

City of Berlin Zoning Matrix

	R-1	R-2	R-3	B-1	B-2	M-1	M-2	M-3	A-1	A-2	C-1	C-2
Max. Height	35 ft or 2 1/2 stories	35 ft or 2 1/2 stories	40 ft or 3 stories	45 ft or 3 stories	45 ft or 3 stories	50 ft	50 ft	50 ft	40 ft	None	40 ft or 3 stories	28 ft
Min. Side yard	6'	6ft single family 10 ft for 2 family 15 ft other uses	6ft single family 10 ft for 2 family 15 ft other uses	0 ft, if 50% of block is res. then 6ft	10ft, 20 ft if abut R,A,C	10ft, 25ft if abut R	10ft, 25ft if abut R	10ft, 25ft if abut R	20 ft	15 ft	20 ft	20 ft
Min. Front setback	25 ft	20 ft ***	20 ft***	0 ft, if 50% of block is res. then 20 ft	25 ft	20 ft***	20 ft***	20 ft***	50 ft	75 ft	50 ft	50 ft
Min. Rear Setback	25 ft	25 ft	25 ft	0 ft, if 50% block res -20 ft	20 ft	10 ft	10 ft	10 ft	50 ft	50 ft	50 ft	50 ft
Min. Lot Size	8,000 sq ft	8,000 sq ft	Studio 1500 1 bd 2000 eachBd 500	N/A	N/A	N/A	N/A	N/A	5 acres	35 acres	5 acres	5 acres
Min. Building Size	950 sq ft	950 sq ft	950 sq ft	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Lot Frontage	66 ft	66 ft	66 ft	66 ft	66 ft	66 ft	66 ft	66 ft	150'	300'	150'	150'
Accessory Bldg Ht	15'	15'	15'	N/A	N/A	N/A	N/A	N/A	40 ft		N/A	N/A
Accessory Bldg Side Setback	3' less 100 sq ft* 6' all other sizes*	3' less 100 sq ft* 6' all other sizes*	3' less 100 sq ft* 6' all other sizes*	3'	3'	3'	3'	3'	20 ft		N/A	N/A
Accessory Bldg Rear Setback	3' less 100 sq ft*	3' less 100 sq ft*	3' less 100 sq ft*	3'	3'	3'	3'	3'	50 ft		N/A	N/A
Max Accessory Bldg Size	1,400 sq less than 1 acre**	1,400 sq less than 1 acre**	1,400 sq less than 1 acre**	N/A	N/A	N/A	N/A	N/A			N/A	N/A
Lot Building Coverage	30%	30%	30%		N/A	N/A	N/A	N/A			N/A	N/A
Min. Open Space Req'd	70%	70%	70%	N/A	N/A	N/A	N/A	N/A			N/A	N/A
Permitted Uses	Section 82-286	Section 82-311	Section 82-336	Section 82-360	Section 82-386	Section 82-411	Section 82-436	Section 82-461	Section 82-226	Section 82-254	Section 82-176	Section 82-201
Conditional Uses	Section 82-287	Section 82-312	Section 82-337	Section 82-361	Section 82-387	Section 82-412	Section 82-437	Section 82-462	Section 82-227	Section 82-255	Section 82-177	Section 82-202
Prohibited Uses	Section 82-288		Section 82-338			Section 82-413	Section 82-438	Section 82-463				

* 100 sq ft or less 3 ft, 101 to 500 sq ft 6 ft, 500+ setback for principal structure

** 1,400 sq ft less than 1 acre, increased 100 sq ft for each additional acre with maximum 1,800 sq ft

Ordinances adopted or changed as of 6/1/2021
Matrix_v-2.1

***where 40 percent or more of the frontage of one side of the block is less than 20 feet, buildings may be erected or structurally altered to conform to the average front yard depth for that block.