

ZONING

190 Attachment 2

Town of Berne

Density Control Schedule: Area and Bulk Regulations

Zoning District	Minimum Lot Size ³				Minimum Yard Dimensions (feet)			Maximum Lot Coverage (including accessory buildings)	Maximum Building Footprint (square feet)	Maximum Building Height (feet/stories)	
	Residential		Nonresidential		Front	Side			Rear		Nonresidential ⁷
	Area (acres)	Width at Building Line (minimum)	Area (acres)	Width at Building Line (minimum and maximum) (feet)		One	Two		Percent Coverage		
TN/MU1	0.25 with sewer ^{4,5} 1.5 without sewer ^{4,5}	75	0.5 or 1.5 minimum ⁶	75 minimum	15 minimum and 30 maximum ⁸	20	20	50	25% residential 65% commercial	2,000	35/2.5
TN/MU2	0.25 with sewer ^{4,5} 1.5 without sewer ^{4,5}	75	0.5 or 1.5 minimum ⁶	75 minimum	15 minimum and 50 maximum ⁸	20	20	50	25% residential 65% commercial	3,000	35/2.5
RAF	5	300	8	400	70	100	75	100	15%		35/2.5
MDR	1.5	200	1.5	250	40 (see Note 2)	50	50	100	20%		35/2.5
NC	1.5	100	1.5	250	40 (see Note 2)	20	20	50	45%		35/2.5
GC (see Note 1)	1.5	100	1.5	250	70	40	20	50	30%		35/3
IND	No residential uses permitted		10	1,000	150	300	200	100	20%		35/3

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NOTES:

- ¹ For mobile home parks, see § 190-38.
- ² Add 100 feet for nonresidential uses.
- ³ A minimum horizontal separation distance of 25 feet shall be maintained between wastewater treatment systems and the property line. See§ 190-17C.
- ⁴ The minimum required road frontage shall be the same as the width at the building line indicated herein.
- ⁵ Rear or side yard garage or parking is required.
- ⁶ Nonresidential uses that utilize an existing building shall have a minimum acreage of the existing lot. Nonresidential uses that utilize a new building shall have a minimum acreage of 1.5 acres.
- ⁷ No maximum building footprint is established for residential structures.
- ⁸ Accessory structure setback must be equal to or further back than the principal building.

Density Control Schedule: TN/MU Districts

District	Total District-wide Permitted Business Density (square feet)	Total District-wide Permitted Convenience Retail Density (square feet)	Total District-wide Permitted Office/Service Density (square feet)	Total District-wide Permitted Density for all other business uses (see schedule of permitted uses) (square feet)
TN/MU1	11,000 (*)	2,000	4,000	5,000
TN/MU2	17,500 (*)	3,000	6,500	8,000

NOTES:

Calculation of total density shall include existing business uses in the TN/MU Districts as of the adoption date of this chapter (*) and does not include existing schools, churches or municipal buildings.

* Any open or enclosed porch or carport shall be considered a part of the building in the determination of size of the required yard or lot coverage.

Accessory uses not enclosed in a building may be located in a rear yard in accordance with § 190-17H, herein.