RE: Condemned House

407 Front Street

New Berlin, PA.

The above referenced property is described as a Condemned House Required to be razed 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 Is available for this property Contact New Berlin Municipal Authority at 50-966-2938.

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 |