



## CITY OF READING, PENNSYLVANIA

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Department of Community Development  
Zoning Office  
815 Washington Street, Suite 1-25  
Reading, PA 19601  
(610) 655-6326

To: City of Reading Planning Commission  
From: David N. Peris, Zoning Administrator *DMP*  
Date: September 22, 2021  
Re: Zoning Permit Application #2021-366 (1325 & 1341 Scott Street);  
Planning Commission App# PC-2021-106-PF (Scott Street Subdivision Plan)

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Following is a zoning review of a proposed subdivision of two existing parcels, 1325–1341 Scott Street, into four resulting lots. This review is based on the Final Cover Sheet for “Scott Street Development” prepared by McCarthy Engineering Associates, Inc., dated April 9, 2021.

The subject properties are located in the R-2 Residential Zoning District. The intended future use of the lots will be for a one-family semidetached dwelling to occupy each lot. The proposed use is permitted by right in the R-2 Zoning District, and the lots as proposed would meet the applicable dimensional requirements for a one-family semidetached dwelling in the R-2 Zoning District. [City of Reading Zoning Ordinance § 600-803-A; 803-B-(1)]

The proposed configuration would also include off-street parking in a driveway and within an attached garage on each lot. A minimum of two off-street parking spaces will be required per dwelling on each lot. Additional plan detail should be provided to ensure that the proposed parking areas will be adequate to meet the minimum parking requirements in accordance with Part 16 of the Zoning Ordinance. Each driveway will require a driveway permit from the City of Reading Public Works Department. [Zoning § 600-1501-A; 600-1602; 600-1603-A-(31)]

Sidewalks shall be provided adjacent to public streets. Sidewalks are not currently shown on the plan, and a waiver of the sidewalk provisions of Chapter 515, Subdivision and Land Development, has been requested. If sidewalks are not provided, a zoning variance will be required from the applicable zoning ordinance requirement. [Zoning § 600-1505-A]

Shade trees are proposed in accordance with the zoning ordinance requirement of one shade tree per newly constructed residence. [Zoning § 600-913]

This zoning review is limited to an evaluation of the proposed subdivision only. A separate zoning permit will be required for each principal use or structure on each lot. Accessory uses and structures may require additional zoning permits.