

LAND USE

35 Attachment 7

Township of Berkeley

**SCHEDULE 3
SCHEDULE OF REQUIREMENTS FOR
CLUSTER DEVELOPMENT OUTSIDE THE PINELANDS AREA.
[Adoptedx Ord. No. 2015-22-OAB § 20]**

	R-400 Zone	R-400 PRRC Zones	R-200 Zones
Minimum tract size (acres)	30	30	30
Minimum lot size (square feet)	10,000	10,000	8,250
Minimum average lot size ¹ (square feet)	12,000	12,000	8,500
Minimum lot width (feet)	80	80	65
Minimum average lot width ¹ (feet)	90	90	75
Minimum front yard (feet)	25	25	20
Minimum average front yard ¹ (feet)	30	30	25
Minimum rear yard (feet)	40	40	35
Minimum side yard (feet)	5	5	5
Minimum distance between dwellings (feet)	20	20	20

Notes:

¹ Refers to average of all lots, not each lot.