

ZONING

128 Attachment 2

Town of Bethlehem

Schedule of Area, Yard and Bulk Requirements
 [Amended 10-8-2008 by L.L. No. 3-2008; 3-11-2015 by L.L. No. 2-2015; 12-14-2016 by L.L. No. 5-2016]

	Rural ¹	Residential Large Lot	Residential "A"	Residential "B"	Residential "C"	Core Residential	Multi-family	Rural Riverfront	Hamlet	Commercial Hamlet	Rural Hamlet	General Commercial	Mixed Economic Development ¹¹	Heavy Industrial	Rural Light Industrial
	(R)	(RLL)	(RA)	(RB)	(RC)	(CR)	(MR)	(RR)	(H)	(CH)	(RH)	(C)	(MED)	(I)	(RLI)
Major residential subdivision, maximum density unit per acre ^{14, 15}	1 DU per 2 acres unconstrained land	1 DU per 2 acres unconstrained land	3 DU per 1 acre unconstrained land	5 DU per 1 acre unconstrained land	8 DU per 1 acre unconstrained land with public water and public sewer	6 DU per 1 acre unconstrained land with public water and public sewer	8 DU per 1 acre unconstrained land with public water and public sewer	1 DU per 5 acres unconstrained land	8 DU per 1 acre unconstrained land with public water and public sewer	(Note 12)	4 DU per 1 acre unconstrained land with public water and public sewer	Prohibited	See § 128-37	Prohibited	Permitted (Note 12)
Minor residential subdivision, maximum density unit per acre ^{14, 15}	(Note 12)	1 DU per 2 acres unconstrained land	(Note 12)	(Note 12)	(Note 12)	(Note 12)	(Note 12)	(Note 12)	8 DU per 1 acre unconstrained land with public water and public sewer	(Note 12)	4 DU per 1 acre unconstrained land with public water and public sewer	Prohibited	See § 128-37	Prohibited	(Note 12)
Maximum density, multi-family	4 DU per acre	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	8 DU per acre	Not applicable	8 DU per acre	8 DU per acre	6 DU per acre	Not applicable	8 DU per acre	Not applicable	Not applicable
Land division ¹²	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Prohibited	Permitted	Prohibited	Prohibited	Permitted	Prohibited	Prohibited	Prohibited	Permitted
Minimum lot size, residential ⁸ (square feet, except as noted)	(Note 12)	2 acres	14,520	8,500	8,500 per DU ¹¹	7,260	8,500 ²	5 acres	5,000	10,000	7,500	Not applicable	Not applicable	Not applicable	(Note 12)
Minimum lot size, nonresidential (square feet, except as noted)	(Note 12)	Not applicable	Not applicable	15,000	15,000	15,000	15,000	5 acres	7,000	10,000	7,500	1 acre	(Note 5)	5 acres	1 acre
Minimum lot size, mixed use (square feet, except as noted)	(Note 12)	Not applicable	Not applicable	Not applicable	16,000	15,000	15,000	5 acres	10,000	10,000	10,000	Not applicable	(Note 5)	Not applicable	1 acre
Minimum front yard, from right-of-way ^{1, 10} (feet)	40	50	35	25	30	25	35	40	10 ^{6,16}	30 ¹⁶	30	100	(Note 5)	100	50
Minimum front yard, from center line ^{1, 10} (feet)	65	75	60	50	55	50	60 ³	65	35	55	55	125	(Note 5)	125	75
Minimum side yard ¹ (feet)	15	25	10	8	16 (8 for 1-family)	8	16	15	5	10	10	40	(Note 5)	25	25

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	(R)	(RLL)	(RA)	(RB)	(RC)	(CR)	(MR)	(RR)	(H)	(CH)	(RH)	(C)	(MED)	(I)	(RLI)
Minimum rear yard (feet)	40	50	25	25	25 for 1- or 2-family; 40 for 3- or 4-family	25	25 for 1- or 2-family; 40 for 3- or 4-family	40	40	40	40	50	(Note 5)	50	50
Minimum highway frontage ¹³ (feet)	75	75	70	50	70	50	50	100	40	100	60	100	(Note 5)	150	50
Maximum height (feet)	35	35	30	30	30	30	35	35	35	35	35	35	(Note 7)	60 ⁹	45
Minimum lot depth (feet)	120	120	120	120	100	120	120	120	100	100	100	150	(Note 5)	200	150
Minimum lot width (feet)	75	100	100	60	100 ⁴	60	60 ³	100	50	100	75	100	(Note 5)	150	50
Maximum lot coverage	30%	20%	20%	20%	30%	20%	30%	20%	75%	65%	70%	35%	(Note 5)	30%	30%
Accessory uses	See individual zoning district regulations in Article V for setback, height and coverage requirements relating to accessory structures.														

NOTES:

- ¹ On a corner lot, there shall be provided a side yard on the side street equal in depth to the required front yard in said district.
- ² For a single-family dwelling. Density for a two-, three- and four-family and multifamily development is an additional 5,000 square feet per dwelling unit.
- ³ For a single-family dwelling. Minimum lot width for a two-, three- or four-family and multifamily development is 100 feet plus 2.5 feet for each dwelling unit.
- ⁴ Minimum lot width for a single-family dwelling is 50 feet and for a two-, three- and four-family it is 100 feet plus 2.5 feet for each unit over two units.
- ⁵ Subject to criteria in § 128-50. [Note: Site plan approval is not required for a home occupation that constitutes a de minimis use. See § 128-50E.]
- ⁶ New buildings will have the option of conforming to front setback of adjacent buildings.
- ⁷ Requirements vary. See § 128-37 for height limitations in a Mixed Economic Development District.
- ⁸ Minimum lot sizes do not apply to lots created as part of a conservation subdivision or an average density subdivision.
- ⁹ The lesser of four stories or 60 feet in height.
- ¹⁰ The minimum required front yard shall be determined from the center line of the pavement of the street on which the building fronts or from the right-of-way line of the street on which the building fronts, whichever develops the greater front yard. For flag lots, use the "Minimum front yard, from right-of-way" distance.
- ¹¹ For a single-family dwelling. Density for a two-, three- and four-family development is an additional 5,000 square feet per dwelling unit.
- ¹² Each proposed lot shall meet the minimum area and bulk standards as set forth in this schedule, as applicable. For the Rural District and Rural Light Industrial District, the minimum lot size requirement for residential uses shall be the same as that required in the Residential "C" District. In addition, for all Districts, if the site is not served by a public water supply and sewage disposal system, the proposed lot(s) shall be of a size and configuration so as to meet the minimum separation distances and design standards for on-site water supply and/or sewage disposal systems as established by the Albany County Health Department.
- ¹³ The minimum is 28 feet for flag lots. Flag lots are subject to the requirements of § 128-48.
- ¹⁴ Density unit (DU) is equal to one dwelling unit. See also § 128-22.
- ¹⁵ The Planning Board may allow the use of an average density subdivision for a major subdivision.
- ¹⁶ See § 128-67.1 for front yard setbacks from the right-of-way for new buildings in the Delaware Avenue Hamlet Overlay District.