

ZONING

350 Attachment 2

Township of Upper Mount Bethel

**SCHEDULE II
BASIC REGULATIONS GOVERNING
THE SIZE OF LOTS, YARDS, AND BUILDINGS UPPER MOUNT BETHEL TOWNSHIP, PA
[Amended 5-9-2016 by Ord. No. 2016-02]**

Type of Regulation (b)	Zoning Districts								
	OSC	Agricultural	Residential		Commercial		Industrial		
		A-1 (A/RR)	R-1 (NR)	VCR-1 (VC/R)	C-1 (LC)	C-2 (GC)	I-1 (LI)	I-2 (GI)	I-3 (HI)
MINIMUM PARCEL SIZE FOR AGRICULTURAL (ACRES)	25	50	15	NA	15	15	15	15	15
MINIMUM LOT SIZE (FOR PERMITTED NON-AGRICULTURAL)									
- Area (Sq Ft)	217,800	87,120	43,560	43,560	43,560	87,120	43,560	43,560	87,120
- Width (Ft)	200	200	125	125	125	200	150	150	200
- Depth (Ft)	500	300	200	200	200	300	200	200	300
AVERAGE LOT AREA PER DWELLING UNIT (Square Feet)	217,800	87,120	43,560	43,560	NA	NA	NA	NA	NA
MINIMUM YARDS (Ft) (a)									
- Front Yard	40	40	40	35	40	40	40	40	45
- Rear Yard	50	50	35	25	50	50	50	50	50
- 1 Side Yard	25	25	20	10	15	20	20	20	25
- Both Side Yards Combined	60	60	45	25	30	40	40	40	50
MAXIMUM BUILDING HEIGHT FOR THE PRINCIPAL BUILDING									
- No. of Stories	2.5	2.5	2.5	2.5	1.5	2.5	3.0	3.0	3.0
- Height in Feet	30	30	30	30	25	35	50	50	50

UPPER MOUNT BETHEL CODE

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MAXIMUM BUILDING COVERAGE (%)	5%	15%	35%	35%	Not to exceed 50% of the lot area	Not to exceed 50% of the lot area	Not to exceed 50% of the lot area	Not to exceed 50% of the lot area	Not to exceed 50% of the lot area
MAXIMUM IMPERVIOUS SURFACE AREA (%)	15%	40%	40%	50%	60%	60%	60%	60%	60%

NOTES:

- (1) See §§ 350-16 and 350-17 for additional regulations governing Special Exceptions and Conditional Uses.
- (2) See Article V for Overlay Districts for Flood Plain areas, Route 611 Uses and Steep Slope areas.
- (3) See Article VI for additional Supplementary Regulations governing variations from required areas, unique lots and building locations, accessory uses and structures, non-conforming uses and structures, off-street parking and loading, signs, temporary uses, site plan review, provisions for recreation and campground areas, and miscellaneous provisions.
- (4) Minimum lot area requirements for lots not served with public or private central sewer and water facilities are subject to "Environmental Constraints" set forth in § 350-13C.

FOOTNOTES:

- (a) See Article II for definitions of "area," "width," "depth," "front yard," "rear yard," and "side yard."
- (b) See Attachment 5, Wireless Telecommunications.

ZONING

350 Attachment 1

Township of Upper Mount Bethel

SCHEDULE I
REGULATIONS GOVERNING THE USE OF LAND
 [Amended 3-26-2018 by Ord. No. 2018-02]

Use Class	OSC	Agricultural	Residential		Commercial		Industrial		
		A-1 (A/RR)	R-1 (NR)	VCR-1 (VC/R)	C-1 (LC)	C-2 (GC)	I-1 (LI)	I-2 (GI)	I-3 (HI)
PERMITTED USES (a)	X								
Open Space Uses									
Agriculture	X	X	X		X	X	X	X	
Single Family Residential	X	X	X	X					
Two Family Residential				X					
Family Care Residential		X	X	X	X				
Neighborhood Commercial				X	X	X	X	X	
General Commercial						X	X	X	
General Industrial							X	X	X
Customary Accessory Uses	X	X	X	X	X	X	X	X	X
SPECIAL EXCEPTION USES(b)									
Group Care and Related Residential		X	X	X					
Rural Area Business	X	X							
Appropriate Public Uses and Essential Services	X	X	X	X	X	X	X	X	X
CONDITIONAL USES (c)									
Multi-Family Residential			X	X	X	X			
Special Commercial						X		X	
Special Heavy Industrial								X	X
Special Purpose Housing for Elderly			X	X					

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Mobile Home Parks (d)			X						
Detention Centers (d)								X	
Adult Oriented Facilities (d)								X	
Residential/Golf Course Development		X							

NOTE: "X" indicates that the Use Class is permitted. See § 350-14 for a description of the uses indicated in each Use Class and for an explanation of the conditions under which they are permitted in each District.

- (a) Uses which require no special action by the Zoning Hearing Board or the Planning Commission, except where Site Plan Review is required, or where the requirements of § 350-14 apply.
- (b) Uses which must be referred to the Zoning Hearing Board and the Planning Commission.
- (c) Uses which must be referred to the Township Supervisors and the Planning Commission.
- (d) The number and location of such facilities are subject to restrictions in each applicable Use Class.