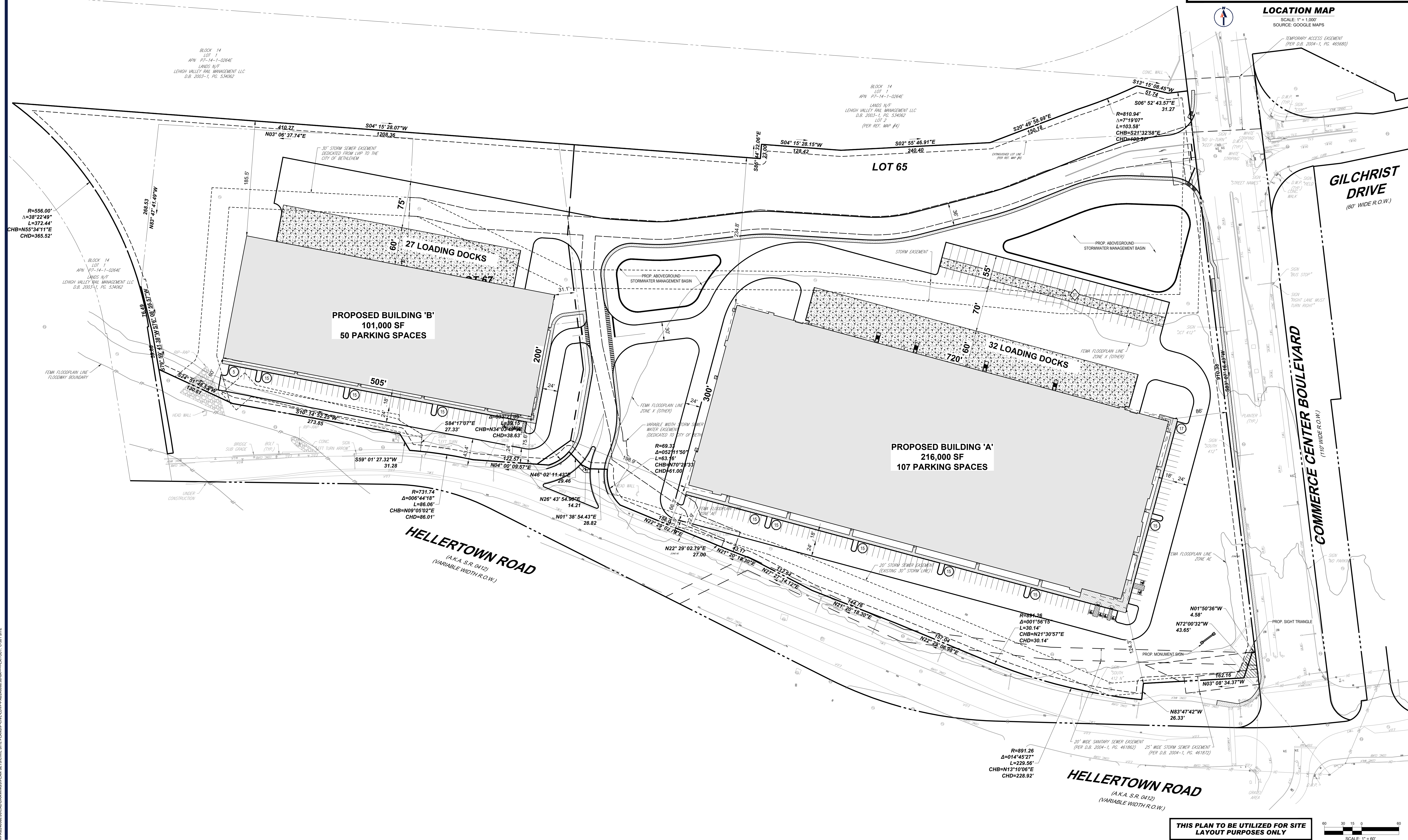
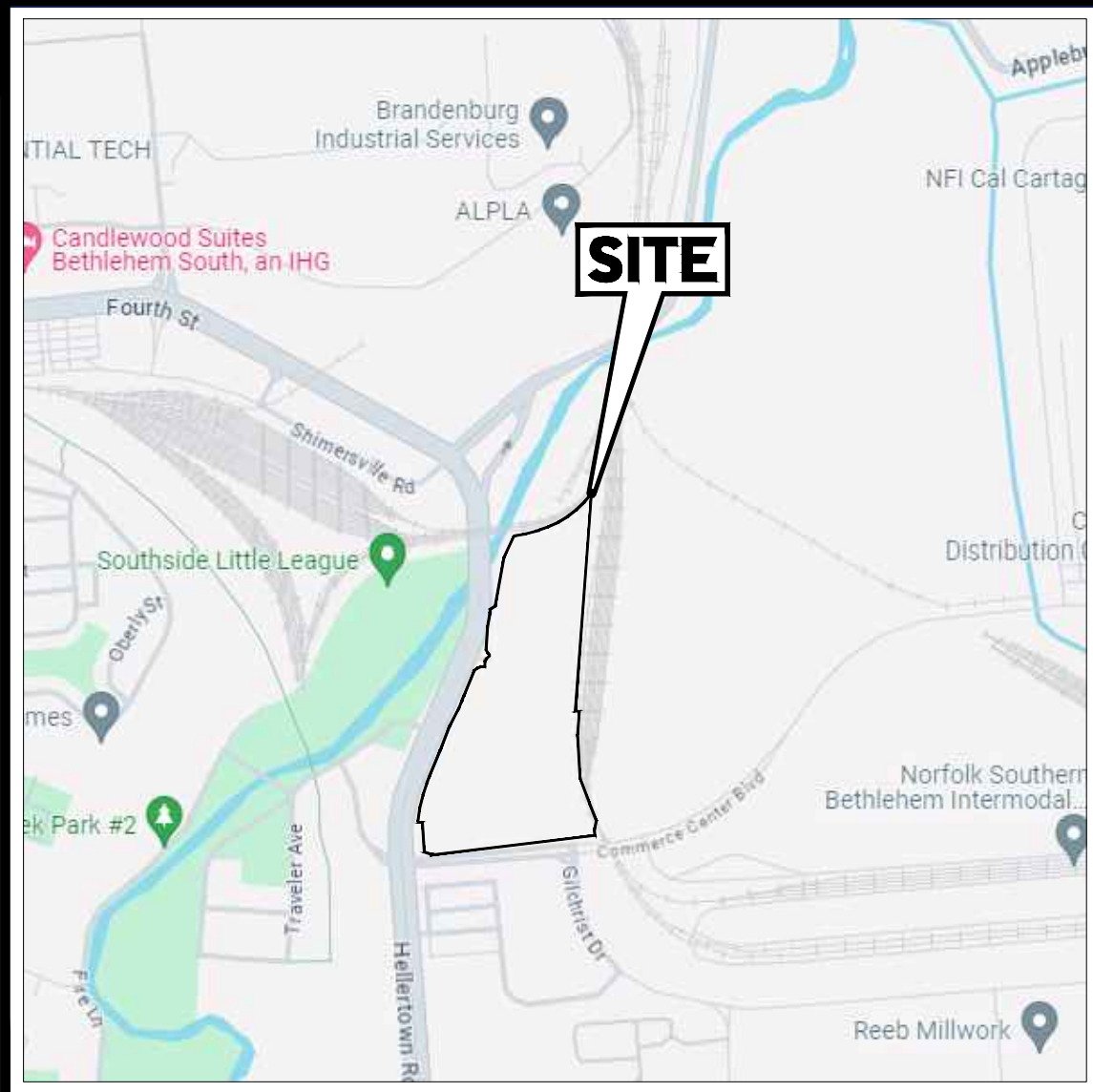


<b>ZONING PARKING REQUIREMENTS</b>				
<b>ITEM</b>	<b>PERMITTED (LOT A)</b>	<b>PROPOSED LOT A</b>	<b>PERMITTED (LOT B)</b>	<b>PROPOSED LOT B</b>
MIN STALL SIZE	9' X 18'	9' X 18'	9' X 18'	9' X 18'
MIN AISLE WIDTH	24'	24'	24'	24'
MIN NUMBER OF STALLS (PER EMPLOYEES)	47 SPACES* (AT 70 EMPLOYEES PROPOSED)	107 SPACES	N/A	50 SPACES
MIN NUMBER OF STALLS (PER BUILDING FLOOR AREA)	N/A	N/A	101 SPACES*	50 SPACES (V)
MIN LOADING SIZE	11' X 50'	12' X 55'	11' X 50'	12' X 55'
LOADING SPACES	2 SPACES REQUIRED**	32 SPACES	2 SPACES REQUIRED**	27 SPACES
<b>WAREHOUSE, DISTRIBUTION AND TRUCKING TERMINALS:</b>				
<p>REQUIRED - A PARKING OR STORAGE FOR ALL VEHICLES USED DIRECTLY IN THE CONDUCT OF SUCH BUSINESS - 1 PARKING SPACE FOR EACH 1 PERSON REGULARLY EMPLOYED ON THE PREMISES. IF THE NUMBER OF EMPLOYEES IS NOT KNOWN, THEN 1 SPACE SHALL BE PROVIDED PER 1,000 SQUARE FEET OF BUILDING FLOOR AREA.</p> <p>*LOT A= 70 PROPOSED EMPLOYEES/1 PERSONS=47 REQUIRED SPACES          *LOT B= 101 KNOWN SP/1,000 SF= 101 SPACES          **LOADING = 1 SPACE FOR THE FIRST 1,500 SQUARE FEET OF FLOOR AREA, 12,000 OR MORE SQUARE FEET OF FLOOR AREA SHALL REQUIRE 2 SPACES.          (V)= VARIANCE REQUIRED</p>				

1. EXCEPT 25 FEET SIDE AND 50 FEET REAR FOR A PRINCIPAL NON-RESIDENTIAL BUILDING WHERE SUCH SIDE OR REAR YARD WOULD BE ADJACENT TO A LOT IN A RESIDENTIAL DISTRICT THAT IS OCCUPIED BY ONE OR MORE EXISTING DWELLINGS.
2. IN THE IR DISTRICT, IF A BUILDING IS PROPOSED TO HAVE A HEIGHT EXCEEDING 35 FEET, THEN ONE FOOT ADDITIONAL SETBACK SHALL BE REQUIRED FROM AN ABUTTING LOT LINE OF AN EXISTING DWELLING IN A RESIDENTIAL DISTRICT FOR EACH 3 FEET OF BUILDING HEIGHT OVER 35 FEET. ANY STRUCTURE THAT IS ACCESSORY TO A NON-RESIDENTIAL USE, IT SHALL HAVE A MAXIMUM HEIGHT OF 25 FEET, UNLESS IT MEETS THE MINIMUM SETBACKS FOR A PRINCIPAL BUILDING, IN WHICH CASE THE MAXIMUM HEIGHT FOR A PRINCIPAL BUILDING SHALL APPLY.



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PROJECT NO.:	PAB240068.00-04
DRAWN BY:	ABN
CHECKED BY:	MMC
DATE:	08/09/2024
CAD I.D.:	P-CIVIL-LDVR
PROJECT:	

**SITE  
PLANS**

FOR



**PETRUCCI**  
DEVELOPMENT + DESIGN/BUILD

**PROPOSED DEVELOPMENT**

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CITY OF BETHLEHEM  
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SHEET TITLE:	
<b>SITE PLAN</b>	
SHEET NUMBER:	
<b>C-301</b>	