

TOWN OF BERLIN, CT

BULK TABLES FOR INDUSTRIAL ZONES

Area and bulk requirements. The following area and dimensional requirements shall be applicable to all developments in the OL, GI and PI 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.

	OT	OT-2	GI	GI-2	PI	PI-2	POD
Minimum front yard	75(2)	75(2)	30(2)	30(2)	50(2)	50	200(2)
Minimum side yard (each) when abutting a residential district	50(2) 50(2)	50(2) 50(2)	25(2) 50(2)	25(2) 50(2)	30(2) 50(2)	30 50	150(2) 150(2)
Minimum rear yard when abutting a residential district	50(2) 75(2)	50(2) 75(2)	25(2) 50	25(2) 50	30(2) 30	30(2) 50	140(2) 200(2)
Minimum parking & loading setbacks side and rear yards when abutting a residential district	50(2) 50(2)	50(2) 50(2)	5(2) 25(2)	5(2) 25(2)	15(2) 50(2)	15 50	75(2) 75(2)
Minimum parking & loading setbacks (front yard) (5)	50	50	5	5	10	25	50
Maximum building height Stories Feet	3 45	3 45	3 45	3 45	3 45	3 45	3 40
Maximum building coverage (%)	25	25	35	35	30	30	25
Maximum impervious surface coverage (%)	60	60	80	80	60	60	50
Minimum lot size (acres)	10(1)	10(1)	0.5	0.5	5(4)	2	10(3)
Minimum lot width	200	200	100	100	200	200	500
Maximum floor area ratio (FAR)	1.00	1.00	0.40	0.40	0.35	0.35	0.35
Detached accessory buildings minimum distance from principal building	12	12	12	12	12	12	12
Side lot line	50	50	5	5	15	15	75
Rear lot line	50	50	15	15	30	30	75
Front lot line	100	100	30	30	50	50	200
Maximum residential density (per/acre)	N/A	6				N/A	

Footnotes

- (1) Industrial lots may be two acres in size or larger if part of total site of 25 acres or larger which is developed in accordance with a single unified site plan.
- (2) Setback requirements shall apply only to perimeter of total site development in accordance with a single unified site plan.
- (3) Lots may be two acres in size or larger if part of a total site of ten acres or more which is developed in accordance with a single unified plan.
- (4) Lots may be one acre in size or larger if part of a total site of five acres or more which is developed in accordance with a single unified plan.
- (5) Parking lot setbacks may be reduced by the commission if it finds that size and/or shape of the lot make adherence to the prescribed setbacks not feasible and adequate visual buffering is in place in accordance with the provisions of Section IX.B.14.c.