



*The Premier Broker for
Senior Housing and Healthcare Facilities*

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REDEVELOPMENT OPPORTUNITY



3599 & 3531 Broadway

South Whitehall Township & City of Allentown

Lehigh County, Pennsylvania

3.84+/- Total Acreage

Next to Cetronia Elementary School in Parkland School District

Public Water & Public Sewer

Existing 12,950+/-sf Former Personal Care Home On Site

4 Unit Apartment On Site

\$1,099,000

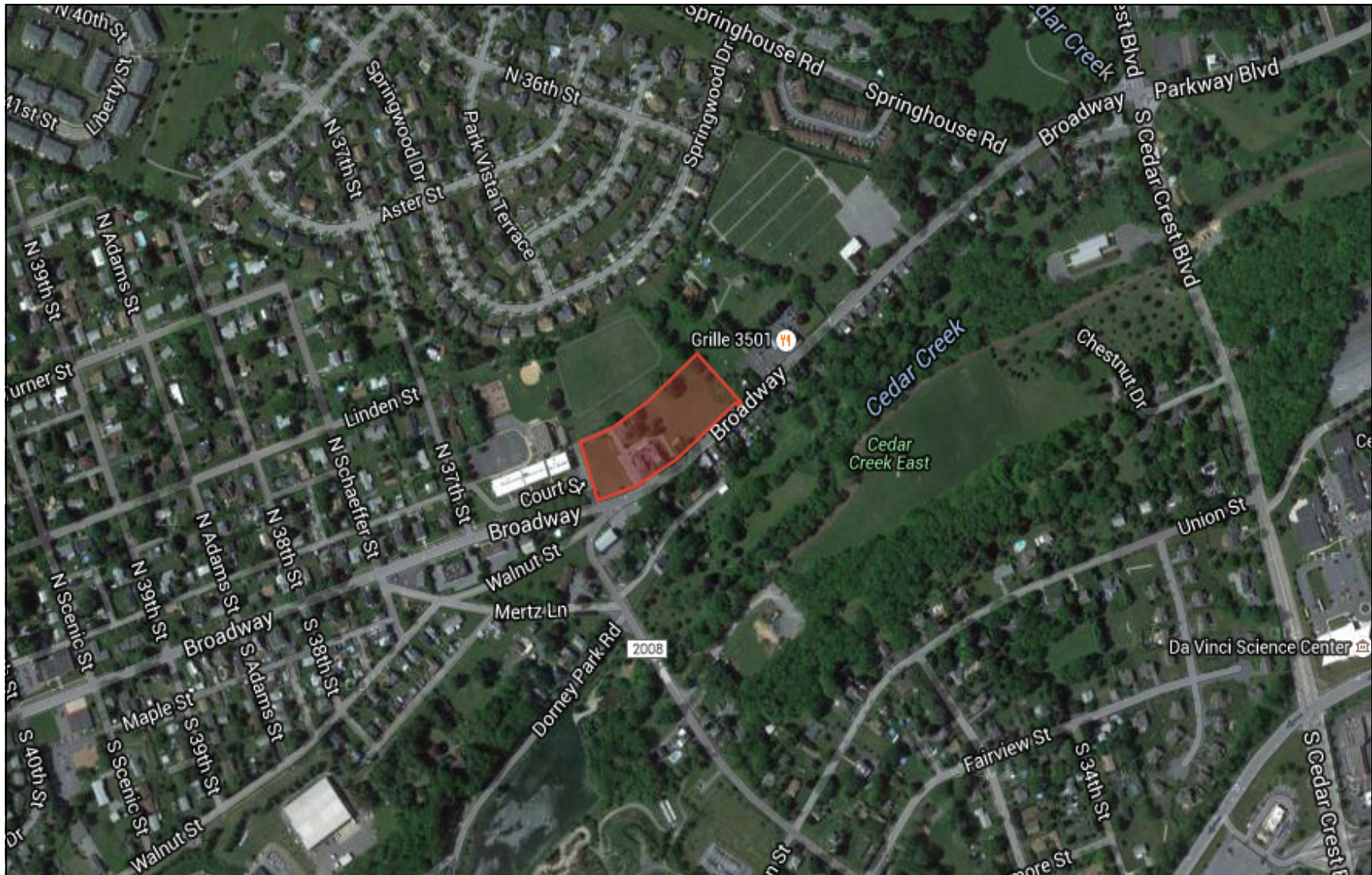
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3599 BROADWAY Site Plan



3599 BROADWAY AERIAL



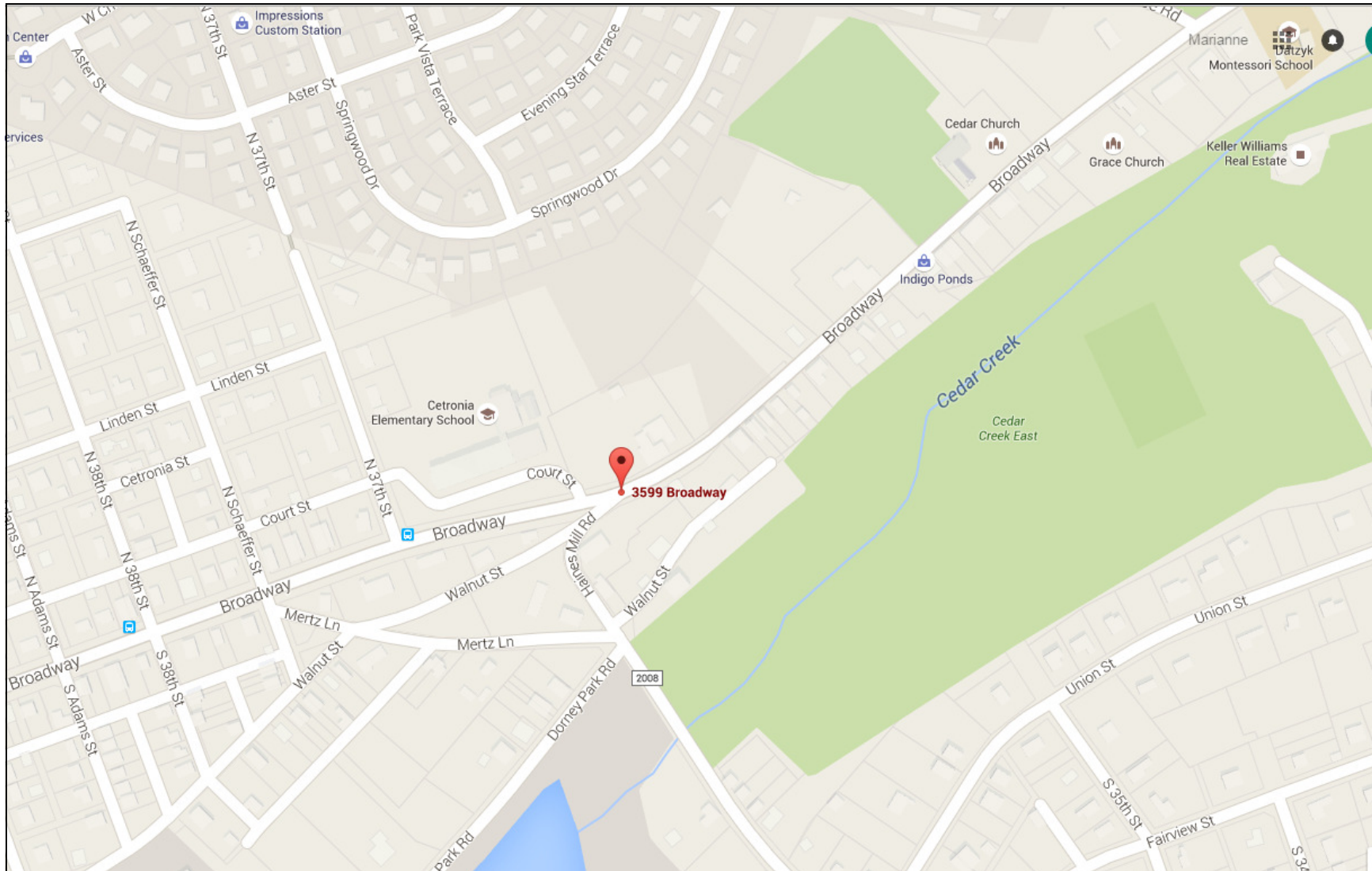
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This information is believed accurate though subject to errors, omissions and changes without notice

3599 BROADWAY Map



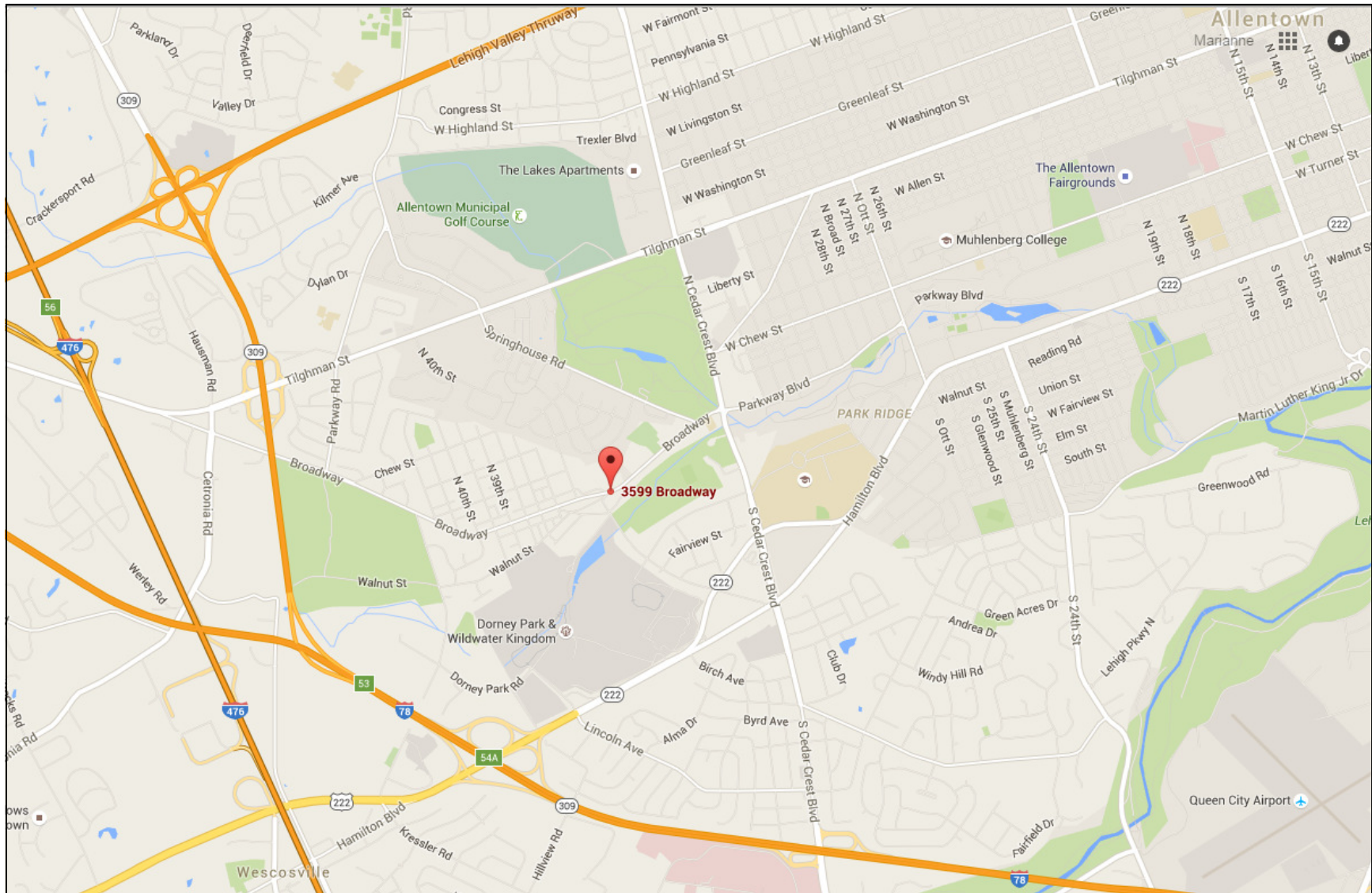
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3599 BROADWAY Map



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3599 BROADWAY (CITY OF ALLENTOWN)

Permitted Uses R-L

Single Family Detached Dwelling	P	<u>Accessory Uses</u>	
Roomers/Boarders	P	Accessory Use and/or Structure on the Same Lot & Customarily Incidental to a Lawful Principal Use	P
Conversion of an Existing Lawful Principal Business Use into One Dwelling Unit	SE		
Sample or Model Home	SE	Family Child Care Home	P
Small Group Home	SE	Home Occupation Medical, Dental, Chiropractic or Similar Licensed & Professionally Certified Doctor, which shall be Limited to one such Doctor per Dwelling	SE (V)
Adult Day Care	SE (R)		
Child Care Center, Nursery School, Pre-School, or "Head Start" Program Center	SE (R)	Home Occupation - Other	P
Places of Worship	SE	Parking, Off-Street Surface, as Accessory to a Use Permitted in the Applicable District	P
Government Uses (not including prisons, other Correctional Facilities & Solid Waste Facilities)	SE	Solar Energy Collection Devices	P
Public Park, Playground or other Publically-Owned Recreation	P	Swimming Pools, Household	P
Crop Farming, Gardening and/or Sale of Trees Primarily Grown on the Premises	P	Wind Turbine - Limited to One Turbine per Lot	P
Public Utility - Distribution Lines	P		
Public Utility - other Facilities such as Electric Substations, but not Including Vehicle Garages, Warehouses, Storage Yards or Commercial Communications Antennae	SE		

3599 BROADWAY (SOUTH WHITEHALL TOWNSHIP)

R-5 Permitted Accessory Uses, Non-Residential

	Max Dwelling Units per Gross Acre	Min Lot Area Per Use	Min Frontage (ft.)	Min Front to Street Ultimate Right-of-Way Line (ft.)	Min Sides to Lot Lines (ft.)	Min Rear to Lot Lines (ft.)	Max Units per Building	Max Height of Building Structure
ACCESSORY USES, Non-Residential								
Farm Outbuilding	Included with Special Exception Use			75	25	25		50
Farm Roadside Stand	Included with Special Exception Use			10	25	25		35
Geoexchange Energy Systems	Subject to the provisions of Section 12.43(s)(3)							
Historic Resource ⑪ per Section 12.33	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Off-Street Parking	Subject to the provisions of Section 12.38							
Satellite Earth Station Antenna					15	15		20
Signs				10	25	25		25
Small Wind Energy Systems (Roof-mounted)	Subject to the provisions of Section 12.43(s)(1)							
Storage Building				①	4	4		15
Temporary Field Contractor Office	Subject to the provisions of Section 12.43(k)							
SPECIAL EXCEPTION USES								
Accessory Dwelling Unit, Detached	Subject to the provisions of Section 12.41(h)							
Agriculture, Horticulture, Nursery Excluding Raising/Keeping of Farm Animals		5 acres	300	25	15	15		
Non-residential Solar Energy Systems	Subject to the provisions of Section 12.43(s)(3)							
Recreation Facility, Low Intensity		3 acres	200	50	50	50		35
Utility Distribution and Service Facilities				35	25	25		35

Maximum impervious Lot Coverage of residential Use: see Section 12.41(o)

① Five feet greater than that observed by the associated permitted Principal Use

⑦ Multiply 6 feet by the number of Townhouse units attached as a single Structure to determine the Side Yard Setback. Should all of the dwelling units of the Townhouse structure be served by a rear alley, multiply 3 feet by the number of Townhouse units attached as a single Structure to determine the Side Yard Setback.

⑧ Only where Public Sewer is available and connected to the Primary Use (where a public Sewer System is NOT available and connected to the Primary Use, only the Primary Uses, densities, and dimensional criteria of the Rural Residential and Agricultural ("R-R") zoning district schedule, as set forth in Section 12.28(c)(3), shall apply).

⑪ Existing dimensional requirements of the underlying zoning district shall apply to the Historic Resource. Any alterations or adaptive re-use of the Historic Resource may require approval of a Conditional Use as referenced in Section 12.33.

②0 Townhouse in subdivisions approved between April 17, 1974 and September 1, 2014 (including Twin Grove, Clifford Park, Wedgewood Park, Vistas At Green Hills, Ruth Court) shall be subject to 30 foot rear setbacks.

3599 BROADWAY (SOUTH WHITEHALL TOWNSHIP)

R-5 Permitted Uses

R-5 USES PERMITTED								
	Max Dwelling Units per Gross Acre	Min Lot Area Per Use	Min Frontage (ft.)	Min Front to Street Ultimate Right-of-Way Line (ft.)	Min Sides to Lot Lines (ft.)	Min Rear to Lot Lines (ft.)	Max Units per Building	Max Height of Building Structure
PRIMARY USES (8)								
Single Detached Dwelling		7,200 sq. ft.	60	25	10	25	1	35
Twin		6,000 sq. ft.	50	25	10	25	2	35
Two-flat		10,800 sq. ft.	90	25	20	25	2	35
Three-flat		14,400 sq. ft.	120	25	30	25	3	35
Townhouse(20)		3,360 sq. ft.	24	10	5(7)	60	8	35
Assisted Living Residence		3 acres	200	50	50	50		50
Emergency Response Service Facility		3 acres	200	50	50	50		50
Forestry		Subject to the provisions of Section 12.32						
Historic Resource (11) per Section 12.33	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Municipal Uses		Subject to the provisions of Section 12.31(n)						
Off-Street Parking per Section 12.38(e)(1)(A)(iii)		6,000 sq. ft.	60	10	10	10		
Place of Worship		3 acres	200	50	50	50		50
Public Buildings and Uses		3 acres	200	50	50	50		50
Retirement Facilities	13.0	Subject to the provisions of Section 12.46(a)						
Schools, Elementary and Secondary		3 acres	200	50	50	50		50
Stormwater Management Facilities								35
ACCESSORY USES, Residential								
Accessory Dwelling Unit, Attached		Subject to the provisions of Section 12.41(h)						
Family Day Care Homes								
Garage/Carport, Private				(1)	4	4		20
Gazebo				(1)	4	4		20
Geoeexchange Energy Systems		Subject to the provisions of Section 12.41(m)(3)						
Greenhouse, Private				(1)	4	4		20
Historic Resource (11) per Section 12.33	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
No-impact home –based businesses		Subject to the provisions of Section 12.41(d)(8)						
Radio and TV Towers (non-commercial)				(1)	25	25		50
Residential Solar Energy Systems		Subject to the provisions of Section 12.41(m)(2)						
Satellite Earth Station Antenna					15	15		20
Small Wind Energy Systems (Roof-mounted)		Subject to the provisions of Section 12.41(m)(1)						
Storage Building				(1)	4	4		15
Swimming Pool, Residential				(1)	10	10		
Swimming Pool, Portable				(1)	4	4		
Tennis Court				(1)	25	25		