



LOCATION MAP
SCALE: 1" = 1,000'
SOURCE: GOOGLE

PARKING REQUIREMENTS

USE	REQUIREMENT	REQUIRED PARKING	PROPOSED PARKING
PLACE OF WORSHIP	1 SPACE PER 3 PERMANENT SEATS IN ALL AREAS OF THE BUILDING SPECIFICALLY DESIGNED FOR THE GATHERING OF 15 OR MORE PERSONS JOINED FOR RELIGIOUS OR SOCIAL PURPOSES OR ONE SPACE FOR EACH 40 SF OF NET FLOOR AREA SPECIFICALLY DESIGNED FOR THE GATHERING OF 15 OR MORE PEOPLE. THESE AREAS SPECIFICALLY EXCLUDE COMMON AREAS, OFFICES, HALLWAYS, KITCHEN STORAGE AREAS, MECHANICAL ROOMS, OR OTHER AREAS WHICH ARE ACCESSORY.	56 SPACES.	61 SPACES*
DAY-CARE CENTER, GROUP DAY-CARE FACILITY, NURSERY SCHOOL, AND KINDERGARTEN	1 OFF-STREET PARKING SPACE FOR EACH TEACHER, ADMINISTRATOR AND OTHER EMPLOYEE. PLUS SPACES EQUAL TO 1 SPACE FOR EVERY 3 PUPILS TO BE PICKED UP OR DROPPED OFF AT THE SAME STARTING TIME OR DISMISSAL TIME.	13 EMPLOYEES + 75 STUDENTS / 3 = 38 SPACES	T.D.B.

*61 PROPOSED PARKING SPACES WOULD PERMIT A 2,240 SF NET FLOOR AREA DESIGNED FOR THE GATHERING OF 15 OR MORE PEOPLE. ALTERNATIVELY, 56 PROPOSED PARKING SPACES WOULD PERMIT 168 PERMANENT SEATS. FURTHER ANALYSIS IS REQUIRED IN ORDER TO DETERMINE WHICH OF THESE TWO REQUIREMENTS THE PROPOSED PARKING WOULD BE BASED ON.

SITE CALCULATIONS

GROSS SITE AREA =	5.091 AC	GROSS SITE AREA =	5.091 AC	LOT AREA =	5.091 AC
ROW DEDICATION =	-0.247 AC	ROW DEDICATION =	-0.247 AC	ROW DEDICATION =	-0.247 AC
BASE SITE AREA =	4.844 AC	NET BUILDABLE SITE/LOT AREA =	0.973 AC	GROSS LOT AREA =	4.844 AC

ZONING TABLE

ZONE: R-2 RESIDENTIAL MEDIUM DENSITY
USE: PLACE OF WORSHIP (PERMITTED BY SPECIAL EXCEPTION)
DAY CARE (NOT PERMITTED)

APPLICANT/ OWNER INFORMATION

APPLICANT/OWNER: KNESSET HASEFER - THE EDUCATIONAL SYNAGOGUE OF YARDLEY
1237 EDGEWOOD ROAD
YARDLEY, PA 19087

BULK REQUIREMENTS

ITEM	CODE	REQUIRED	EXISTING	PROPOSED
MIN. NET LOT AREA	§ 200-68.27.A	5.00 AC	0.973 AC (ENC)	0.973 AC (ENC)
MIN. LOT WIDTH	§ 200-68.27.B	300.0'	268.9' (ENC)	268.9' (ENC)
MIN. YARD SETBACKS				
FRONT YARD	§ 200-68.27.E.1	100.0'	62.1' (ENC)	19.6' (V)
SIDE YARD	§ 200-68.27.E.2	50.0'	50.5' / 135.3'	92.8' / 35.9' (V)
REAR YARD	§ 200-68.27.E.3	100.0'	-6.3' (ENC)	55.1' (ENC)
MAX. PERMITTED HEIGHT	§ 200-22	35.0'	<35.0'	<35.0'
MAX. IMPERVIOUS SURFACE RATIO	§ 200-23	0.18 OF GROSS LOT AREA	0.04 (7,574 SF)	0.22 (46,980 SF) (V)
MIN. PARKING SETBACKS / BUFFERS				
FRONT	§ 200-78.H.2	25.0'	N/A	30.3'
SIDE	§ 200-78.H.2	25.0'	N/A	3.9' (V)
REAR	§ 200-78.H.2	25.0'	N/A	27.4'

KEY = VARIANCE REQUIRED (V)
EXISTING NON-CONFORMITY (ENC)

RESOURCE PROTECTION TABLE

ITEM	AREA OF TOTAL EXISTING RESOURCE	PERCENT OF RESOURCE TO BE PROTECTED	APPLICABLE AREA OF EXISTING RESOURCE	TOTAL RESOURCE PROTECTED LAND
FLOODPLAIN	2,332 AC (101,859 SF)	100.0%	2,332 AC	2,332 AC
FLOODPLAIN SOILS (DELAWARE RIVER)	N/A**	50.0%	N/A**	N/A**
LAKES OR PONDS	0.00 AC	100.0%	N/A**	N/A**
WETLANDS	0.682 AC (28,856 SF)	100.0%	N/A**	N/A**
LAKE AND POND SHORELINE	0.00 AC	100.0%	N/A**	N/A**
WETLAND AND WATERCOURSE BUFFER	2,068 AC (90,123 SF)	100.0%	0.585 AC*	0.585 AC*
CLASS I STEEP SLOPES (8% TO LESS THAN 15%)	1,557 AC (67,825 SF)	50.0%	N/A*	N/A*
CLASS II STEEP SLOPES (15% TO 25%)	0.126 AC (5,496 SF)	70.0%	N/A*	N/A*
CLASS III STEEP SLOPES (GREATER THAN 25%)	0.287 AC (12,529 SF)	100.0%	N/A*	N/A*
WOODLAND ASSOCIATIONS ZONED R-2	4,204 AC (183,110 SF)	75.0%	1,272 AC*	0.954 AC*
TOTALS:			4,189 AC*	3,871 AC*

*DUE TO THE NATURE OF THE SITE, THERE ARE SEVERAL NATURAL RESOURCES THAT OVERLAP. IN THE EVENT THAT TWO OR MORE RESOURCES OVERLAP, ONLY THE RESOURCE WITH THE HIGHEST PROTECTION RATIO IS USED. WHEN RESOURCES WITH THE SAME PROTECTION RATIO OVERLAP, THE AREA IS TREATED AS ONE AREA.
**N/A DUE TO THIS AREA NOT BEING LOCATED WITHIN THE LIMIT OF DISTURBANCE FOR THE SITE.

- REQUESTED VARIANCES**
- A VARIANCE FROM SECTION § 200-68.27.E.1 TO PERMIT A 19.6' FRONT YARD SETBACK IN LIEU OF THE REQUIRED 100.0'.
 - A VARIANCE FROM SECTION § 200-68.27.E.2 TO PERMIT A 35.5' SIDE YARD SETBACK IN LIEU OF THE REQUIRED 50.0'.
 - A VARIANCE FROM SECTION § 200-68.27.E.3 TO PERMIT A 55.1' REAR YARD SETBACK IN LIEU OF THE REQUIRED 100.0'.
 - A VARIANCE FROM SECTION § 200-23 TO PERMIT A MAX IMPERVIOUS COVERAGE OF 0.23 IN LIEU OF THE REQUIRED 0.15.
 - A VARIANCE FROM SECTION § 200-73.C.1 TO PERMIT A MIN BUFFER OF 3.5' IN LIEU OF THE REQUIRED 25.0'.
 - A VARIANCE FROM SECTION § 200-73.C.5 TO PERMIT A MIN BUFFER FOR ABUTTING RESIDENTIAL DISTRICTS OR USE OF 3.5' IN LIEU OF THE REQUIRED 12.0'.
 - A VARIANCE FROM SECTION § 200-73.C.5 TO PERMIT A MIN BUFFER FOR ABUTTING RESIDENTIAL DISTRICTS OR USE OF 3.5' IN LIEU OF THE REQUIRED 12.0'.
 - A VARIANCE FROM SECTION § 200-78.H.2 TO PERMIT A MIN PARKING SET BACK OF 3.5' IN LIEU OF THE REQUIRED 25.0'.
 - A VARIANCE FROM SECTION § 200-80 TO NOT REQUIRE A LOADING BERTH IN LIEU OF THE 1 REQUIRED LOADING SPACE.
 - A VARIANCE FROM SECTION § 200-51.B.4.D TO ALLOW 3,500 SF OF DEVELOPMENT WITHIN THE WETLANDS BUFFER IN LIEU OF THE 100% PROTECTION OF THIS RESOURCE.
 - A VARIANCE FROM SECTION § 200-51.B.6.B TO HAVE 0.50 AC OF PROTECTED WOODLANDS IN LIEU OF THE REQUIRED 0.95 AC OF PROTECTION FOR THIS RESOURCE.
 - A VARIANCE FROM SECTION § 200-73.C.8 TO ALLOW A MIN LANDSCAPE AREA OF 3.5' IN LIEU OF THE REQUIRED 10.0'.
 - A VARIANCE FROM SECTION § 200-66.G TO ALLOW ILLUMINATION OF 0.5 FOOT CANDLES OR GREATER AT THE PROPERTY LINE.

LEGEND

PROPOSED

BUILDING	[Symbol]
CONCRETE CURB	[Symbol]
FLUSH CURB	[Symbol]
ACCESSIBLE SYMBOL	[Symbol]
SIDEWALK	[Symbol]
SIGN	[Symbol]
PARKING COUNT	[Symbol]
PRIVACY FENCE	[Symbol]
BOLLARD	[Symbol]

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	8/20/2024	PER CLIENT COMMENTS	SWB
2	1/10/2025	PER ARCH COORDINATION	SWB

811
Know what's below.
Call before you dig.
PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1779
www.811.org
#XXXXXXXXXX

DRAFT

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PAA220434.00
DRAWN BY: SWB
CHECKED BY: JPA
DATE: 07/16/2023
CAD ID: PAA220434.00-ZONE-2A

PROJECT: KNESSET HASEFER - THE EDUCATIONAL SYNAGOGUE OF YARDLEY
1237 EDGEWOOD ROAD
YARDLEY, PA 19087

ZONING PLAN

FOR
THE EDUCATIONAL SYNAGOGUE OF YARDLEY

PROPOSED SYNAGOGUE
1237 EDGEWOOD ROAD
LOWER MAKEFIELD TOWNSHIP
BUCKS COUNTY, PA
19067

BOHLER
1600 MANOR DRIVE, SUITE 200
CHALFONT, PA 18914
Phone: (215) 996-9100
Fax: (215) 996-9102
www.BohlerEngineering.com

J.P. ALEJNIKOV
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE068400

SHEET TITLE:
ZONING PLAN

SHEET NUMBER:
1 OF 2

REVISION 2 - 1/10/2025