



CITY OF BETHLEHEM, LEHIGH COUNTY, PA			
RS - RESIDENTIAL DISTRICT			
ITEM	REQUIRED/PERMITTED	PROPOSED	Section
Zoning District:	RS	RS	Zoning Map
Principal Permitted Use:	Single Family Detached Dwelling	Single Family Detached Dwelling	1304
Bulk Requirements:			
Min. Tract Size	8,000 SF	83,715 ± sq	1306 01(a)
Min. Lot Area	8,000 SF	8,007 SF	1306 01(a)
Max. Impervious Coverage	75% ¹	35.9% (for entire development - including private road) / 28.3% on individual lot basis (for Lot 6 which is most restrictive of all lots)	1306 01(a)
Max. Building Coverage	25% ¹	14% (for entire development - including private road) / 19.3% on individual lot basis (for Lot 6 which is most restrictive of all lots)	1306 01(a)
Max. Building Height Limit	2.5 story or 35 FT	< 2.5 story or 35 FT	1306 01(a)
Min. Lot Width	75 FT ²	75 FT	1306 01(a)
Yards:			
Front Yard	25 FT	25 FT	1306 01(a)
Side Yard	8 FT	8 FT	1306 01(a)
Rear Yard	35 FT	35 FT	1306 01(a)
Parking:			
Parking Requirement	2 per SFD Unit	2 per SFD Unit ³	1319
Parking Stall Size:	9' x 18'	9'x18'	1319.03 (a)(1)
Max. Front Yard occupied by off-street parking	50%	<50%	1319.02 (m)
Residential driveway setback from lot line	2.5 FT	5.5 FT	1319.02 (g)(4)
Landscaping Requirements:			
Street Trees	1 per 50 LF of Street ⁴	1 per 50 LF of Street	1319.02 (j)(1)

1. For first note (c) of Table 1306.01 (a). "The maximum building and impervious coverage requirements may be met as an average across a tract after development, as opposed to regulating each individual lot."

2. Per Footnote (a) of Table 1306.01(a). "The lot width requirement may be reduced to 70% of the required lot width for those lots fronting the bulb of a cul-de-sac except that the full lot width must be met at the front wall of the building lot closest to street right of way. In addition, a minimum of 50% of the lots utilizing this provision must satisfy the 35 off-street parking spaces per dwelling unit"

3. All proposed SFD Unit are proposed with 2 car garage which satisfies the parking requirements for each unit.

4. Average of one tree per 50 LF of street with large canopies.

1- Per foot note (c) of Table 1306 01 (a). "The maximum building and impervious coverage requirements may be met as an average across a tract after development, as opposed to regulating each individual lot".
2- Per Footnote (a) of Table 1306 01(a). "The lot width requirement may be reduced to 70% of the required lot width for those lots fronting the bulb of a cul-de-sac except that the full lot width must be met at the front wall of the building lot closest to street right of way. In addition, a minimum of 50% of the lots utilizing this provision must provide 3 off-street parking spaces per dwelling unit".
3- All proposed SFD lots are proposed with 2 car garage which satisfies the parking requirements for each unit.
4- Average of one tree per 50 LF of street with large canopies.

NOTES:
1) PLAN IS PREPARED BASED ON COUNTY TAX MAP, PROPERTY DEED AND PASDA LIDAR TOPOGRAPHIC MAPPING AND THEREFORE IS ASSUMED TO BE APPROXIMATE.
2) THE PROJECT WILL BE SERVICED BY EXTENSION OF PUBLIC WATER AND SEWER LOCATED IN KELCHNER ROAD.
3) PROPOSED ROAD IS A "PRIVATE" ROAD WHICH SHALL NOT REQUIRE A DEDICATION OF RIGHT-OF-WAY. THE INDIVIDUAL LOT AREA AND SETBACKS ARE TAKEN TO THE BACK OF CURB OF THE PROPOSED PRIVATE ROAD.
4) HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE ROAD AND STORMWATER FACILITIES.

arna

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SCALE IN FEET

Project

1559 KELCHNER ROAD

TMP# 641873193039001

CITY OF BETHLEHEM
LEHIGH COUNTY

PA

Drawing Title

CONCEPT PLAN
(BY-RIGHT PLAN)

SIGNATURE

PROFESSIONAL XXXXXXXXXX

STATE LIC. No. XXXXX

DATE

COMMENTS

NO.

REVISIONS

Project No.

#

Date

MAY 23, 2022

Scale

1" = 30'

Drawn By

CT

Checked By

CT

Drawing No.

CP 01

Sheet ### of ###