



# CITY OF EASTON

## PENNSYLVANIA

April 10, 2017

### NOTICE OF PROPOSED REVISION TO ZONING AMENDMENT

Lafayette College's proposed Zoning Amendments includes the following use definition:

A15 Mixed Use/Dormitory. A structure containing Dormitory (as defined in A14 above) and/or commercial components including retail, as defined in Section 595-36.C, and/or service uses, as defined in Section 595-36.D, as principal uses. No such building or structure shall contain a Dormitory component at or below the grade level and/or first level.

Upon further review by the Easton Planning Commission Solicitor after the meeting on Wednesday night April 5; it was suggested to the Proponent that consistent with an observation of one of those who spoke that night, the language proposed could be construed as broader than intended if ALL uses defined within 36C and 36D were arguably allowed within this District, when the intent was only to require any Dormitory to include a retail or service use upon the ground floor that is already allowed within this District under current zoning, and not to expand those uses. Accordingly, the College has submitted language it wishes to insert in place of the language above; and the Solicitor has opined that this is not a significant change that would require re-advertising as it does not change the original intent of the mixed use, but only serves to clarify that the retail or service use must be what is already allowed by right or special exception in this Transitional District. The proposed language is suggested to replace the above definition is as follows:

**A15 Mixed Use/Dormitory. A structure containing Dormitory (as defined in A14 above) and commercial and/or service components as otherwise permitted by right or special exception within the district as principal uses. No such building or structure shall contain a Dormitory component at or below the grade level and/or first level.**