

City of Berlin Zoning Matrix

	R-1	R-2	R-3	RR-1****	B-1	B-2
Max. Height	35 ft or 2 1/2 stories	35 ft or 2 1/2 stories	40 ft or 3 stories	35 ft or 2 1/2 stories ****	45 ft or 3 stories	45 ft or 3 stories
Min. Side yard	6	6ft single family 10 ft for 2 family	6ft single family 10 ft for 2 family 15 ft other uses	15 ft	0 ft, if 50% of block is res. then 6 ft	10ft, 20 ft if abut R,A,C
Min. Front setback	25 ft	20 ft ***	20 ft****	30 ft	0 ft, if 50% of block is res. then 20 ft	25 ft
Min. Rear Setback	25 ft	25 ft	25 ft	35 ft	0 ft, if 50% of block is res. then 20 ft	20 ft
Min. Lot Size	8,000 sq ft	8,000 sq ft	Studio 1500 1 bd 2000 eachBd 500	.5 acres	N/A	N/A
Min. Building Size	950 sq ft	950 sq ft	950 sq ft	950 sq ft	N/A	N/A
Lot Frontage	66 ft	66 ft	66 ft	66 ft	66 ft	66 ft
Accessory Bldg Ht	15	15	15	15****	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' less 100 sq ft* 6' all other sizes****	3	3
Accessory Bldg Rear Setback	3' less 100 sq ft*	3' less 100 sq ft*	3' less 100 sq ft*	3' less 100 sq ft****	3	3
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**	1,400 sq less than 1 acre if	N/A	N/A
Lot Building Coverage	30%	30%	30%	30%		N/A
Min. Open Space Req'd	70%	70%	70%	N/A	N/A	N/A
Permitted Uses	Section 82-286	Section 82-311	Section 82-336	Section 82-345	Section 82-360	Section 82-386
Conditional Uses	Section 82-287	Section 82-312	Section 82-337	Section 82-346	Section 82-361	Section 82-387
Prohibited Uses	Section 82-288		Section 82-338			

* 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

***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

**** A-1 Standards if farming/agricultural related building or over 5 acres

M-1	M-2	M-3	A-1	C-1	C-2
50 ft	50 ft	50 ft	40 ft	40 ft or 3 stories	28 ft
10ft, 25ft if abut R	10ft, 25ft if abut R	10ft, 25ft if abut R	20 ft	20 ft	20 ft
20 ft***	20 ft***	20 ft***	50 ft	50 ft	50 ft
10 ft	10 ft	10 ft	50 ft	50 ft	50 ft
N/A	N/A	N/A	5 acres	5 acres	5 acres
N/A	N/A	N/A	N/A	N/A	N/A
66 ft	66 ft	66 ft	150	150	150
N/A	N/A	N/A	40 ft	N/A	N/A
3	3	3	20 ft	N/A	N/A
3	3	3	50 ft	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A
Section 82-433	Section 82-433	Section 82-461	Section 82-226	Section 82-326	Section 82-202
Section 82-410	Section 82-433	Section 82-462	Section 82-227	Section 82-171	Section 82-202
Section 82-433	Section 82-433	Section 82-463			

Ordinances adopted or changed as of 6/1/2025
Matrix_v-2.2

i depth for that block.