

ZONING

500 Attachment 1

Borough of New Bethlehem

Lot Requirements [Amended 1-21-2025 by Ord. No. 956]

Zoning District	Minimum Area (square feet) ¹	Minimum Lot Width (feet) ²	Minimum Front Yard (feet) ³	Minimum Side Yards (feet)		Minimum Rear Yard (feet)	Maximum Building Height (feet)	Maximum Lot Coverage (%)
				One	Total Both Sides			
R-1 Residential	4,300	33	-- ⁶	-- ⁴	12	5	35	70
R-2 Residential	5,000+ ⁵ 1,000/family	65	20	-- ⁴	12	40	60	40
B Commercial	--	--	--	-- ⁴	--	15	60	50
IN Industrial	6,500	65	25	10 ⁴	20	--	40	50
C Conservation	--	--	35	10	20	--	35	25

¹ When computing lot areas for compliance with minimum lot area requirements, only that area having a slope of less than 20% shall be considered at full value. Any area having a slope greater than 20% shall be credited at 1/10 of the total surface area in the computation of minimum lot area.

² Lot width measured at building line; may never be less than 25 feet at front property line.

³ In existing built-up areas, front yard may be equal to average setback established by existing buildings within 150 feet of proposed building.

⁴ For nonresidential uses abutting a residential district, see § 500-27D.

⁵ High-rise structure for the elderly constructed under a federal program will be permitted to meet the area requirements of federal regulations. The minimum square feet per unit shall be 500.

⁶ Front yard setback. The setback shall equal the average building line of all principal buildings on a block located on the same side of the street, providing that the building may locate further behind the required building line.