

# TOWN OF BERLIN, CT

## BULK TABLES FOR SPECIAL USE ZONES

*Area and Bulk Requirements.* The following area and dimensional requirements shall be applicable to all developments in the POR, MR-1, MR-2 and OP zones, as indicated. Except as otherwise provided herein, these requirements shall be deemed the minimum requirements in every instance of their application. Dimensions are in feet unless otherwise indicated.

<b>POR(1)</b>	<b>MR-1, MR-2</b> All Uses Except Multi-family dwellings	<b>MR-2</b> Multi-family Dwellings	<b>OP</b>
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*Minimum Lot Requirements*

Area (acres)	3 (6)	3	60	15,000 sq. ft. (5)
Frontage	150	200	250	125
Width	150	200	250	125
Depth	200	300	300	150

*Minimum Yard Requirements*

Front	50	60	100	40
Side (each one)	30	45	100	20
Side (total of two)	60	90	200	45
Rear	30	75	100	50

*Maximum Building Height*

Stories	2½	2½	2½	2½
Feet	35	35	35	35

*Maximum Density*

Dwelling per acre	3(4)	N/A	2	N/A
<i>Minimum Floor Area Per Dwelling Unit</i>	900	N/A	1,000	N/A

*Detached Accessory Building Minimum Distance From (7)*

Principal building	25	20	25	12
Side lot line	30	45	100	5
Rear lot line	30	75	100	5
Front lot line	50	60	100	40

*Maximum coverage*

Buildings	15% (3),(4)	15%	20%	20%
Impervious surface	30% (3),(4)	20%	50%	50%

*Minimum Parking & Loading Setbacks*

Side and rear yards (each)	20	30	50	10
Front	25	25	50	40(2)

Footnotes

- (1) For single-family detached dwellings, the area and bulk requirements are the same as those for the R-21 district.
- (2) No parking shall be permitted between the building and the street in the OP district.
- (3) In the POR district, any proposed development plan which integrates the rehabilitation and restoration of existing historic buildings and/or houses shall be permitted an increase in the maximum impervious surface coverage for the entire site by an additional five percent. The historic structure shall be calculated as part of the building coverage as defined by these regulations. To be eligible, this historic structure shall be listed in the "Town-wide Historic & Architectural Survey of the Town of Berlin." Any proposed rehabilitation shall be consistent with the building's original architectural character and significance as described in this survey.
- (4) For properties having frontage on the Berlin Turnpike and zoned POR, the maximum density shall be eight units per acre; the maximum building coverage shall be 30 percent; and the maximum impervious surface shall be 60 percent.
- (5) For single-family dwellings, the area and bulk requirements are the same as those for the R-15 district.
- (6) Current permitted and special permitted uses, except multifamily developments, will be allowed by special permit on existing lots smaller than three acres.
- (7) The accessory building or structure may be located closer than 12 feet from the principal structure, providing the minimum rear and side yard setbacks for principal uses are maintained.