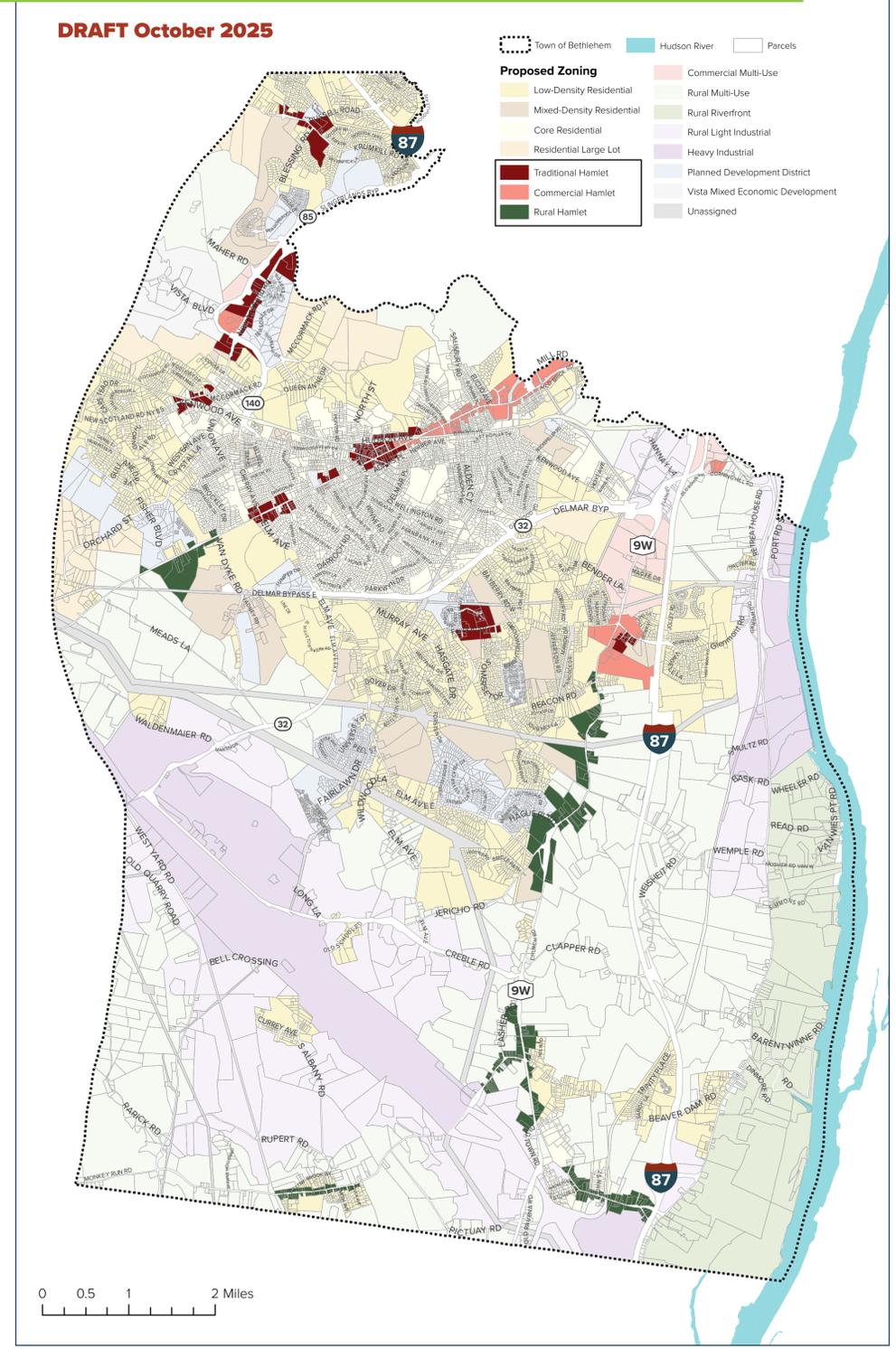




Hamlet Districts



ZONING MAP focused on hamlet districts



Purpose Statements

TRADITIONAL HAMLET (TH)

- New Scotland Road, Delaware Avenue, Feura Bush Road
- Characterized by a walkable development pattern of small-scale businesses and essential services.
- Supports mixed use development, often with buildings with commercial uses on the first floor and residential uses on the second.
- Encourages development / redevelopment to create a main street environment conducive to active commercial uses & public spaces.
- Community hubs with amenities & blend of commercial & residential uses

COMMERCIAL HAMLET (CH)

- Delaware Avenue, Route 9W, Feura Bush Road
- Allow for medium-scale / intensity uses in the major corridors surrounding Bethlehem's traditional hamlets and residential neighborhoods.
- Fosters a walkable, mixed-use environment.
- Provides more flexibility in uses that acknowledges greater vehicular intensity than the TH District.
- Provides flexibility in requirements for existing shopping plazas to redevelop.

RURAL HAMLET (RH)

- Delaware Avenue, Route 9W, Maple Avenue, Bridge Street
- Encourages compact commercial and residential development within rural neighborhoods throughout the Town.
- Largely original settlement areas along major corridors with small-scale businesses and essential services in close proximity to rural areas
- Tend to be oriented to vehicular rather than pedestrian access due to the rural / agricultural character of the area.

Design & Development Standards Apply:

SITE PLAN REVIEW

- Required as shown in the use table, see also Article 42
- Required for expansion or modification of uses and structures
- Required for all uses requiring a Special Use Permit, including accessory uses

BUILDING & SITE DESIGN

- For nonresidential and mixed use development, see the [Building & Site Design Board](#)
- For mixed residential and infill development, see the [Residential Design Board](#)

OTHER DESIGN ELEMENTS

- Circulation, parking, and multi-modal access requirements
- Landscaping and screening requirements
- See the [Parking & Landscaping Board](#) for more info!

Permitted / Specially Permitted Uses

For full list of permitted uses, see §128-21.5.

	TH	CH	RH	SITE PLAN REVIEW
Residential Primary Uses				
Single Family Dwelling	P	P	P	EXEMPT
Two Family Dwelling (New Construction/ By Conversion)	P / SUP	P / SUP	P / SUP	PB
Multi-Family Dwelling, 3-4 units	P	P	P	PB
Multi-Family Dwelling, 5+ units	P	P	SUP	PB
Upper Floor Dwelling Units	P	P	P	PB
Live/Work Units	P	P	P	PB
Bed & Breakfast or Short Term Rental	P	P	P	PB
Nonresidential Primary Uses				
Mix of Uses in a Single Structure or Lot	P	P	P	PB
Agricultural Use	P	P	P	EXEMPT
Office	P	P	P	PB
Retail or Service Business	P	P	P	PB
Eating / Drinking Establishment	P	P	P	PB
Hotel or Inn	P	P	P	PB
Motor Vehicle Sales, Service, or Repair	-	SUP	SUP	PB
Animal Care, No Overnight Stay	P	P	P	PB
Recreation or Entertainment Use, Indoor	P	P	P	PB
Accessory Uses				
Accessory Dwelling Unit	P	P	P	ADMIN
Accessory Use/Structure, Nonresidential	P	P	P	ADMIN
Accessory Use/Structure, Residential	P	P	P	EXEMPT
Drive-Through Facility	SUP	SUP	SUP	ADMIN

P: Permitted by Right
SUP: Subject to a Special Use Permit
-: Not Allowed
PB: Site Plan Review by Planning Board
ADMIN: Site Plan Review by Town Staff
EXEMPT: No Site Plan Review Required