

RE: Vacant Lot
 608 Spangler Street
 New Berlin, PA.

The above referenced property is described as a Vacant building lot in a residential area

The area is zoned as Village District V-2

Building Setbacks - Front Setback is Average of Adjacent Properties
 Side Setbacks - 8 Feet
 Rear Setbacks - 30 Feet for Principal -or- 5 Feet Accessory

Maximum Building Height - 40 Feet
 Maximum Building Coverage 40 %
 Maximum Impervious Surface Coverage: 50 %

Public Water & Sewer questions should be directed to the New Berlin Municipal Authority at 570-966-2938

Buyer should do their due diligence & research for any deed restrictions that may exist

Buyers or Potential buyers with more detailed questions should either call the Zoning officer or pick up a Zoning book and do detailed research for additional detailed zoning information.

THIS IS A V-2 Property -- ↓↓

Permitted Uses	V-1	V-2
Accessory Uses	X	X
Church's	X	X
Elementary School	X	
Essential Services	X	X
Mobile Homes	X	
Parking Lots	X	X
Public Buildings	X	x
Public Recreation	X	X
Single Family Dwellings	X	X

Special Exception Uses		
A Zoning Hearing would be required and achieving approval for any of the following uses		↓↓
	V-1	V-2
Agriculture	X	
Apartment Conversion	X	X
Accessory Structure Conversion	X	X
Bed & Breakfast Homes	X	X
Business / Professional Offices	X	X
Cemeteries	X	
Commercial Nursery / Greenhouse	X	
Commercial Recreation	X	
Educational Facilities	X	
Funeral Home	X	
Gasoline Service Stations	X	
Home Occupation	X	X
Hotels and Motels	X	
Light Industry	X	
Lodges	X	
Medical Offices	X	X
Mobile Home Park	X	
Multi Family Dwellings (3 Or More)	X	X
Private Clubs	X	
Restaurant and Food Service	X	X
Neighborhood Retail Stores **	X	X
Sign	X	X
Townhouse	X	
Two-Family Dwellings	X	X