

ZONING

350 Attachment 4

Township of Upper Mount Bethel

**SCHEDULE V
PERMITTED VARIATIONS
FOR EXISTING RESIDENTIAL NONCONFORMING LOTS
IN VARIOUS ZONING DISTRICTS**

Requirement	Nonconforming Lots Located In:			
	OSC	A-1	R-1	VCR-1
Minimum lot size (sq. ft.)	30,000	20,000	20,000	6,000
Minimum lot width (ft.)	80	60	60	50
Minimum yards (ft.)				
Front yard	30	25	25	20
Rear yard	30	24	25	20
One side yards	15	10	10	8
Both side yards combined	35	20	20	16
Maximum building height (ft.) (for principal building)				
Stories	2.5	2.5	2.5	2.5
Height (ft.)	30	30	30	30
Maximum building coverage (%)	25%	30%	30%	35%

NOTES:

- 1) See § 350-25A for uses permitted on nonconforming lots, and for requirements for lots located in commercial and industrial zones.
- 2) This Schedule applies only to nonconforming lots on which a single-family dwelling and related accessory uses may be constructed as a permitted use.
- 3) Where such lots are not served with public or existing private-central sewer systems, approval of single-family units on such lot sizes are subject to on-lot septic system approvals by the SEO and PA DEP.