

Introduced in Council on above date and referred to Committee on November 13, 2025

COMMUNITY DEVELOPMENT

[Signature]
City Clerk

Scranton, PA, December 9, 2025
Committee on Community Development reports favorably on the
within ordinance

[Signature]
Sub Committee Chair
Community Development

FILE OF THE COUNCIL NO. 104

2025

AN ORDINANCE

AMENDING THE ZONING ORDINANCE OF THE CITY OF SCRANTON TO AMEND PROVISIONS RELATED TO HOSPITALS AND OFF-STREET PARKING AND TO AMEND THE ZONING MAP.

WHEREAS, the Scranton City Council may, from time to time, amend, supplement, or repeal any of the regulations and provisions of the Zoning Ordinance; and

WHEREAS, this amendment will promote and protect the public health and the general welfare in the City of Scranton; and

WHEREAS, this amendment makes clarifying technical amendments to parking regulations.

NOW THEREFORE, BE IT ORDAINED AND ENACTED that the Zoning Ordinance of the City of Scranton, as adopted by File of Council 54 of 2023, shall be amended as follows:

Article 2 Definitions

Section 2.2

Amend the definition for "OFF-STREET PARKING/LOADING ACCESSORY TO NON-RESIDENTIAL USES" to read: "An open or enclosed area or structure, other than a street or other public way, used for the parking of automobiles and available to the public whether for a fee, free, or as an accommodation for clients or customers."

Article 3 District Regulations and Zoning Map

Amend The City of Scranton Zoning Map (Section 3.2) in accordance with Exhibit A, as to change the zoning designation from Town-City Institutional to Civic in the following two areas: (1) an area bounded by Mulberry Street, Colfax Avenue, Vine Street, and Okell Court and (2) an area bounded by Linden Street, Colfax Avenue, Roselynn Street, and Sherwood Court.

Article 6 Specific Criteria, Conditional Uses, and Special Exceptions

Amend Section 6.2(II)(4) ("Hospital") to read as follows:

"4. This use may also include any of the following additional principal or accessory uses of a hospital:

- a. medical research facilities and training/education facilities for health care professions,
- b. short and long-term medical care,
- c. management and administrative offices for health care organizations,
- d. hospice facilities,
- e. medical testing facilities,
- f. operating rooms and emergency facilities,
- g. medical and dental offices and clinics for treatment,
- h. a nursing home or personal care center,
- i. ambulatory surgery center, and/or
- j. off-street parking facilities."

Article 7 Off-Street Parking and Loading

Section 7.1 General Regulations for Parking Facilities

1. Amend 7.1(H) to read as follows:

"H. Off-Lot Parking.

CERTIFIED COPY

[Signature]
City Clerk

Any required may be provided for on a different lot from which the principal use is located, provided that (1) that lot is not more than 400 ft from the principal use lot (2) the lot used for parking and the principal use lot are owned by, or under the common control of, the same owner and (3) the lot used for parking otherwise complies with all aspects of this Zoning Ordinance."

SECTION 1. If any section, clause, provision, or portion of this Ordinance shall be held invalid or unconstitutional by any Court of competent jurisdiction, such decisions shall not affect any other section, clause, provision, or portion of this Ordinance so long as it remains legally enforceable minus the invalid portion. The City reserves the right to amend this Ordinance of any portion thereof from time to time as it shall deem advisable in the best interest of the promotion of the purposes and intent of this Ordinance, and the effective administration thereof.

SECTION 2. This Ordinance shall become effective immediately upon approval.

SECTION 3. This Ordinance is enacted by the Council of the City of Scranton under the authority of the Act of the Legislature, April 13, 1971, Act No. 62, known as the "Home Rule Charter and Optional Plans Law", and any other applicable law arising under the laws of the State and Pennsylvania.

Passed by the Council

December 9, 2025

Receiving the Affirmative Vote of Council Persons

King, Rothchild, Shur

Negative Schubert, McAndrew

President

Approved 12/10/2025

Patricia L. Conetta Mayor

[Signature] City Clerk

Certified Copy



DEPARTMENT OF LAW

City Hall | 340 North Washington Avenue | Scranton, PA 18503 | 570.348.4105

MEMORANDUM FOR CITY COUNCIL LEGISLATION

Resolution or Ordinance	Ordinance
Title	AMENDING THE ZONING ORDINANCE OF THE CITY OF SCRANTON TO AMEND PROVISIONS RELATED TO HOSPITALS AND OFF-STREET PARKING AND TO AMEND THE ZONING MAP.
Department(s)	Planning Department
Legislation Description	<ul style="list-style-type: none">• The Scranton City Council may, from time to time, amend, supplement, or repeal any of the regulations and provisions of the Zoning Ordinance.• This amendment will promote and protect the public health and the general welfare in the City of Scranton.• This amendment makes clarifying technical amendments to parking regulations.• This amendment changes the zoning designation from Town-City Institutional to Civic in the following two areas:<ul style="list-style-type: none">○ (1) an area bounded by Mulberry Street, Colfax Avenue, Vine Street, and Okell Court and○ (2) an area bounded by Linden Street, Colfax Avenue, Roselynn Street, and Sherwood Court.
Financial Impact	N/A
Other Notes	City Council must hold a public hearing on this amendment, as required by the Municipalities Planning Code.

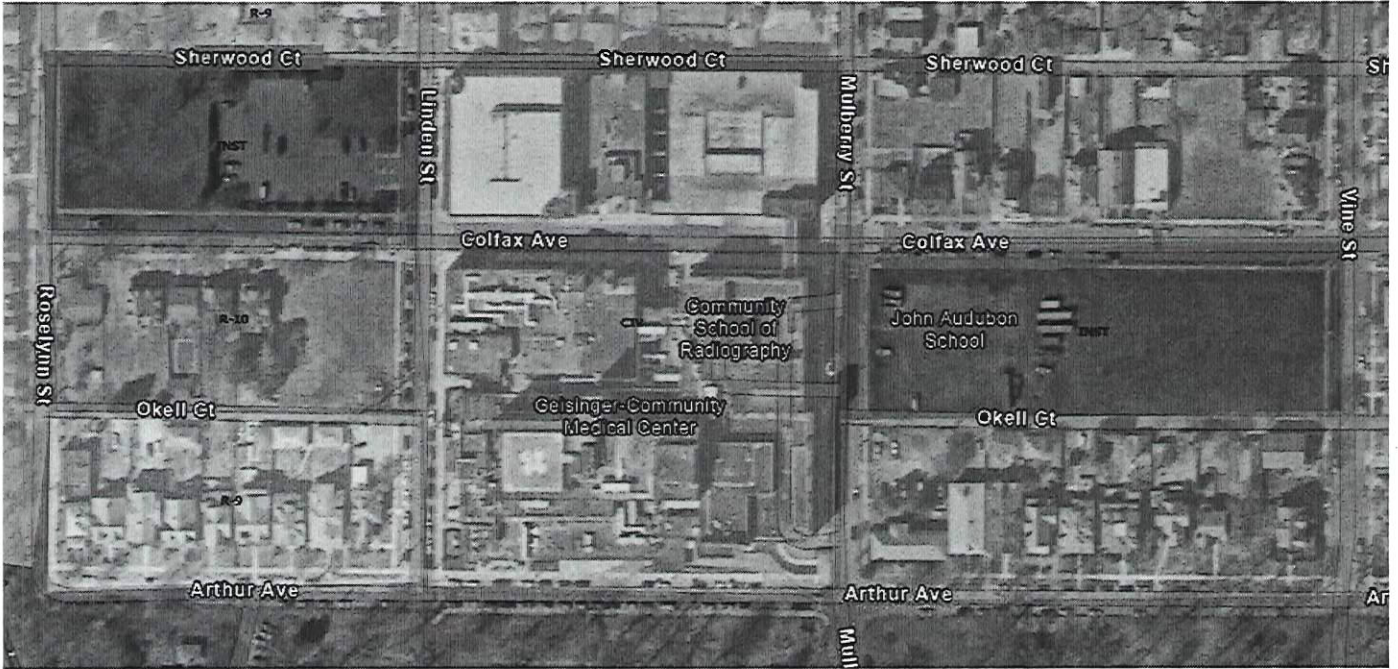
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NOV - 7 2025

OFFICE OF CITY
COUNCIL/CITY CLERK

EXHIBIT A

EXISTING ZONING



PROPOSED ZONING

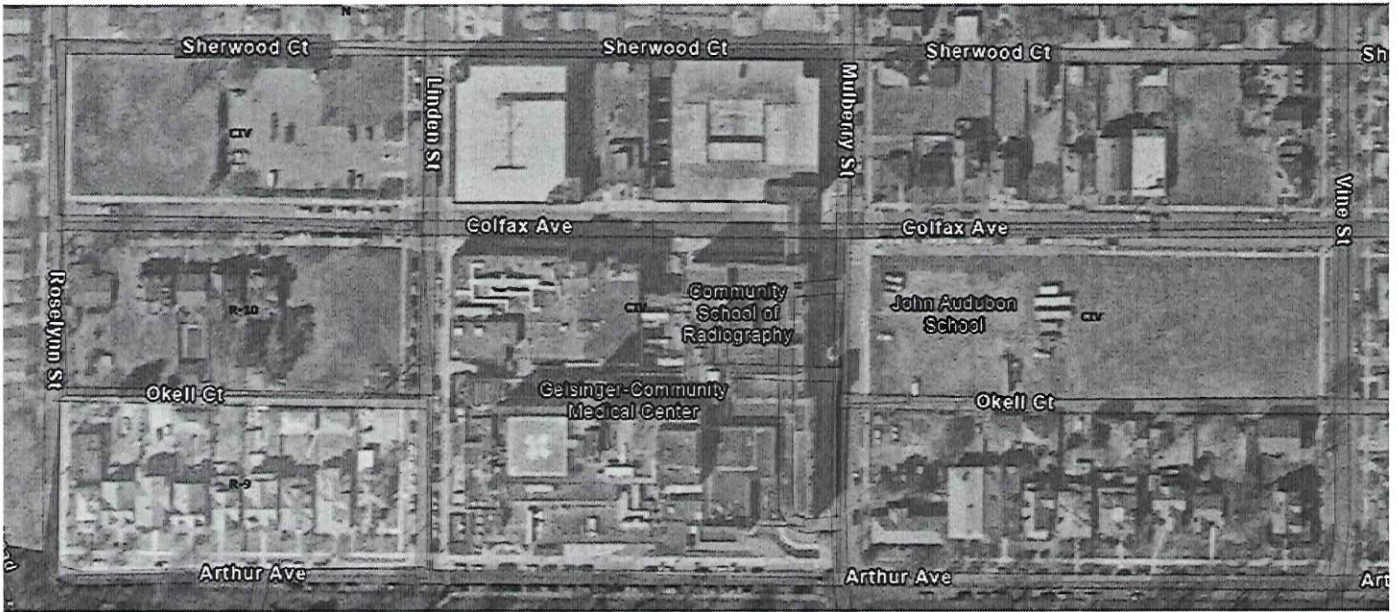


EXHIBIT A

EXISTING ZONING



PROPOSED ZONING

