

Table 1. Proposed Changes to Berlin's Zoning District Standards (11 Nov 2015)

	Village Center	Town Center	Commercial	Highway Commercial	Light Industrial	Industrial	Residential	Hamlet	Rural
Min Lot Size	10,000 sf	20,000 sf	30,000 sf	30,000 sf	40,000 sf	80,000 sf	12,000 sf	16,000 sf	0.5 ac (residential) 5.0 ac (nonresidential)
	<i>25,000 sf</i>	<i>10,000 sf</i>	<i>25,000 sf</i>	<i>25,000 sf</i>	<i>40,000 sf</i>	<i>40,000 sf</i>	<i>20,000 sf^c</i>	<i>40,000 sf</i>	<i>1.0, 2.0 or 5.0 ac</i>
Min Lot Frontage	60 ft	90 ft	120 ft	120 ft	150 ft	180 ft	60 ft	90 ft	120 ft
	<i>120 ft</i>	<i>50 ft</i>	<i>120 ft</i>	<i>120 ft</i>	<i>150 ft</i>	<i>100 ft</i>	<i>100 ft</i>	<i>120 ft</i>	<i>120, 150 or 300 ft</i>
Max Lot Coverage	60%	70%	50%	60%	50%	40%	40%	80%	20%
<i>Max Building Coverage</i>	-	75%	-	-	-	-	20%	15%	5 or 15% ft
Min Front Setback	10 ft	10 ft	20 ft	20 ft	50 ft	50 ft	30 ft	10 ft	40 ft
	<i>50 ft</i>	<i>15 ft</i>	<i>50 ft</i>	<i>50 ft</i>	<i>50 ft</i>	<i>50 ft</i>	<i>50 ft</i>	<i>50 ft</i>	<i>50 ft</i>
Max Front Setback	50 ft	80 ft	100 ft	100 ft	-	-	-	50 ft	-
Min Side Setback	10 ft / 25 ft ^A	10 ft / 25 ft ^A	25 ft / 50 ft ^A	25 ft / 50 ft ^A	25 ft / 100 ft ^A	25 ft / 50 ft ^A	15 ft	10 ft	20 ft
	<i>25 ft / 50 ft^A</i>	<i>10 ft</i>	<i>25 ft / 50 ft^A</i>	<i>25 ft / 50 ft^A</i>	<i>25 ft / 100 ft^A</i>	<i>25 ft / 50 ft^A</i>	<i>25 ft</i>	<i>25 ft</i>	<i>25 ft</i>
Min Rear Setback	20 ft / 50 ft ^A	10 ft / 50 ft ^A	25 ft / 100 ft ^A	25 ft / 100 ft ^A	25 ft / 100 ft ^A	25 ft / 100 ft ^A	30 ft	20 ft	20 ft
	<i>25 ft / 100 ft^A</i>	<i>10 ft</i>	<i>25 ft / 100 ft^A</i>	<i>25 ft</i>	<i>25 ft</i>	<i>25 or 75 ft</i>			
Min Riparian Setback	20 ft	20 ft	30 ft	30 ft	40 ft	50 ft	30 ft	20 ft	50 ft
Max Residential Density	1 du / 5,000 sf	1 du / 2,000 sf	1 du / 10,000 sf	1 du / 6,000 sf	-	-	1 du / 6,000 sf	1 du / 8,000 sf	See Note B
Max Floor Area Ratio	2.0	3.0	1.5	1.0	1.0	0.5	0.3	1.0	0.5 (lot < 1 ac) 0.2 (lot 1 - <5 ac) 0.1 (5+ ac)
Max Building Footprint	12,000 sf	-	-	-	-	-	6,000 sf	6,000 sf	-
Min Building Height	25 ft	25 ft	-	-	-	-	-	-	-
Max Building Height	45 ft	60 ft	35 ft	45 ft	40 ft	35 ft	35 ft	35 ft	35 ft
	<i>60 ft</i>	<i>45 ft</i>	<i>60 ft</i>	<i>45 ft</i>	<i>40 ft</i>	<i>50 ft</i>	<i>35 ft</i>	<i>35 ft</i>	<i>35 ft</i>

Note A: If abutting the Residential or Rural district.

Note B: 1 du / 1 ac of buildable land if accessed from Class 2 road or state highway. 1 du / 3 ac of buildable land if accessed from a Class 3 or equivalent private road. 1 du / 5 ac of buildable land if not accessed from a Class 3 road or better. Buildable land excludes slopes 25% or greater, wetlands and buffers, and floodplains.

Note C: 36,000 sf for two-family and 12,000 sf per dwelling unit for multi-family.

KEY: Figures in gray boxes are the dimensional standards in current zoning. DU = dwelling unit. AC = acre. SF = square feet. FT = feet.

Table 2. Proposed Changes to Uses Allowed in Berlin's Zoning District Standards (11 Nov 2015)

	VC	TC	COM	HC	LI	IN	RES	HAM	RL
Single-family dwelling	P	C	C	-	-	-	P	P	P
Two-family dwelling	P	C	C	-	-	-	P	P	P
Multi-family dwelling	P	P	C	C	-	-	P	C	C
Accessory dwelling	P	P	P	P	P	P	P	P	P
Home occupation	P	P	P	P	P	P	P	P	P
Home business	P	P	P	P	P	P	P	P	C
Family childcare home	P	P	P	P	P	P	P	P	P
Congregate living	C	P	C	-	-	-	C	C	-
Assisted living	C	P	C	-	-	-	C	C	-
Skilled-nursing services	C	P	C	-	-	-	C	-	-
Bed and breakfast or inn	P	P	P	P	-	-	P	P	P
Rooming or boarding house	P	P	P	P	-	-	P	C	C
Hotel or motel	C	P	P	P	C	-	-	-	-
Shop or store	P	P	P	P	C	-	-	P	-
Open market	P	P	P	P	-	-	-	C	-
Lawn, garden, farm supply sales	C	P	P	P	C	C	-	P	C
Lumberyard, bldg materials	-	P	P	P	C	C	-	C	C
Sales lot	C	P	P	P	C	-	-	-	-
Fueling station	C	C	P	P	-	-	-	C	-
Repair and service	C	C	P	P	C	C	-	C	-
Rental and leasing	C	P	P	P	C	C	-	-	-
Office or service businesses	P	P	P	P	P	C	-	P	-
Restaurant	P	P	P	P	C	-	-	P	-
Tavern	P	P	P	P	-	-	-	P	-
Contractor's yard	-	-	C	C	C	P	-	-	C
Light industry	-	C	C	P	P	P	-	C	-
Heavy industry	-	-	-	-	C	P	-	-	-
Warehouse or storage	-	C	P	P	P	P	-	C	C
Laboratory, R&D	-	C	P	P	P	P	-	C	-
Media broadcast studio	P	P	P	P	P	P	-	P	C
Data center, info services	P	P	P	P	P	P	-	P	-

	VC	TC	COM	HC	LI	IN	RES	HAM	RL
Wholesale trade	C	C	P	P	P	P	-	C	C
Salvage yard, recycling center	-	-	-	-	C	P	-	-	-
Composting facility	-	-	-	-	C	P	-	-	C
Indoor recreation	P	P	P	P	-	-	-	P	-
Outdoor recreation	P	P	P	P	-	-	C	P	P
Religious facility	P	P	P	C	C	-	P	P	P
Healthcare facility	P	P	P	P	C	-	-	P	-
Education facility	P	P	P	C	-	-	C	P	C
Government facility	P	P	P	C	C	C	C	P	C
Cultural facility	P	P	P	C	-	-	C	P	C
Cemetery	-	C	P	-	-	-	P	P	P
Funeral home or crematory	P	P	P	C	C	P	C	P	-
Supervision, rehab services	C	P	C	-	-	-	-	C	-
Daycare facility	P	P	P	P	P	C	C	P	C
Parking	C	C	P	P	P	P	-	-	-
Transit facility	P	P	P	P	P	P	C	-	-
Air transportation facility	-	-	-	-	P	-	-	-	C
Rail transportation facility	-	-	P	P	P	P	-	-	-
Truck transportation facility	-	-	-	P	P	P	-	-	-
Essential services	P	P	P	P	P	P	P	P	P
Communication antenna	P	P	P	P	P	P	P	P	P
Communication tower	-	C	C	P	P	P	-	-	C
Agriculture or forestry	P	P	P	P	P	P	P	P	P
Stable or equine facility	-	-	P	-	-	-	-	C	P
Kennel	-	-	P	P	-	-	-	-	C
Game, fishing, wildlife reserves	-	-	-	-	-	-	-	-	P
Extracting, quarrying	-	-	C	C	C	P	-	C	C
Rural enterprise	-	-	C	P	P	P	C	C	C

KEY: P = Permitted Use | C = Conditional Use | Gray = No change from current zoning | Green = Use becoming possible or easier | Red = Use becoming prohibited or harder | White = Use not listed in current zoning