

ORDINANCE NO. 07-26

**AN ORDINANCE AMENDING ORDINANCE NO. 8-97
THE BETHLEHEM TOWNSHIP ZONING ORDINANCE, CHAPTER 275
"ZONING", OF THE TOWNSHIP OF BETHLEHEM CODE OF ORDINANCES,
AS AMENDED, BY FURTHER AMENDING ARTICLE XVIII SIGNS TO ADDRESS
SIGNAGE IN THE HOSPITAL HEALTH CARE VILLAGE OVERLAY DISTRICT
BY ADDING NEW DEFINITIONS TO SECTION 275-150 DEFINITIONS OF SIGNS;
ADDING NEW PROVISIONS TO SECTION 275-165 SIGNS IN STREETScape
OVERLAY DISTRICT; ARTICLE XXX HEALTH CARE VILLAGE OVERLAY
DISTRICT, SECTIONS 275-247 CONDITIONS OF ELIGIBILITY, 275-250 AREA,
BULK, HEIGHT AND YARD REGULATIONS, AND 275-251 DEVELOPMENT
REQUIREMENTS, TO ADDRESS ANY INCONSISTENCIES WITH THE NEW
PROVISIONS OF SECTION 275-165 AND, REPEALING ALL ORDINANCES
INCONSISTENT HERewith**

WHEREAS, § 275-15 of the Bethlehem Township Zoning Ordinance (the "Ordinance") provides that "The Township may, on its own motion or upon petition of any person or entity, amend, supplement, change or modify, or repeal this Ordinance."; and

WHEREAS, St. Luke's Hospital – Anderson Campus, an owner of real property within the Township of Bethlehem, Northampton County, Pennsylvania (the "Township"), has petitioned the Township Board of Commissioners ("BOC") to amend the Ordinance pursuant to § 275-15 to enact amendments to Article XVIII Signs and Article XXX Hospital Healthcare Village District; and

WHEREAS, the BOC finds that the proposed amendments will promote, protect and facilitate the public health, safety and welfare; and

WHEREAS, the BOC finds that the proposed amendments are consistent with the Bethlehem Township Comprehensive Plan adopted July 1, 1997, including the amendments thereto adopted on April 17, 2017; and

WHEREAS, the BOC finds that providing suitable signage for healthcare uses in a campus setting represents sound land use planning; and

WHEREAS, pursuant to § 609 of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10609, the Township of Bethlehem (the "Township") is authorized and empowered to enact amendments to the Ordinance after public hearing thereon pursuant to public notice and posting of the subject property by the Township; and

WHEREAS, the BOC has conducted a public hearing pursuant to the public notice concerning the following amendments to the Ordinance; and

WHEREAS, after public hearing pursuant to public notice, the BOC desires to ordain and enact the amendments.

NOW THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Commissioners of the Township of Bethlehem, County of Northampton, and Commonwealth of Pennsylvania, as follows:

SECTION 1. Chapter 275 Zoning; Article XVIII Signs; § 275-150 Definitions of Signs is amended by adding the following:

OVERHEAD DIRECTORY/DIRECTIONAL SIGN

A freestanding structure containing multiple single or double-sided signs providing directory/directional information to assist in wayfinding which is overhanging over public and private roadways.

TEMPORARY SIGN

A sign constructed of paper, cloth, canvas, wood, metal or any lightweight material intended to be displayed for a short period of time, normally less than 90 days.

WALL SIGN

A sign posted on, painted on, suspended from or otherwise affixed to a wall or vertical surface of a building façade. Signs affixed to architectural projections, canopies or marquees which project from a building façade shall also be considered a wall sign. Wall signs shall not project more than 12 inches from the wall or surface to which they are attached.

SECTION 2. Chapter 275 Zoning; Article XVIII Signs; § 275-165 Signs in Streetscape Overlay District is deleted in its entirety and replaced as follows:

“§ 275-165 Signs in Streetscape Overlay District.

- A. Signs proposed in association with uses in the Smart Growth Overlay Districts shall comply with applicable standards for signage in the Neighborhood Commercial (NC) District.
- B. Signs proposed in association with uses in the Hospital Health Care Village Overlay District shall comply with the requirements of this section.

(1) General Applicability.

(a) The regulations of this section shall apply to all signs located within the Hospital Health Care Village Overlay District.

(b) Where a conflict exists between this section and any other provision of Article XVIII, the standard of this section shall control.

(c) When used in this provision, Buildings connected solely by breezeways or connecting hallways shall each constitute a separate building.

(2) Permitted signs. The following types of signs are permitted in the Hospital Health Care Village Overlay District:

(a) Temporary signs.

(i) Temporary signs located on a wall face shall have a maximum area of 250 square feet. Any other temporary sign must comply with the general definition of temporary signs as stated in § 275-150 and the specific sign requirements of § 275-156.

(ii) Temporary signs within the Hospital Health Care Village District may be displayed for a period not to exceed 90 days.

(iii) Temporary signs shall be made of durable materials, anchored to a building or other structure and shall be designed to allow for air flow through the banner. Temporary signs shall comply with the applicable standards of the adopted Uniform Construction Code.

(iv) The maximum number of temporary signs shall be one per building.

(b) Freestanding sign

(i) This sign shall consist of a structure complemented with stonework, landscaping and internal illumination to which several signs may be attached.

(ii) Each sign is permitted to have a maximum sign area of 150 square feet. On a lot with frontage along an arterial street exceeding 500 feet, two freestanding signs are permitted to have a maximum sign area of 750 square feet, these signs shall be located at the entrance to the campus.

(iii) The signs allowed by this subsection are to direct visitors to businesses. These signs are not intended for routine advertising purposes.

(iv) Maximum height: 17 feet above grade, including the masonry wall base.

(v) Maximum quantity: 4 freestanding signs per building and 4 freestanding signs per intersection within the campus.

(c) Overhead directory/directional sign

(i) Maximum quantity: 1 per building

(ii) Maximum sign area: 32 square feet per sign installed on the structure.

(iii) Minimum structure separation: 150 feet along a roadway.

(iv) All such signs shall utilize reflective sheeting.

(v) All such signs shall be complemented with black painted poles and black painted pole arms.

(vi) Sign design should have fonts, logos, letter size, arrows, borders, and designs compliant with the MUTCD and PennDOT Publication 236 with standard blue, green, or red (emergency) colored backgrounds.

(d) Wall signs

(i) Maximum of 3 wall signs are permitted per building face with a maximum area of all signs combined not to exceed 10% of the building face on which the signs are located.

(ii) Each building is permitted to have one wall sign located on a canopy with a maximum area of 80 square feet.”

SECTION 3. Chapter 275 *Zoning*; Article XXX *Hospital Health Care Village District*; § 275-247 *Conditions of eligibility*; Subsections E and F are deleted in their entirety and replaced as follows:

“E. The provisions of Article XXXII, Streetscape Enhancement Overlay District, shall be met.”

SECTION 4. Chapter 275 *Zoning*; Article XXX *Hospital Health Care Village District*; § 275-250 *Area, bulk, height and yard regulations*; Subsections G and H are deleted in their entirety and replaced as follows:

“G. Minimum yard setbacks:

- (1) 50 feet from edge of pavement along Freemansburg Avenue.
- (2) 20 feet from edge of pavement for all other streets, public or private.
- (3) 15 feet from edge of pavement along access driveways.”

SECTION 5. Chapter 275 *Zoning*; Article XXX *Hospital Health Care Village District*; § 275-251 *Development requirements* is amended as follows:

1. Subsection D is deleted in its entirety and replaced as follows-

“The Hospital Health Care Village District shall be built and maintained in accordance with Article XXXII, Streetscape Enhancement Overlay District.”

2. Subsection F *Street, alley, and streetscape plan*; Parentheticals (2) and (3) are deleted in their entirety and replaced as follows-

“(2) An alley shall be a minimum paved width of 12 feet for one-way alleys, and 16 feet for two-way alleys.”

3. Subsection G *Pedestrian access plan*; Parenthetical (2) is deleted in its entirety.

4. Subsection K *Landscape and buffering plan*; Parentheticals (2) and (3) are deleted in their entirety and replaced as follows-

“(2) The provisions of § 275-171.D shall apply.”

5. Subsection L *Parking plan*; Parenthetical (2) is deleted in its entirety and replaced as follows-

“(2) Parking areas along streets shall follow the same setbacks as buildings.”

6. Subsection M *Signage Plan* is deleted in its entirety and replaced as follows:

“M. Signage. The provisions of §275-165.B in Article XVIII, Signs, shall apply.”

7. Subsection O *Manual of design guidelines* and Subsection P *Declaration of covenants, easements and restrictions* are deleted in their entirety and replaced as follows-

“O. Declaration of covenants, easements and restrictions.

(1) A declaration shall be submitted to the Township and shall be satisfactory to the Township Solicitor.”

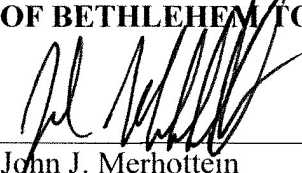
SECTION 6. SEVERABILITY. The provisions of this Ordinance are severable, and if a court of competent jurisdiction declares any provision of this Ordinance to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions of this Ordinance shall continue to be separately and fully effective.

SECTION 7. REPEALER. All Ordinances or parts of Ordinances or Resolutions conflicting with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 8. EFFECTIVE DATE. This Ordinance shall be effective five (5) days after adoption.

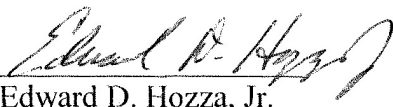
ORDAINED and ENACTED this 15th day of June, 2026, at a regular public meeting after public hearing thereon.

**BOARD OF COMMISSIONERS
OF BETHLEHEM TOWNSHIP**



John J. Merhottem
President

ATTEST:


Edward D. Hozza, Jr.
Township Manager