

LAND USE

35 Attachment 6

Township of Berkeley

SCHEDULE 2—SCHEDULE OF REQUIREMENTS

[Ord. No. 01-21-OAB § 25; Ord. No. 05-23-OAB §§ 1, 5, 6; Ord. No. 06-17-OAB §§ 7,8;

Ord. No. 06-19-OAB §§ 7,8; Ord. No. 2012-16-OAB §§ 4,5]

Zone	Minimum Lot Area	Minimum Lot Frontage (feet)	Setbacks ⁸						Minimum Floor Area (square feet)	Maximum Lot Coverage (%)	Maximum Building and Structure Height (feet)
			Minimum			Both Sides (feet)	Minimum Accessory ⁹				
			Front (feet)	Rear (feet)	Side (feet)		Rear (feet)	Side (feet)			
PA	3.2 acres ¹	200	200 ²	40	25	50	15	15	See Note 10.	N/A	35
FAR-5	5 acres ³	200	200 ²	40	25	50	15	15	See Note 10.	N/A	35
FAR-30	30 acres	200	200 ²	40	25	50	15	15	See Note 10.	N/A	35
FAR-30C	30 acres ⁴	200	200 ²	40	25	50	15	15	See Note 10.	N/A	35
FA-HC	1 acre	200	50	40	15	40	10	10	700	50%	35
FA-LI	1 acre	200	50	40	15	40	10	10	5,000	50%	35
FA-C	N/A ⁵	200	200 ²	40	25	50	15	15	See Note 10.	N/A	35
M/CF	1 acre	200	50	40	25	50	15	15	See Note 10.	N/A	35
AP	3.2 acres ¹	200	75	40	25	50	15	15	See Note 10.	N/A	35
RDA	3.2 acres ⁶	200	200 ²	40	25	50	15	15	See Notes 10. and 11.	N/A	35
RDR	1 acre	200	200 ²	40	25	50	15	15	See Note 10.	N/A	35
RGR	3.2 acres ⁷	200	40	40	25	50	15	15	See Notes 10. and 11.	N/A	35
TC	See Schedule 35-104										

N/A = not applicable

BERKELEY CODE

Notes to Schedule 2, Section 35-95A.

1. In accordance with the standards of subsection 35-89.15a.
2. May be reduced in accordance with subsection 35-89.18b.
3. Cluster development on 1 acre lots in accordance with subsection 35-102.1 is required whenever 2 or more units are proposed in the FAR - 5 Zone.
4. Cluster development on 1 acre lots in accordance with Section 35-102.1 is required whenever 2 or more units are proposed in the FAR-30 or FAR-30C Zones.
5. See subsection 35-110.7 for permitted uses.
6. Substandard lots within a preexisting Planned Residential Retirement Community (PRRC) shall meet the bulk requirements applicable to a PRRC located in the R-400 PRRC Zone, as are set forth at Section 35-101.
7. PRRCs are permitted as a conditional use in the RGR Zone in accordance with subsection 35-110.12b. and Section 35-101.
8. The following shall be exceptions to the setback requirements under this chapter:
 - A. Roof eaves may project not more than 3 feet into the required yard area.
 - B. Architectural features. Windowsills, belt courses and similar architectural features, rain leaders and chimneys may project not more than 2 feet into the required yard area.
 - C. Exterior stairways and fire escapes. Exterior stairways going up to a second story, smokeproof towers, balconies, fire escapes or other required elements of a means of egress may not project more than four feet beyond the face of the wall. This exception shall apply only to rear and side yards and to those structures which presently comply with the minimum side yard requirements under this chapter.
 - D. Entrance stoops and stairways are excepted as long as same are not more than 6 feet in height above the average finished grade within 10 feet of their perimeters and are not more than 6 feet beyond the face of the wall.
9. Sheds of 120 square feet and less may be constructed and placed not less than 3 feet from the rear property line and not less than 3 feet from the side property line.
10. 1 bedroom, 950 square feet; 2 bedroom, 1,100 square feet; 3 bedroom and larger, 1,250 square feet.
11. PRRC: 1 bedroom, 800 square feet; 2 bedroom, 900 square feet; 3 bedroom, 1,000 square feet.