	N	N	N	N	N	N	P	P	P
Nursing Home or Personal Care Home	Article 1327	SE	SE	SE	SE	N	N	N	P	N	P
Place of Worship	Article 1327	SE	SE	SE	SE	SE	SE	N	P	P	P
Temporary Shelter	Article 1327	SE	N	N	N	N	N	N	SE	SE	N
Veterans Treatment Center	Article 1327	N	N	N	N	N	N	N	N	N	N

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<u>PUBLIC/SEMI-PUBLIC USES</u> (See definitions in Article 1303)	REFER ENCES	R-H	R- MH	R-M	R- MP	R- ML	R-L	R- LC	B1/R	B2	B3
Community Center, Non-Profit		SE	SE	SE	SE	SE	N	N	P (JJ)	P	P
Government Uses (not including prisons, other correctional facilities and solid waste facilities)		P	P	P	P	SE	SE	N	P	P	P
Membership Club	Article 1327	SE	SE	N	N	N	N	N	P (JJ)	P	P
Prison or Other Correctional Facility		N	N	N	N	N	N	N	N	N	N
Public Park, Playground or other publicly-owned recreation		P	P	P	P	P	P	P	P	P	P
Recycling Collection Center – Publicly Owned		N	N	N	N	N	N	N	N	N	N
Airports and Related Uses		N	N	N	N	N	N	N	N	N	N
Boat Dock, Wharf or Marina		N	N	N	N	N	N	N	N	N	N
Bus & Taxi Shelters		N	N	N	N	N	N	N	P	P	P
Crop Farming, Gardening and/or sale of trees primarily grown on the premises		P	P	P	P	P	P	P	P	P	P
Heliport		N	N	N	N	N	N	N	N	N	N
Live Work Unit/Live Work Space	Article 1327	P	SE	N	N	N	N	N	P	P	P
Plant Nursery with or without retail sales		N	N	N	N	N	N	N	N	P	P
Parking, Off-Street as a principal use of lot	Article 1327	SE	SE	SE	SE	N	N	N	P	P	P
Space for Storage of Commercial Vehicles		N	N	N	N	N	N	N	P	P	P
Uses Unable to Meet the Performance Standards of Article 1317		N	N	N	N	N	N	N	N	N	N
Public Utility –distribution lines	Article 1327	P	P	P	P	P	P	P	P	P	P

[Zoning Map](#)

[Zoning Code](#)

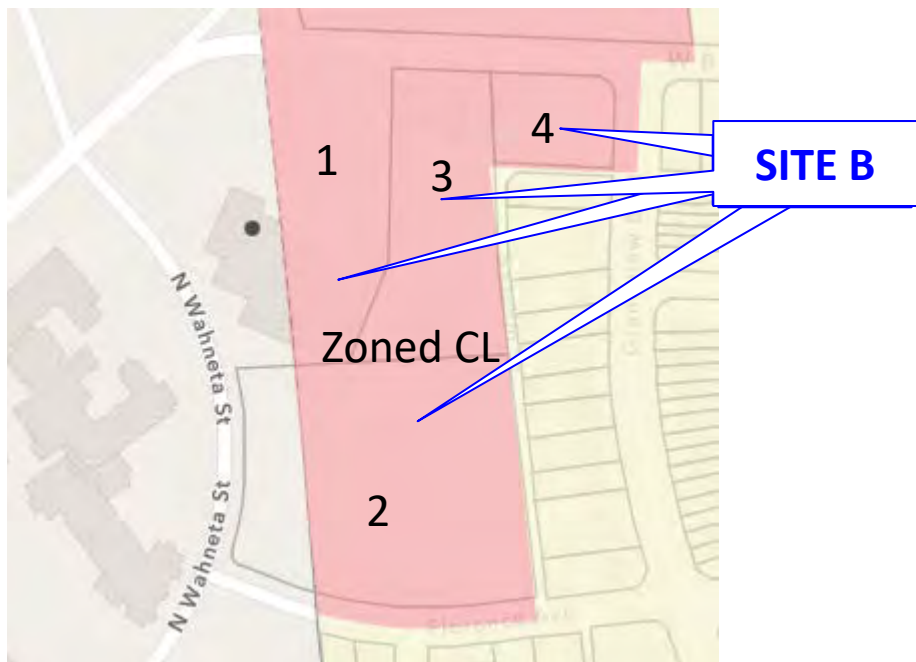
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ZONING MAP – BETHLEHEM CITY

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2211 & 2235 W Broad Street, Bethlehem City, PA

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1. Parcel Id: 641758045413
(Partially in Bethlehem City)
2. Parcel Id: 641758202273
(Partially in Bethlehem City)
3. Parcel Id: 641758239955
(Bethlehem City)
4. Parcel Id: 641758456810
(Bethlehem City)

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Article 1305

TYPES OF USES (See definitions in Section 1302)	ZONING DISTRICTS											
	CL	CG &CS	CB	LI	IN	PI	CM	I	CMU	IR	IR-R	OMU
a. RESIDENTIAL USES												
Single Family Detached Dwelling (Note - Manufactured/mobile homes shall meet the additional requirements of Section 1322)	N	N	N	N	N	N	N	N	N	N	N	P ²
Two Family Semi-Detached Dwelling	N	N	N	N	N	N	N	N	N	N	N	P
Two Family Detached Dwelling	N	N	N	N	N	N	N	N	N	N	N	P
Two Family Attached Dwelling	N	N	N	N	N	N	N	N	N	N	N	P
Single Family Semi-Detached Dwelling (side-by-side)	N	N	N	N	N	N	N	N	N	N	N	P
Townhouse (Single Family Attached Dwelling) (S. 1322)	N	N	N	N	N	N	N	N	N	N	P	P
Multi-Family Dwellings (S. 1322), other than conversions of an existing one family dwelling into 2 or more dwellings	P ⁴	P ¹	P ⁴	N	N	N	N	N	N	N	P	P ³
Boarding House (includes Rooming House) (S. 1322)	SE	SE	SE ¹	N	N	N	N	SE	N	N	N	N
Manufactured/Mobile Home Park (S. 1322)	N	SE	N	N	N	N	N	N	N	N	N	N
Group Home within a lawful existing dwelling unit (S.1322), not including a Treatment Center	P	P	P	N	N	N	N	P	N	N	N	N
Conversion of an Existing One Family Dwelling into Two or More Dwelling Units (See also Unit for Care of Relative under Accessory Uses), other than as allowed by the above Multi-Family Dwellings provision with a street level commercial use.	N	N	N	N	N	N	N	N	N	N	N	N
Dormitories or other Housing Owned or Operated by a College or University and Limited to Occupancy by Students or Staff of the College or University (in addition to housing listed above)	N	P ¹ in CG N in CS	P ¹	N	N	N	N	P	N	N	P ¹	N
Fraternity or Sorority	N	N	N	N	N	N	N	P	N	N	N	N
Live Work Unit in compliance with the Home Occupation and Live Work Provisions of Section 1322.03.	P	N	P	N	N	N	N	N	N	N	P	N

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b. COMMERCIAL USES												
Adult Oriented Establishment and Massage Parlors (S. 1322)	N	N	N	N	SE	N	N	N	N	N	N	N
After Hours Club - Note - This use is effectively prohibited by State Act 219 of 1990 (S. 1322).	N	N	N	N	N	N	N	N	N	N	N	N
Airport (S. 1322) (see also Heliport)	N	N	N	N	SE	N	N	N	N	N	N	N
Amusement Arcade	N	P	N	N	N	N	N	N	N	P	P	P
Amusement Park or Water Park	N	P	N	N	N	N	N	N	N	N	N	N
Animal Cemetery	N	P	N	P	P	P	P	P	N	N	N	N
Animal Shelter	N	N	N	P	P	N	N	N	N	N	N	N
Arena or Auditorium	P	P	P	P	N	P	P	P	N	P	P	N
Auditorium (Commercial), Arena, Performing Arts Center or Exhibition-Trade Show Center	P	P	P	P	P	P	P	P	N	P	P	P
Auto Body Shop or Auto Repair Garage (S. 1322)	N	P	N	P	P	N	N	N	N	N	N	N
Auto, Boat or Mobile/Manufactured Home Sales (S. 1322)	N	P	N	N	N	N	N	N	N	N	P ³	N
Bakery, Retail	P	P	P	N	P	N	N	N	P	P	P	P
Bed and Breakfast Inn (S. 1322)	P	P	P	N	N	N	N	P	N	P	P	P
Beverage Distributor (wholesale)	N	P	N	N	N	N	N	N	N	P	P	N
Bus Maintenance or Storage Yard	N	N	N	P	P	P	N	N	N	N	N	N
Bus, Taxi or Passenger Rail Terminal	P	P	P	P	P	P	N	N	N	P	P	N
BYOB Club in compliance with Section 1318.33	N	N in CG SE in CS	N	N	N	N	N	N	N	N	N	N
Car Wash (S. 1322)	N	P	N	N	N	N	N	N	N	N	N	N
Catering, Custom, for Off-Site Consumption	P	P	P	P	P	P	P	P	N	P	P	P
Check Cashing Business (S. 1322)	N	SE	N	N	N	N	N	N	N	N	N	N
Communications Antennae, Commercial (S. 1322), limited to accessory antenna attached to specified types of structures	P	P	P	P	P	P	P	P	P	P	P	P
Communications Tower, Commercial (S. 1322), or other antennae that are not allowed under the above provision	N	N	N	SE	P	SE	SE	SE	N	SE	SE	N
Conference Center or Exposition Center	N	P	P	P	N	P	P	P	N	P	P	N
Construction Company or Tradesperson's Head- quarters (including but not limited to landscaping, building trades or janitorial contractor). See also as Home Occupation. Accessory outdoor storage shall be permitted provided it meets the screening requirements of Section 1318.23	P ²	P	SE ²	P	P	P	P	N	N	P	P	P ⁴
Crafts or Artisan's Studio	P	P	P	P	P	P	P	P	N	P	P	P

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	CL ¹	CG ¹ &CS	CB ¹	LI	IN	PI	CM	I	CMU	IR	IR-R	OMU
b. COMMERCIAL USES (Cont.)												
Custom Printing, Copying, Faxing, Mailing or Courier Service and similar services to businesses	P	P	P	P	P	P	P	P	P	P	P	P
Dog Daycare	P	P	N	P	P	P	P	N	P	P	P	P
Exercise Club	P	P	P	P	P	P	P	P	P	P	P	P
Financial Institution (includes banks), with Drive-Through facilities allowed in the CB and CL district only if they use rear for vehicle entry and/or exit. See Drive-through facilities regulations in Section 1322.03. ⁴	P	P	P	P	P	P	P	P	P	P	P	P
Flea Market/ Auction House	P	P	P	N	P	N	N	N	N	P	P	N
Funeral Home, without a crematorium (S. 1322)	P	P	P	N	P	N	N	P	N	P	N	N
Funeral Home with a crematorium (S. 1322)	N	N	N	SE	P	N	N	SE	N	N	N	N
Gaming Facility, Licensed (S. 1322), other than small games of chance allowed under State law and the State Lottery	N	N	N	N	N	N	N	N	N	P	N	N
Gas Station, which may occur with a retail store, and which may also include fueling of vehicles using hydrogen, natural gas or similar fuels (S. 1322)	N	P	N	N	P	N	N	N	N	SE	N	P ⁵
Heliport (S. 1322)	N	N	N	P	P	P	P	P	N	P	P	N
Hotel or Motel (S. 1322)	N	P	P	N	P	N	P	N	N	P	P	P
Kennel (S. 1322)	N	N	N	P	P	N	N	N	N	N	N	N
Laundromat	P	P	P	N	P	N	N	P	N ³	P	P	P
Laundry, Commercial or Industrial	N	N	N	P	P	P	N	N	N	P	P	N
Lumber Yard	N	N	N	P	P	N	N	N	N	P	P	N
Medical Marijuana Academic Clinic Research Center (s.1322)	N	N	N	P	P	P	P	P	P	N	N	P
Medical Marijuana Grower/Processor (S.1322)	N	N	N	P	P	P	P	N	N	N	N	N
Medical Marijuana Dispensaries (S. 1322)	N	P	N	N	N	N	N	N	N	P	N	N
Micro-brewery and/or Micro-distillery (in combination with a restaurant and/or tasting room)	P	P	P	N	P	N	N	N	P	P	P	P
Motor Vehicle Racetrack, Outdoor	N	N	N	N	SE	N	N	N	N	N	N	N
Nightclub	N	SE	SE ²	N	P	N	N	N	N	P	P	P
Office (May include medical clinics or labs)	P	P	P	P	P	P	P	P	P	P	P	P
Pawn Shop (S. 1322)	N	SE	N	N	N	N	N	N	N	N	N	N
Personal Services (includes tailoring, custom dress-making, haircutting/styling, travel agency, nail salon, dog grooming, dry-cleaning, shoe repair, "massage therapy, certified" and closely similar uses)	P	P	P	N	N	N	N ³	N ³	N	P	P	P

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	CL ¹	CG ¹ &CS	CB ¹	LI	IN	PI	CM	I	CMU	IR	IR-R	OMU
b. COMMERCIAL USES (Cont.)												
Planned Office Commercial Development in compliance with Section 1313 (which allows additional uses in the CMU District; S. 1322)	N	N	N	N	N	N	N	N	P	N	N	N
Plant Nursery (other than a Retail Store)	N	P	N	P	P	P	P	P	N	P	P	N
Propane Retail Distributor, other than pre-packaged sales, with a 150 feet minimum setback required between any storage or dispensing facilities and any residential district, and with Fire Department review.	N	N	N	SE	P	N	N	N	N	N	N	N
Recording Studio, Music	P	P	P	P	P	P	P	P	N	P	P	P
Recreation, Commercial Indoor (includes bowling alley, roller or ice skating rink, batting practice, and closely similar uses); other than uses listed separately in this Article	N	P	N	N	P	N	N	P	N	P	P	N
Recreation, Commercial Outdoor (including miniature golf course, golf driving range, archery, horseback riding, paintball and closely similar uses); other than uses listed separately in this Section 1305	N	P	N	P	P	P	N	P	N	P ²	P ²	N
Repair Service, Household Appliance	P	P	P	N	P	N	N	N	N	P ²	P ²	N
Restaurant or Banquet Hall other than a Nightclub												
- with drive-through service (S. 1322)	N	P	N	N	N	N	N	N	N	SE	N	N
- without drive-through service	P ^{3,4}	P	P	N	N	N	N ³	N ³	P	P	P	P
Restaurant, Fast - Casual												
- with a drive-through (S. 1322)	N	P	N	N	N	N	N	N	N	P	P	P ⁵
- without a drive-through	P ^{3,4}	P	P	N	N	N	N ³	N ³	P	P	P	P
Restaurant, Fast Food												
- with drive-through service (S. 1322)	N	P	N	N	N	N	N	N	N	SE	N	N
- without drive-through service	P ^{3,4}	P	P	N	N	N	N ³	N ³	P	P	P	P
Retail Store (not including uses listed individually in this Section 1305). Any drive-through facilities shall meet Section 1322.03. The only drive-through retail facilities in the CB, OMU or CL district shall be for a pharmacy.	P ⁴	P	P	N	P	N	N ³	N ³	N	P	P	P ⁵
Self-Storage Development (S. 1322)	N	P	N	P	P	N	N	N	N	N	N	N
Shopping Center (S. 1322)	P ⁴	P	P	N	N	N	N	N	N	P	P	P
Target Range, Firearms												
- Completely indoor and enclosed	N	P	N	P	P	N	N	N	N	P ²	P ²	N
- Other than above	N	N	N	N	P	N	N	N	N	N	N	N

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	CL ¹	CG ¹ &CS	CB ¹	LI	IN	PI	CM	I	CMU	IR	IR-R	OMU
b. COMMERCIAL USES (Cont.)												
Tasting Room	P	P	P	N	P	N	N	N	P	P	P	P
Tattoo or Body Piercing Establishment (other than temporary tattoos or ear piercing, which are personal service uses)	P	P	P	N	N	N	N	N	N	P	P	N
Tavern, other than a Nightclub ²	SE	P	P	N	P	N	N	N	N	P	P	P
Television or Radio Broadcasting Studios	P	P	P	P	P	P	P	P	N	P	P	P
Theater, Indoor Movie or Live Theater, other than an Adult Establishment	P	P	P	N	P	N	P	P	N	P	P	P
Trade/ Hobby School	P	P	P	P	P	P	N	P	N	P	P	N
Veterinarian Office	P	P	P	P	P	P	P	N	P	P	P	P
Visitor Center providing education and promotional information	P	P	P	P	P	P	P	P	N	P	P	N
Wholesale Sales - see under Industrial Uses												
c. INSTITUTIONAL / SEMI-PUBLIC USES												
Cemetery (see Crematorium listed separately; S. 1322)	P	P	P	N	N	N	P	P	N	N	N	N
College or University - Educational and Support Buildings (See also under Residential Uses)	P	P	P	N	P	P	P	P	N	P	P	P
Community Recreation Center (limited to a government sponsored or non-profit facility) or Library	P	P	P	P	P	P	P	P	P	P	P	P
Crematorium that is not part of a funeral home (S. 1322)	N	N	N	SE	SE	N	N	SE	N	N	N	N
Cultural Center or Museum	P	P	P	N	P	P	P	P	N	P	P	N
Day Care Center, Adult (S. 1322)	P	P	P	N	P	P	P	P	P	P	P	P
Day Care Center, Child (S. 1322) (See also as an accessory use)	P	P	P	N	P	P	P	P	P	P	P	P
Dormitory - See under Residential Uses in this table												
Emergency Services Station or Training Facility	P	P	P	P	P	P	P	P	P	P	P	N
Hospital or Surgery Center (S. 1322)	N	P	N	N	N	P	N	P	N	P	P	P
Meal Center (S. 1322)	SE	SE	N	N	N	N	N	SE	N	N	N	N
Membership Club meeting and non-commercial provided that such use shall only be allowed in combination with another use if the other use is allowed in that district and if the requirements for that use are also met.	P	P	P	P	P	N	N	N	N	P	P	N
Personal Care Home, Nursing Home or Assisted Living (S. 1322)	N	P	N	N	N	N	N	P	N	N	P	P
Place of Worship (includes Church)	P	P	P	N	N	N	P	P	P	P	P	P
Prison/ Correctional Facility	N	N	N	N	SE	N	N	N	N	N	N	N
School, Public or Private, Primary or Secondary (S.1322)	P	P	P	N	P	N	P	P	N	P	P	N
Sewage Pump Stations	P	P	P	P	P	P	P	P	N	P	P	N
Temporary Shelter (S. 1322)	SE	SE	SE	N	N	N	N	P	N	N	N	N
Treatment Center (S. 1322)	N	SE	N	SE	SE	N	N	N	N	N	N	N

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d. <u>PUBLIC/SEMI-PUBLIC USES</u>												
City Government Uses and Facilities, such as Public Works Facilities. See also Section 1301.07.	P	P	P	P	P	P	P	P	P	P	P	P
Government Facility, other than offices and other than uses listed separately in this Section	SE	SE	SE	SE	P	SE	SE	SE	SE	SE	SE	P
Prison or Similar Correctional Institution	N	N	N	N	SE	N	N	N	N	N	N	N
Publicly Owned or Operated Park	P	P	P	P	P	P	P	P	P	P	P	P
Public Utility Facility, other than City-owned facilities and other than uses listed separately in this Section. See also Section 1301.06.	SE	SE	SE	SE	P	SE	SE	SE	SE	SE	SE	P
Swimming Pool, Non-household (S. 1322)	P	P	P	P	P	N	P	P	P	P	P	P
U.S. Postal Service Facility, which may include a leased facility.	P	P	P	P	P	P	P	P	P	P	P	P
e. <u>INDUSTRIAL USES</u>												
Asphalt Plant	N	N	N	N	SE	N	N	N	N	N	N	N
Assembly or Finishing of Products Using Materials Produced Elsewhere (such as products from plastics manufactured off-site)	N	N	N	P	P	P	P	N	N	P	N	P
Building Supplies and Building Materials, Wholesale Sales of	N	P	N	P	P	N	N	N	N	P	N	N
Data Centers	N	N	N	P	P	P	N	N	N	N	N	N
Distribution as a principal use (other than Trucking Company Terminal)	N	N	N	P	P	N	N	N	N	SE	N	N
Electric Power Generating Plant (Other than Putrescent Solid Waste to Energy, Solar Energy or Wind Turbines)	N	N	N	SE	P	N	N	N	N	SE	N	N
Industrial Equipment Sales, Rental and Service, other than vehicles primarily intended to be operated on public streets	N	P	N	P	P	P	N	N	N	P	P	N
Junk - outdoor storage, display or processing of, other than within an approved junkyard or solid waste disposal area	N	N	N	N	N	N	N	N	N	N	N	N
Junk Yard (S. 1322)	N	N	N	N	SE	N	N	N	N	N	N	N
Liquid or Gas Fuel Storage, Bulk, for off-site distribution, which shall require a 150 feet setback from a residential district and review by the Fire Department of any proposed facilities; other than: auto service station, retail propane distributor as listed separately, pre-packaged sales or fuel tanks for company vehicles	N	N	N	SE	SE	N	N	N	N	N	N	N

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e. <u>INDUSTRIAL USES (Cont.)</u>												
Manufacture and/or bulk processing of the following, provided manufacturing occurs only indoors:												
Agricultural Chemicals, Fertilizers or Pesticides	N	N	N	SE	SE	N	N	N	N	SE	N	N
Apparel, Textiles, Shoes and Apparel Accessories (see also Crafts Studio)	N	N	N	P	P	P	N	N	N	P	N	N
Cement Manufacture	N	N	N	N	P	N	N	N	N	N	N	N
Ceramics Products (other than Crafts Studio)	N	N	N	P	P	P	N	N	N	P	N	N
Chemicals, Manufacture or Bulk Processing of, other than pharmaceuticals and types listed separately	N	N	N	SE	SE	SE	N	N	N	SE	N	N
Clay, Brick, Tile and Refractory Products	N	N	N	P	P	N	N	N	N	SE	N	N
Computers and Electronic and Microelectronic Products	N	N	N	P	P	P	P	N	N	P	N	P
Concrete, Lime and Gypsum Products, other than actual manufacture of cement	N	N	N	SE	P	SE	N	N	N	SE	N	N
Electrical Equipment, Appliances & Components	N	N	N	P	P	P	P	N	N	P	N	P
Explosives, Fireworks or Ammunition	N	N	N	N	SE	N	N	N	N	N	N	N
Fabricated Metal Products (except Explosives, Fireworks or Ammunition) and/or Machine Shops	N	N	N	P	P	P	N	N	N	P	N	N
Food (Human) and Beverage Products, at an industrial scale as opposed to a clearly retail scale	N	N	N	P	P	P	N	N	N	P	P	N
Food Products for animals	N	N	N	P	P	P	N	N	N	P	N	N
Glass & Glass Products (other than Crafts Studio)	N	N	N	P	P	P	N	N	N	P	N	N
Incineration, Reduction, Distillation, Storage or Dumping of Slaughterhouse Refuse, Rancid Fats, Garbage, Dead Animals or Offal (other than within an approved solid waste facility)	N	N	N	N	N	N	N	N	N	N	N	N
Jewelry and Silverware	N	N	N	P	P	P	N	N	N	P	P	N
Leather and Allied Products (other than Crafts Studio or Tannery)	N	N	N	P	P	P	N	N	N	P	P	N
Machinery or Gaskets	N	N	N	P	P	P	SE	N	N	P	N	N
Medical Equipment and Supplies	N	P	N	P	P	P	P	N	N	P	P	P
Metal Products, Primary	N	N	N	SE	P	SE	N	N	N	N	N	N
Mineral Products, Non-metallic (other than Mineral Extraction)	N	N	N	P	P	P	N	N	N	P	N	N

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ZONING CODE – BETHLEHEM CITY

2300 Hanover Avenue, Allentown & 2220 Florence Ave, Bethlehem City

2211 & 2235 W Broad Street, Bethlehem City, PA

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City of Bethlehem Zoning Ordinance

Article 1305

TYPES OF USES (See definitions in Section 1302)	ZONING DISTRICTS											
	CL ¹	CG ¹ &CS	CB ¹	LI	IN	PI	CM	I	CMU	IR	IR-R	OMU
e. INDUSTRIAL USES (Cont.)												
Manufacture and/or bulk processing of the following, Provided manufacturing occurs only indoors:												
Paper and Paper Products (including recycling, but not including manufacture of raw paper pulp)	N	N	N	P	P	P	N	N	N	P	N	N
Paper - Raw Pulp	N	N	N	N	P	N	N	N	N	N	N	N
Paving Materials, other than bulk manufacture of asphalt	N	N	N	P	P	N	N	N	N	N	N	N
Pharmaceuticals and Medicines	N	N	N	P	P	P	P	N	N	P	N	P
Plastics, Polymers, Resins, Vinyl, Coatings, Cleaning Compounds, Soaps, Adhesives, Paints, Printing Ink or Photographic Film	N	N	N	P	P	P	N	N	N	P	N	N
Products from Previously Manufactured Materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber	N	N	N	P	P	N	N	N	N	N	N	N
Roofing Materials and Asphalt Saturated Materials or Natural or Synthetic Rubber	N	N	N	P	P	P	N	N	N	SE	N	N
Scientific, Electronic and Other Precision Instruments	N	N	P	N	P	P	P	P	N	P	P	P
Sporting Goods, Toys, Games, Musical Instruments or Signs	N	P	N	P	P	P	P	P	N	P	P	N
Transportation Equipment	N	N	N	P	P	P	N	N	N	P	N	N
Truck Stop	N	N	N	N	P	N	N	N	N	N	N	N
Wood Products and Furniture (not including raw paper pulp)	N	P	N	P	P	P	N	N	N	P	P	N
See Section 1305.04 for uses that are not listed												
Mineral Extraction (S. 1322) and related processing, stock-piling and storage of materials removed from the site, other than as part												
Packaging	N	P	N	P	P	P	N	N	N	P	P	N
Package Delivery Services Distribution Center	N	N	N	P	P	P	N	N	N	P	N	N
Petroleum Refining or Manufacture of Ethanol or Other alternative fuels	N	N	N	N	SE	N	N	N	N	N	N	N
Printing or Bookbinding	N	P	N	P	P	P	P	N	N	P	P	N
Recycling Center, Bulk Processing, provided all operations of an industrial scale occur within an enclosed building (this use does not include a solid waste disposal or transfer facility)	N	N	N	P	P	N	N	N	N	P	N	N

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Article 1305

TYPES OF USES (See definitions in Section 1302)	ZONING DISTRICTS											
	CL	CG &CS	CB	LI	IN	PI	CM	I	CMU	IR	IR-R	OMU
e. INDUSTRIAL USES (Cont.)												
Research and Development, Engineering or Testing Facility or Laboratory (other than medical laboratories, which is considered an office use) and related manufacture of prototypes	N	N	N	P	P	P	P	N	N	P	P	P
Sawmill/ Planing Mill	N	N	N	P	P	N	N	N	N	P	N	N
Slaughterhouse, Stockyard or Tannery, with a 400 feet minimum setback from all lot lines	N	N	N	N	SE	N	N	N	N	N	N	N
Solid Waste Landfill (S. 1322)	N	N	N	N	SE	N	N	N	N	N	N	N
Solid Waste Transfer Facility or Putrescent Waste to Energy Facility (S. 1322)	N	N	N	N	SE	N	N	N	N	N	N	N
Trucking Company Terminal	N	N	N	SE	P	N	N	N	N	SE	N	N
Warehousing or Storage as a principal use	N	N	N	P	P	N	N	N	N	SE	N	N
Warehousing or Storage as an on-site accessory use	P	P	P	P	P	P	P	P	N	P	P	N
Welding	N	N	N	P	P	P	P	N	N	P	N	N
Wholesale Sales (other than Motor Vehicles)	N	SE	N	P	P	P	N	N	N	P	P	N
f. ACCESSORY USES												
See list of additional permitted uses in Section 1306.03 such as Residential Accessory Structure or Use												
See Additional Requirements in Section 1322 for Specific Accessory Uses												
Bus Shelter	P	P	P	P	P	P	P	P	P	P	P	P
Composting, other than leaves, tree bark or materials generated on-site which are permitted by right	N	N	N	P	P	N	N	N	N	N	N	N
Day Care Center accessory to and on the same lot as an existing lawful Place of Worship or permitted use	P	P	P	P	P	P	P	P	P	P	P	P
Day Care (S. 1322) as accessory to an existing dwelling: Day care of a maximum of 3 adults or youth, in addition to relatives of the caregiver, which does not need a permit	P	P	P	N	N	N	P	P	P	P	P	N
Day Care (S. 1322) as accessory to an existing dwelling:												
- Group Day Care Home (S. 1322)	P	P	P	N	N	N	P	P	N	P	P	N
- Family Day Care Home (S. 1322)	P	P	P	N	N	N	P	P	N	P	P	P
Home Occupation, Major or Minor (S. 1322)	P	P	P	P	P	P	P	P	P	P	P	P
Meal Center (S. 1322)	P	P	N	N	N	N	N	P	N	N	N	N
Outdoor retail sales and display as accessory to a Principal Commercial Use (S. 1322)	P	P	P	N	N	N	N	N	P	P	P	P ²
Outdoor Storage and Display as accessory to a business use shall also comply with buffer yard provisions	P ¹	P	P ¹	P	P	P	P	N	N	P	P	N

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Article 1305

TYPES OF USES (See definitions in Section 1302)	ZONING DISTRICTS											
	CL	CG &CS	CB	LI	IN	PI	CM	I	CMU	IR	IR-R	OMU
f. ACCESSORY USES (Cont.)												
Retail Sales as Accessory to a Principal Industrial Use, limited to items produced or distributed on the premises, and limited to a maximum of 5% of the floor area of the principal use	N	N	N	P	P	P	N	N	N	P	P	N
Unit for Care of Relative (S. 1322) on the lot of an existing dwelling	P	P	P	N	N	N	N	N	N	P	N	N
g. MISCELLANEOUS USES												
Crop Farming and Wholesale Greenhouses	N	P	N	P	P	P	P	P	P	P	P	N
Forestry (S. 1322)	P	P	P	P	P	P	P	P	P	P	P	P
Livestock or Poultry, Raising of ¹	N	N	N	N	N	N	N	N	N	N	N	N
Nature Preserve/Environmental Education Center	P	P	P	P	P	P	P	P	P	P	P	P
Parking Lot as an accessory use	P	P	P	P	P	P	P	P	P	P	P	P
Parking Lot as a principal use that does not primarily serve tractor-trailer trucks or trailers	N	P	P	P	P	P	P	P	P	P	P	P
Parking Structure of 2 or More Levels that does not primarily serve tractor-trailer trucks or trailers	N	P	P	P	P	P	P	P	N	P	P	P
Parking Lot or Structure that primarily serves tractor-trailer trucks or trailers	N	N	N	P	P	N	N	N	N	SE	SE	N
Parking Lot for Carpooling	N	P	N	P	P	P	P	P	P	P	P	N
Recycling Collection Center	N	P	N	P	P	P	P	P	N	P	P	N
Sewage Treatment Plant	N	N	N	N	P	N	N	N	N	N	N	N
Solar Energy Collection Systems	P	P	P	P	P	P	P	P	P	P	P	N
Wind turbines:												
- Maximum of one on a lot that is an accessory use and is designed primarily for on-site electricity use (S. 1322)	P	P	P	P	P	P	P	P	P	P	P	P
- One or more wind turbines, other than above (S. 1322)	N	N	N	SE	P	SE	SE	SE	N	SE	SE	N
All Uses that will be unable to comply with the performance standards of this ordinance. See the Environmental Protection requirements of Article 5	N	N	N	N	N	N	N	N	N	N	N	N

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