

TOWN OF BERLIN, CT

BULK TABLES FOR COMMERCIAL ZONES

Area and bulk requirements. The following area and bulk requirements shall be applicable in the PS- A, PS- B, SP- DD, SP- DD Overlay, SP- DD 2, GC, BT- 1, BT- 2, CCD- 1, and CCD- 2 districts, as indicated. Dimensions are in feet unless otherwise indicated.

	PS-A Planned Shopping- A (4)	PS-B Planned Shopping- B	SP-DD Special Design District- Regional Center	SP-DD Overlay Special Design District- Regional Center Overlay District	SP-DD 2 Special Design District 2- Regional Center (same as BT-2)	GC General Commercial	BT-1 Berlin Turnpike	BT 2 Berlin Turnpike 2	CCD-1 Commercial Core Design-1	CCD-2 Commercial Core Design-2
1. Minimum front yard	75	50	100 (11)	200	50	50	50	50	5	5
2. Minimum side yard (each) (5)	25	25 (5)	100 (11)	100	25	25	25	25	5	10
When abutting a residential district	50	100	200 (11)	200	50	50	50	50	30	30
3. Minimum rear yard	30	100	100 (11)	100	50	50	50	50	20	20
When abutting a residential district	50	100	200 (11)	200	50	50 (7)	50	50	30	30
4. Minimum parking and loading setbacks (side and rear yards) (5), (6)	10	25-parking 50-loading	50	50	10	10	10	10	0	0
When abutting a residential district	50	100	100 (11)	200	50	50	50	50	30	30
5. Maximum building height (stories) (feet)	2 ½ 35	40(3)	5 75	5 75	4 35	2 ½ 35	2 ½ 35	4 35	2 ½ 35	4 60(1)
6. Minimum parking and loading setback front yard (6)	10	10 (6)	50	50	10	10	10	10	10	10
7. Maximum building coverage (percent)	25	30	25	25	25	25	25	25	50	50
8. Maximum building impervious surface coverage (percent)	75	80	80	80	80	80	80	80	90	90
9. Minimum lot size (acres)	5	5 (2)	10 (2)(11)	20 (2)	2(9)	1(8)	2(9)	2(9)	2	2
10. Minimum lot width	400	400	400 (11)	400	175	175	175 (13)	175	NA	NA
11. Maximum floor area (FAR)	0.3	1.0	1.0	1.0	0.5	0.3	0.3	0.5	1.5	2.5(1)

(continued)

	PS-A Planned Shopping- A (4)	PS-B Planned Shopping- B	SP-DD Special Design District– Regional Center	SP-DD Overlay Special Design District– Regional Center Overlay District	SP-DD 2 Special Design District 2– Regional Center (see BT-2)	GC General Commercial	BT Berlin Turnpike 1	BT 2 Berlin Turnpike 2	CCD-1 Commercial Core Design-1	CCD-2 Commercial Core Design-2
12. Detached accessory buildings										
Minimum distance from principal building	12	12	12	12	12	12	12	12	12	12
Side lot line	25	100	100	100	25	25	25	25	10	10
Rear lot line	30	100	100	100	50	50	50	50	20	20
Front lot line	75	100	100	100	50	50	50	50	5	5

Footnotes

- (1) Subject to minimum parcel size of four acres. For parcels smaller than four acres, requirements of CCD-1 shall apply.
- (2) For initial development; smaller parcels may be added after initial development or when permitted by the Commission as part of a master plan with shared access or with easements to permit shared access.
- (3) One additional foot of height shall be permitted for each five feet of building setback provided above the minimum, not to exceed 65 feet in total height.
- (4) Where permitted uses which are part of a complex of structures comprising a shopping center and/or office park and/or a planned development of two or more principal buildings, the overall complex shall comply with other use and bulk provisions of these regulations. However, in those cases where such a complex may be divided into individual lots, such individual lots need not comply with frontage, setback, lot coverage, lot area and size, and other use and bulk provisions of these regulations. In the case of a new shopping center and/or office park and/or planned development to be developed subsequent to the adoption of these regulations, all site development plans shall conform to an overall design theme approved by the commission prior to the subdivision of the property.
- (5) Yards on a common side lot line may be omitted where two or more lots containing no residential uses share a single joint entrance and single joint exit to a public street, provided permanent vehicular access shall be provided to the rear of such lots, or if building is attached to building on adjacent lot. Minimum side yard may be otherwise reduced, at the discretion of the commission, where a common site plan application is submitted for adjacent properties.
- (6) Parking lot setbacks may be reduced by the commission if it finds that size and/or shape of the lot makes adherence to the prescribed setbacks not feasible and adequate visual buffering is in place in accordance with the provisions of section IX.C.
- (7) For properties fronting on a state highway that abut a residential district, the minimum rear yard setback shall be 30 feet.
- (8) The Commission may permit, by special permit, development on existing lots of less than one acre, provided that they find it adequate for the intended use.
- (9) The Commission may permit by special permit development on existing lots of less than two acres, provided they find it adequate for the intended purpose.
- (10) Reserved for future use.
- (11) For existing, nonconforming lots in the SP-DD zone that are less than the required minimum lot size, these dimensional requirements will be halved. For lots in the SP-DD which are developed jointly in conformance with a master plan approved by the Commission, the Commission may reduce the minimum lot size requirement and may reduce or eliminate the setback requirements.
- (12) Reserved for future use.
- (13) Within the BT-1 district, the commission may allow a lot with lesser frontage and/or smaller lot size provided that adequate provision has been made for driveway closing, shared driveways with access easements for adjoining properties, and parking area interconnections with adjoining properties in order to minimize curb cuts and enhance access management along the Berlin Turnpike.