

ZONING

340 Attachment 1

Township of Berlin

Schedule of Area, Yard and Bulk Requirements

[Amended 11-26-2007 by Ord. No. 2007-23; 9-26-2011 by Ord. No. 2011-21; 12-19-2024 by Ord. No. 2024-15]

Zone	Minimum Lot Area per Dwelling Unit (square feet)	Minimum Total Lot Area (square feet)	Minimum Lot Frontage (feet)	Minimum Lot Depth	Minimum Yard Depth (feet)				Maximum Building Coverage as Percent of Lot	Maximum Height	
					Front	Rear	Side			Stories	Feet
							Each	Both			
R-1	12,000 ¹	12,000	100	100	30	25	15	30	20	2 1/2	35
R-2	9,375	9,375	75	100	30	25	15	30	50	2 1/2	35
R-3	10,000	10,000	85	100	30	25	25	50	65/40 ²	2 1/2	35 ³
R-4	See § 340-116										
C-1	20,000	20,000	100	150	50	25	15	30	65/40 ²	2 1/2	35
C-2	20,000	20,000	100	150	50	25	15	30	65/40 ²	2 1/2	35
C2-1	20,000	20,000	100	150	50	25	15	30	65/40 ²	2 1/2	35
I-1	20,000	20,000	100	150	40	25	15	30	65/40 ²	5	50
Central Business District	See § 340-128										

NOTES:

¹ Except in the Pinelands Area of the R-1 Zone, where a maximum density of one dwelling unit per 3.8 acres is allowed and where the minimum front yard depth shall comply with the standards of § 340-21 of this chapter. The minimum lot size requirement in the Pinelands Area shall be 3.8 acres, unless in accordance with §§ 340-30H or 340-21P of this chapter.

² Using floor area ratio, 65% with sewer, 40% without sewer.

³ Thirty-five feet, except for high-rises, which will have a maximum of 50 feet.

⁴ Using floor area ratio, a maximum of 1.8% is permitted in the C-3 Zone. Pinelands development credits may be used to increase floor area ratio to a maximum of 36%.

KEY: R-1: three units per acre. R-2: four units per acre. R-3: 12 units per acre.