

# ZONING

## 184 Attachment 1

### Township of Bern Development Control Summary

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	RR	SR	One- or Two-Family Detached or Semidetached	Townhouses or Apartments	LI	GI	OR	AB	IR	ASU
Minimum lot area without public or community sewer and water	60,000 square feet	45,000 square feet	45,000 square feet Density/DU=22,500 square feet	20 acres Density=22,500 square feet	5 acres	5 acres	4 acres	5 acres	5 acres	—
Minimum lot area with either public or community sewer and water	35,000 square feet	22,500 square feet	22,500 square feet Density/DU=11,250 square feet	10 acres Density=11,250 square feet	5 acres	5 acres	4 acres	5 acres	5 acres	—
Minimum lot area with both public and community sewer and water	22,500 square feet	15,000 square feet	10,000 square feet Density/DU=5,000 square feet	5 acres Density=5,000 square feet	1 acre	1 acre	1 acre	5 acres	5 acres	1 acre
Minimum lot width	100 feet	100 feet	100 feet (80 feet with both sewer and water)	—	100 feet ST 150 feet BS	100 feet ST 150 feet BS	100 feet ST 150 feet BS	200 feet	200 feet	100 feet
Minimum front yard	50 feet	40 feet	30 feet	30 feet	50 feet	100 feet	50 feet	50 feet	100 feet	50 feet
Minimum side yard (each)	20 feet	15 feet	15 feet	15 feet	35 feet	50 feet	35 feet	50 feet	50 feet	35 feet
Minimum rear yard	50 feet	35 feet	35 feet	35 feet	35 feet	50 feet	35 feet	50 feet	50 feet	35 feet
Maximum building height	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet
Minimum lot depth	200 feet	100 feet	**	**	**	**	**	**	**	**
Open area	85%	75%	60%	60%	40%	40%	40%	90%	60%	25%

\*Setback may increase. See § 184-127.

\*\*Refer to the Bern Township Subdivision Regulations

ST – Measured at the street line.

BS – Measured at the building setback line.

# BERN CODE

## Township of Bern Development Control Summary

Use	Without Both Public or Community Sewer and Water			With Both Public or Community Sewer and Water		
	SC	HC	NC	SC	HC	NC
Minimum lot size per construction site	10 acres	1 acre	1 acre	10 acre	10,000 square feet	10,000 square feet
per unit of use	1 acre	1 acre	1 acre	10,000 square feet	5,000 square feet	5,000 square feet
Minimum building setback	100 feet	50 feet	50 feet	100 feet	50 feet	50 feet
Minimum lot width at street line	400 feet	200 feet	200 feet	400 feet	150 feet	150 feet
Minimum side yard (each side)	50 feet	25 feet	25 feet	50 feet	25 feet	25 feet
Minimum rear yard	50 feet	50 feet	25 feet	50 feet	50 feet	25 feet
Minimum open area	25%	25%	25%	25%	25%	25%
Minimum distance between buildings	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet
Minimum distance between highway access points	150 feet	300 feet	150 feet	150 feet	300 feet	150 feet
Maximum building height	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet