



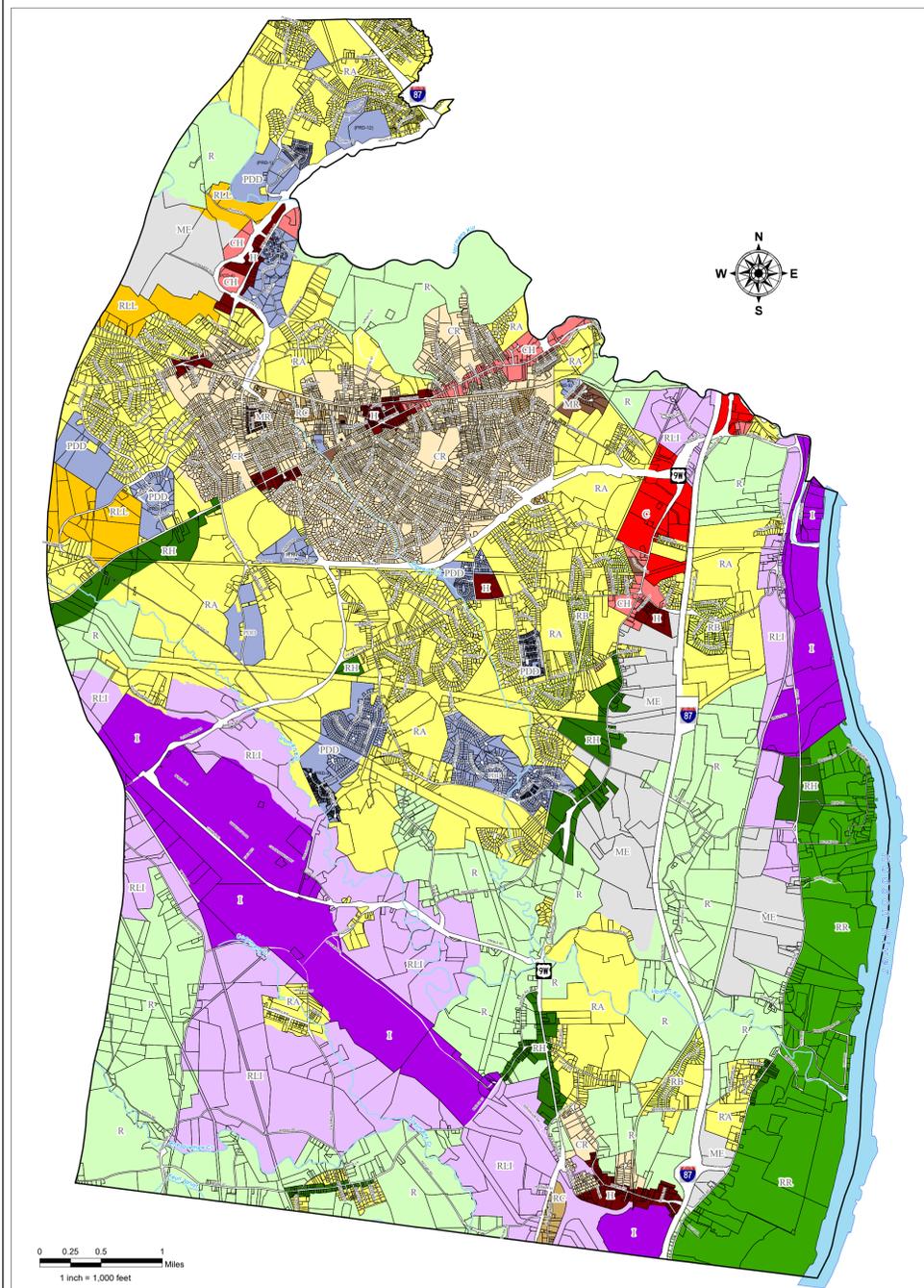
Zoning Map Comparison



Learn more at:
www.townofbethlehem.org/940/Zoning-Update

EXISTING ZONING MAP

Zoning Map of the Town of Bethlehem, New York



Effective September 1, 2006
 Amended October 17, 2008
 Amended June 23, 2010

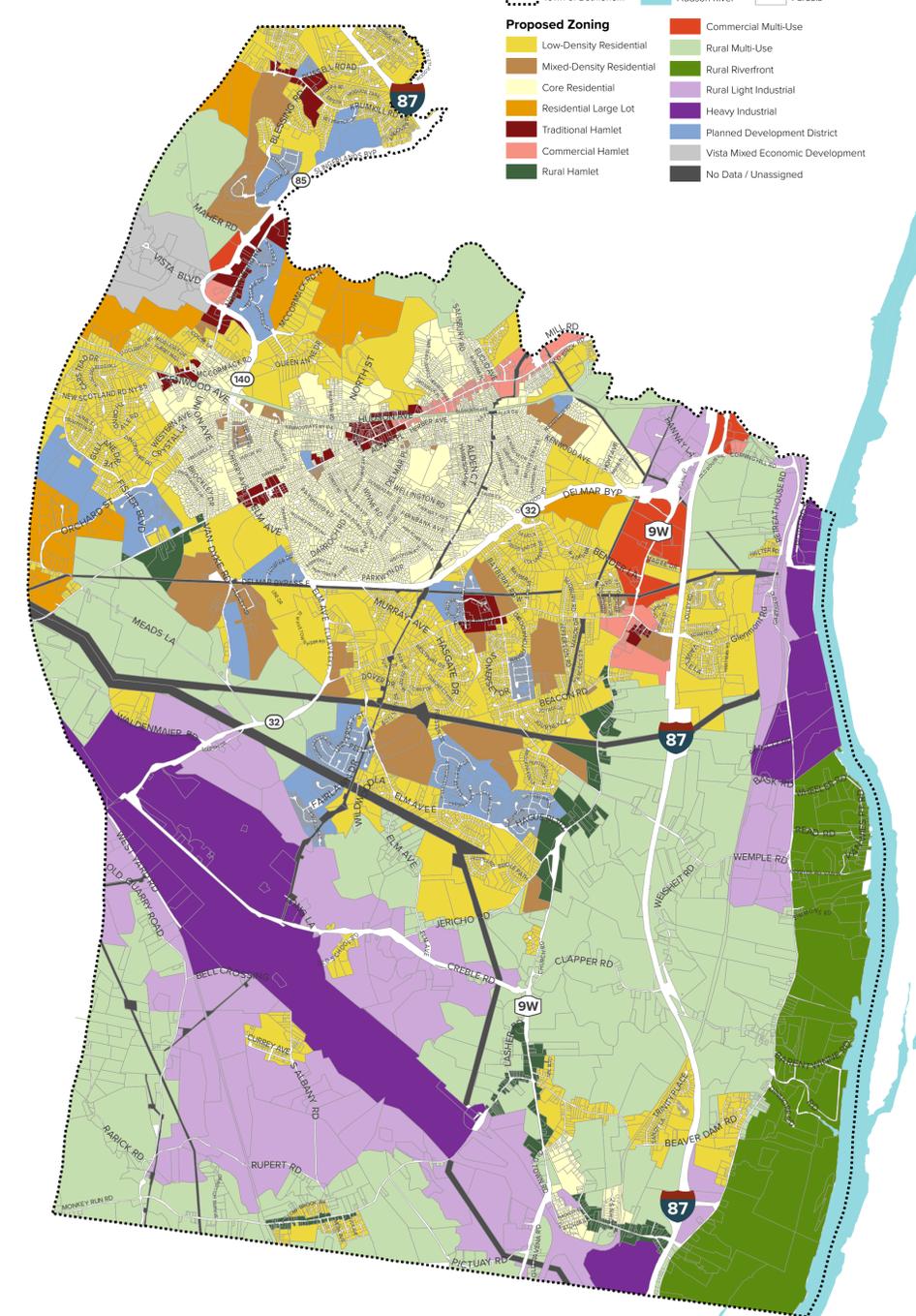
* (PRD-#) FORMER ZONING CLASSIFICATION

Legend	
Commercial Hamlet (CH)	Residential A (RA)
Core Residential (CR)	Residential B (RB)
General Commercial (C)	Residential C (RC)
Hamlet (H)	Residential Large Lot (RLL)
Heavy Industrial (HI)	Rural (R)
Mixed Economic Development (MED)	Rural Hamlet (RH)
Multi-Family (MR)	Rural Light Industrial (RLI)
Planned Development District (PDD)	Rural Riverfront (RR)

PROPOSED ZONING MAP

Town of Bethlehem Proposed Zoning Districts

DRAFT October 2025



Legend	
Low-Density Residential	Commercial Multi-Use
Mixed-Density Residential	Rural Multi-Use
Core Residential	Rural Riverfront
Residential Large Lot	Rural Light Industrial
Traditional Hamlet	Heavy Industrial
Commercial Hamlet	Planned Development District
Rural Hamlet	Vista Mixed Economic Development
	No Data / Unassigned

Existing Zoning Districts	Proposed Zoning Districts
RESIDENTIAL	
Residential A (RA)	Low Density Residential (LDR)
Residential B (RB)	Mixed Density Residential (MDR)
Residential C (RC)	Core Residential (CR)
Multi-Family (MR)	Residential Large Lot (RLL)
Core Residential (CR)	
Residential Large Lot (RLL)	
HAMLET	
Hamlet (H)	Traditional Hamlet (TH)
Commercial Hamlet (CH)	Commercial Hamlet (CH)
Rural Hamlet (RH)	Rural Hamlet (RH)
MULTI-USE	
General Commercial (C)	Commercial Multi-Use (CMU)
Rural (R)	Rural Multi-Use (RMU)
Rural Riverfront (RR)	Rural Riverfront (RR)
INDUSTRIAL	
Rural Light Industrial (RLI)	Rural Light Industrial (RLI)
Heavy Industrial (HI)	Heavy Industrial (HI)
SPECIAL PURPOSE (see Special Purpose Districts Board for mapped districts)	
N/A	Waterfront Revitalization Area Overlay (WRAO)
Delaware Avenue Hamlet Overlay	Delaware Avenue Hamlet Overlay (DHO)
Planned Development District (PDD)	Planned Development District (PDD)
Planned Hamlet District (PHD)	
Mixed Economic Development (MED)	Vista Mixed Economic Development (VMED)