

Chapter 128
Town of Bethlehem Zoning Law

SECTION 128-100: SCHEDULE OF AREA, YARD and BULK REQUIREMENTS	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 ⁵	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	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Permitted Not More Than 4 Lots 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	Prohibited	4 DU per 1 acre unconstrained land with public water and public sewer	Prohibited	Permitted	Prohibited	Note 12	
Land Division ¹²	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Prohibited	Permitted	Prohibited	Prohibited	Permitted	Prohibited	Prohibited	Prohibited	Permitted	
Minimum Lot Size - Residential ⁸	Note 12	2 acre	14,520 s.f.	8,500 s.f.	8,500 s.f./du ¹¹	7,260 s.f.	8,500 s.f. ²	5 acres	5,000 s.f.	10,000 s.f.	7,500 s.f.	Not Applicable	Not Applicable	Not Applicable	Note 12	
Minimum Lot Size - Non-Residential	Note 12	Not Applicable	Not Applicable	15,000 s.f.	15,000 s.f.	15,000 s.f.	15,000 s.f.	5 acres	7,000 s.f.	10,000 s.f.	7,500 s.f.	1 acre	Note 5	5 acres	1 acre	
Minimum Lot Size - Mixed Use	Note 12	Not Applicable	Not Applicable	Not Applicable	15,000 s.f.	15,000 s.f.	15,000 s.f.	5 acres	10,000 s.f.	10,000 s.f.	10,000 s.f.	Not Applicable	Note 5	Not Applicable	1 acre	
Minimum Front Yard, From ROW ^{1, 10}	40 ft	50 ft	35 ft	25 ft	30 ft	25 ft	35 ft	40 ft	10 ft ⁶	30 ft	30 ft	100 ft	Note 5	100 ft	50 ft	
Minimum Front Yard, From Centerline ^{1, 10}	65 ft	75 ft	60 ft	50 ft	55 ft	50 ft	60 ft ³	65 ft	35 ft	55 ft	55 ft	125 ft	Note 5	125 ft	75 ft	
Minimum Side Yard ¹	15 ft	25 ft	10 ft	8 ft	16 ft (8' for 1-fam)	8 ft	16 ft	15 ft	5 ft	10 ft	10 ft	40 ft	Note 5	25 ft	25 ft	
Minimum Rear Yard	40 ft	50 ft	25 ft	25 ft	25 ft (1-2 fam) 40 ft (3-4 fam)	25 ft	25 ft (1-2 fam) 40 ft (3-4 fam)	40 ft	40 ft	40 ft	40 ft	50 ft	Note 5	50 ft	50 ft	
Minimum Highway Frontage ¹³	75 ft	75 ft	70 ft	50 ft	70 ft	50 ft	50 ft	100 ft	40 ft	100 ft	60 ft	100 ft	Note 5	150 ft	50 ft	
Maximum Height	35 ft	35 ft	30 ft	30 ft	30 ft	30 ft	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft	Note 7	60 ft ⁹	45 ft	
Minimum Lot Depth	120 ft	120 ft	120 ft	120 ft	100 ft	120 ft	120 ft	120 ft	100 ft	100 ft	100 ft	150 ft	Note 5	200 ft	150 ft	
Minimum Lot Width	75 ft	100 ft	100 ft	60 ft	100 ft ⁴	60 ft	60 ft ³	100 ft	50 ft	100 ft	75 ft	100 ft	Note 5	150 ft	50 ft	
Maximum Lot Coverage	30%	20%	20%	20%	30%	20%	30%	20%	75%	65%	70%	35%	Note 5	30%	30%	

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 2, 3, and 4 Family and Multi-Family Development is an additional 5,000 sq.ft. per dwelling unit.
3. For a single family dwelling. Minimum lot width for a 2, 3, or 4, Family and Multi-Family Development is 100 feet plus 2.5 feet for each dwelling unit.
4. Minimum lot width for a single family dwelling is 50' and for a 2, 3 and 4 family it is 100' plus 2.5' for each unit over 2 units.
5. Requirements vary. See Section 128-37 for lot and bulk requirements in a Mixed Economic Development District
6. New buildings will have the option of conforming to front setback of adjacent buildings.
7. Requirements vary. See Section 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 4 stories or 60 feet in height.
10. The minimum required front yard shall be determined from the centerline 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 ROW" distance.
11. For a single family dwelling. Density for a 2, 3, and 4 family development is an additional 5,000 sq.ft. per dwelling unit.
12. Each proposed lot shall meet the minimum area and bulk standards as set forth in Section 128-100, as applicable. In addition, 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 Department of Health.
13. The minimum is 28 ft for flag lots. Flag lots are subject to the requirements of Section 128-48.
14. Density Unit (DU) is equal to one dwelling unit. See also Section 128-22.
15. The Planning Board may allow the use of an average density subdivision for a major subdivision.