



# Special Purpose Districts

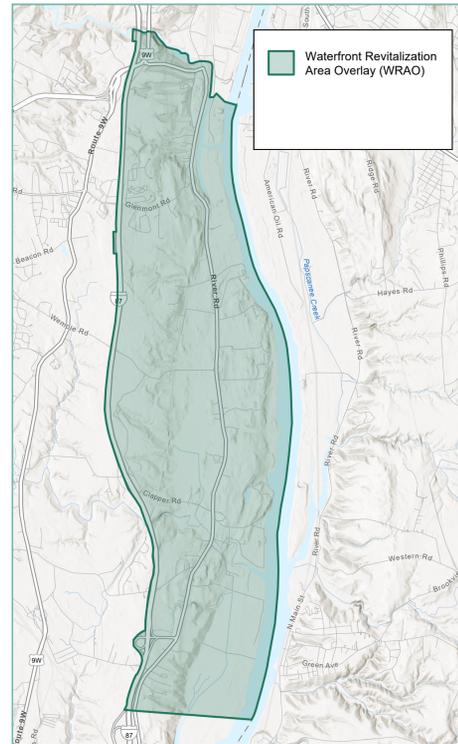


Learn more at:  
[www.townofbethlehem.org/940/Zoning-Update](http://www.townofbethlehem.org/940/Zoning-Update)

## WATERFRONT REVITALIZATION AREA OVERLAY ( WRAO )

- Purpose**
- Serve as visual indication of the Town’s Local Waterfront Revitalization Program (LWRP) boundary on the zoning map.
  - Guide land use and development within the Town’s waterfront areas.
  - Ensure future development actions are consistent with the policies of the LWRP.

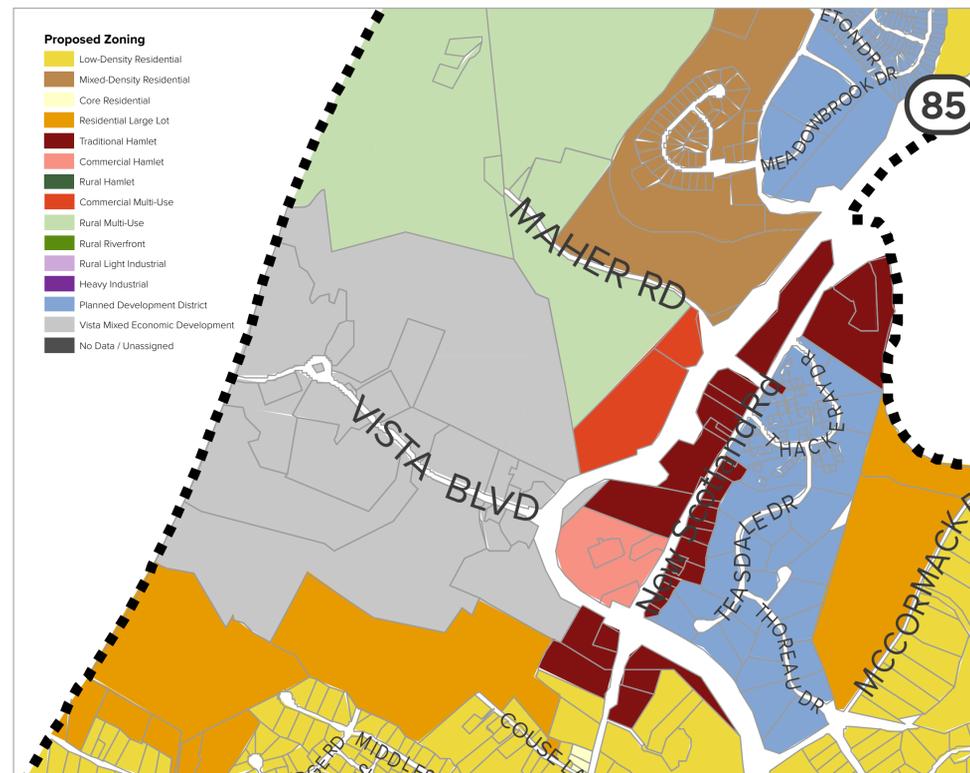
- \* New \***
- This overlay district was established to increase awareness of properties in the LWRP boundary, which are subject to waterfront consistency review in accordance with Chapter 80 of the Town Code.
  - No additional regulations are created through this district.



## VISTA MIXED ECONOMIC DEVELOPMENT (VMED)

- Purpose**
- Upholds the vision of the approved 2010 VISTA Development Master Plan and the development goals of the Town’s Comprehensive Plan.
  - Supports uses that strengthen the economic vitality of Bethlehem and contribute to its attractiveness as a place to live, work, recreate, and invest.
  - Encourages the mixing of uses.
  - Requires minimizing negative impacts on adjacent uses, especially residential and environmentally sensitive areas.

- Updates to Existing**
- Clarified opportunities for uses associated with tech or energy-based industries.



## DELAWARE AVENUE HAMLET OVERLAY (DHO)

- Purpose**
- Considered the town’s “main street” and “downtown” area”
  - Applies special parking considerations to hamlet area due to access to on-street parking, public parking, and walkability.

- Updates to Existing**
- Follows Traditional Hamlet District of zero-foot front yard setback.



## PLANNED DEVELOPMENT DISTRICT (PDD)

- Purpose**
- Tool to allow for creative architectural or planning concepts not otherwise permitted by the Town zoning code.
  - Eligibility limited to properties/developments of at least 5 acres.
  - Allowable uses include primary uses (residential), secondary uses (community services), and supportive commercial / service businesses.
  - Residential density is determined through the application process, but cannot exceed maximum densities in §128-24.4(H).

- Updates to Existing**
- Adjusted maximum densities to better align with increased base densities permitted in the residential zoning districts.
  - Relocated application and review procedures to Part 4.