



Brooke Kerzner <homeswithbrooke@gmail.com>

UMBT Zoning Ordinance schedules

2 messages

tina.kellerzoning@rcn.com <tina.kellerzoning@rcn.com>
To: homeswithbrooke <homeswithbrooke@gmail.com>

Tue, Sep 16, 2025 at 10:04 AM

Brooke,
attached are the the schedules. just a reminder multi-family is not a permitted use in the R1 zoning district.
the current use is a non-conforming use and can be continued as a non-conforming use-daycare.
any changes will require variances including multi-family.
however the R1 district multi-family is a conditional use covered in section 350-17(8)(d)[1thru 8],. I misspoke when I said 20,000 sf of lot area in this section is states 30,000 sf lot area per unit.
Tina

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Tina Serfass
UMBT Zoning/Codes
Keller Zoning & Inspection Services, Inc.
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[Nazareth, PA 18064](#)
(610)759-8227
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 **Schedule I and II permitted uses.pdf**
3583K

Brooke Kerzner <homeswithbrooke@gmail.com>
To: tina.kellerzoning@rcn.com

Thu, Feb 5, 2026 at 11:35 AM

Hey Tina!

Just wanted to give you a heads up that I am rebooting the daycare listing at 2241 Ridge UMBT. It should be live shortly.

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