

TOWN OF BERLIN, CT

BULK TABLES FOR RESIDENTIAL ZONES

Single-family residential (R-86, R-43, R-21, R-15)

Area and bulk requirements. The following area and bulk requirements shall be applicable to all developments in the R-86, R-43, R-21 and R-15 districts, as indicated. Dimensions are in feet unless otherwise indicated.

	R-86 Zone	R-43 Zone	R-21 Zone	R-15 Zone
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Min. Lot Requirements

Area (sq. ft.)	86,000	43,000	21,000	15,000
Frontage	250	150	125	100
Width	250	150	125	100

Min. Yard Requirements

Front	75	50	40	35
Side (each one)	50	30	20	10
Side (total two)	100	60	45	25
Rear	75	50	50	40

Max. Building Height

Stories	2½	2½	2½	2½
Feet	35	35	35	35

Detached Accessory Building Minimum Distance From (1)

Principal Building	12	12	12	12
Side lot line	10	10	10	5
Rear lot line	30	30	15	5
Front lot line	75	50	40	35

Footnotes

- (1) The accessory building or structure may be located closer than 12 feet from the principal structure, providing the minimum front, rear and side yard setbacks for principal uses are maintained. (Amended 02-22-2007)

Single and two-family residential (R-11, R-7).

Area and bulk requirements. The following area and bulk requirements shall be applicable to all developments in the R-11 and R-7 districts, as indicated. Dimensions are in feet unless otherwise indicated.

	R-11 Zone	R-7 Zone
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Minimum Lot Requirements

Area (sq. ft.)	11,250	7,200
For two-family dwellings	N/A	10,000
Frontage	75	60
For two-family dwellings	N/A	80
Width	75	60
For two-family dwellings	N/A	75

Minimum Yard Requirements

Front	25	20
For two-family dwellings	N/A	20
Side (each one)	10	8
For two-family dwellings	N/A	12
Rear	40	30
For two-family dwellings	N/A	30

Maximum Building Height

Stories	2½	2½
Feet	35	35

Detached Accessory Buildings Minimum Distance From (1)

Principal Building	12	12
Side lot line	5	5
Rear lot line	5	5
Front lot line	25	20

Footnotes

- (1) 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.

(continued)

Planned residential (PR-1, PR-2, PR-3)

Area and bulk requirements. The following area and bulk requirements shall be applicable in the planned residential districts. Dimensions are in feet unless otherwise indicated.

	PR-1 (1)	PR-2 (2)	PR-3 (3)
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Minimum Lot Requirements

Area (acres)	20	7 (4)	5
Frontage	250	200	50
Width	250	200	200

Minimum Yard Requirements

Front	150	100	100
Side	80	60	60
Rear	80	60	60

Minimum Parking and Loading Setbacks

Side and rear yards	20	20	20
Front yards	25	25	25

Maximum Density

Units per acre	2	3	10
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Maximum building height

Stories	2½	2½	2½
Feet	35	35	35

Detached Accessory Building Distance From (5)

Principal building	25	25	25
Side lot line	40	40	40
Rear lot line	40	40	40
Front lot line	150	100	100

Maximum Coverages

Building coverage	10 percent	15 percent	20 percent
Impervious surface (4)	25 percent	30 percent	40 percent

Footnotes

- (1) For single-family detached dwellings, the area and bulk requirements are the same as those for the R-43 district.
- (2) For single-family detached dwellings, the area and bulk requirements are the same as those for the R-21 district.
- (3) For single-family and two-family detached dwellings, the area and bulk requirements are the same as those for the R-11 district.
- (4) In all PR zones, 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.
- (5) 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.