

ZONING

335 Attachment 4

Borough of Berlin Schedule of Density, Bulk and Yard Requirements in the R-2 and PR-2 Residential Districts

Type	Single-Family Lot Requirements					Apartment for Age 62 and Older
	Outside the Pinelands			Inside Pinelands		
	Standard Lot Subdivision	Cluster or Lot Size Averaging Design ¹ (§ 335-36)	Lots for Age 55 and Older	Standard Lot Subdivision	With Pinelands Credits ¹	
Minimum lot area (sq. ft.)	7,260	6,000	5,000	21,780	14,520	See conditional use ³
Minimum lot (feet)						
Width	70	60	50	120	100	200
Frontage (See § 335-77Q)	70	60	50	120	100	200
Minimum lot depth (feet) (see §§ 335-66D and 335-77Q)	110	100	100	150	125	200
Minimum yards (feet) (see definitions ⁴ and § 335-77Q)						
Front yard						
Garage door	35	35	25	45	45	N/A
Other portion of building	35	35	35	45	45	75
Side yards						
One yard	10	10	5	25	15	50
Total of both	20	20	15	50	30	100
Minimum distance between buildings	20	20	15	50	30	25

NOTES:

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

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

³ See § 335-80D.

⁴ See § 335-2, Definitions and word usage.

BERLIN CODE

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in the R-2 and PR-2 Residential Districts
(continued)**

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	Outside the Pinelands			Inside Pinelands		
	Standard Lot Subdivision	Cluster or Lot Size Averaging Design ¹ (§ 335-36)	Lots for Age 55 and Older	Standard Lot Subdivision	With Pinelands Credits ¹	
Rear yard	25	25	25	45	30	50
Maximum building height (feet)	30	30	35	35	35	50
Maximum number of stories	2	2	2	2	2	4
Maximum lot coverage (buildings and paving)						
At initial construction	40%	40%	N/A	25%	35%	40%
2-story building	N/A	N/A	40%	N/A	N/A	N/A
1-story building	N/A	N/A	50%	N/A	N/A	N/A
Subsequent owners	+5%=45%	+5%=45%	+5%=45%/55%	+4%=29%	+3%=38%	N/A
Maximum density (per acre)				2.0 ²	3.0 ²	
If borough's affordable housing obligation has been met	3.75 ²	3.75 ²	3.75 ²	N/A	N/A	See conditional use ³
If additional affordable housing obligation remains, a twenty-percent affordable housing set-aside is required	N/A	4.8	4.8	N/A	N/A	See conditional use ³

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