

ORDINANCE NO. 2012-17

AN ORDINANCE AMENDING AND SUPPLEMENTING
CHAPTER 335 OF THE CODE OF THE BOROUGH OF BERLIN
ENTITLED, "ZONING AND LAND USE"

BE IT ORDAINED by the Mayor and Governing Body of the Borough of Berlin, County of Camden, State of New Jersey, as follows:

SECTION 1. Chapter 335, Section 80(F), of the Code of the Borough of Berlin is hereby deleted in its entirety and replaced as follows:

F. Density, bulk and yard requirements for residential uses.

- (1) Single-family detached dwellings and apartments for persons age 62 and over shall meet the standards as set forth in the Schedule of Density, Bulk and Yard Requirements in the R-2 and PR-2 Residential Districts. *Editor's Note: Said schedule can be found in the end of this chapter.*
- (2) Townhouses shall meet the following standards:

Standard	Requirement
Overall townhouse tract:	
Minimum tract area	3 acres
Minimum tract width	400 feet
Minimum lot width per unit	20 feet
Minimum lot depth	N/A
Minimum yards and setbacks for building (see definitions <i>Editor's Note: See § 335-2, Definitions and word usage.</i> and § 335-77(Q))	
From perimeter of original tract	75 feet
From interior street	25 feet
From parking lot or the parking lot driveway/aisle	15 feet
Garage door from interior street or drive	25 feet
Front yard (can include parking and driveways)	30 feet

Side yard without parking and driveways	15 feet
Rear yard with parking and driveways	40 feet
Rear yard without parking and driveways	25 feet
Side yards for decks	3-foot minimum, 10-foot aggregate
Maximum building height	30 feet
Maximum number of stories	2
Maximum lot coverage for each individual lot (buildings and paving)	45% of overall tract
Maximum density on that portion of tract developed with townhouses	4.375 per acre

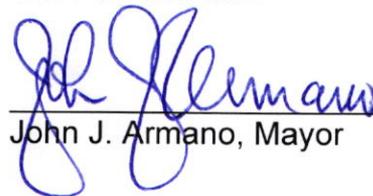
SECTION 2. All ordinances or parts of ordinances which are inconsistent with the provisions hereof, are, to the extent of such inconsistencies, hereby repealed.

SECTION 3. This Ordinance shall take effect upon final passage, adoption, and publication in the manner prescribed by law.

Attest:

BOROUGH OF BERLIN


 Charleen Santora, Clerk


 John J. Armano, Mayor

INTRODUCED

10/1/2012

ADOPTED

1/15/2012