

ZONING

335 Attachment 3
Borough of Berlin
Schedule of Density, Bulk and Yard Requirements
in the R-1 and PR-1 Residential Districts
[Amended 12-14-2017 by Ord. No. 2017-15]

Type	Outside Pinelands			Inside Pinelands	
	Standard Subdivision	With Bonus Density ¹	Cluster or Lot Size Averaging (see § 335-36)	Standard Subdivision	With Credits ¹
Minimum lot area (sq. ft.)	14,520	12,000	10,000	21,780	14,520
Minimum lot width and frontage (feet) (see § 335-77Q)	100	80	75	120	100
Minimum lot depth (feet) (see §§ 335-66D and 335-77Q)	125	125	125	150	125
Minimum yards (feet) (see definitions ³ and § 335-77Q)					
Front yard	30	30	30	30	30
Side yard (each side)	20	15	15	25	15
Rear yard	30	30	30	45	30
Maximum building height (feet)	35	30	30	35	35
Maximum number of stories	2	2	2	2	2
Maximum lot coverage (buildings and paving)					
At initial construction	35%	35%	35%	25%	35%
Subsequent owners	+3%=38%	+3%=38%	+3%=38%	+4%=29%	+3%=38%
Maximum density (per acre)				2.0	3.0 ¹
Maximum density of borough's affordable housing obligation has been met	2.0 ²	2.0 ²			
Maximum density allowed if additional affordable housing obligation remains					
With required 10% affordable housing	2.4 ¹	2.4 ¹			
Additional ten-percent bonus for additional affordable housing	2.7 ¹	2.7 ¹			

NOTES:

¹ See § 335-49, Lower-income housing, for bonus densities outside the Pinelands and § 335-77K(15) for density credits inside the Pinelands.

² Maximum permitted after all the Borough's affordable housing obligation has been met.

³ See § 335-2, Definitions and word usage.