


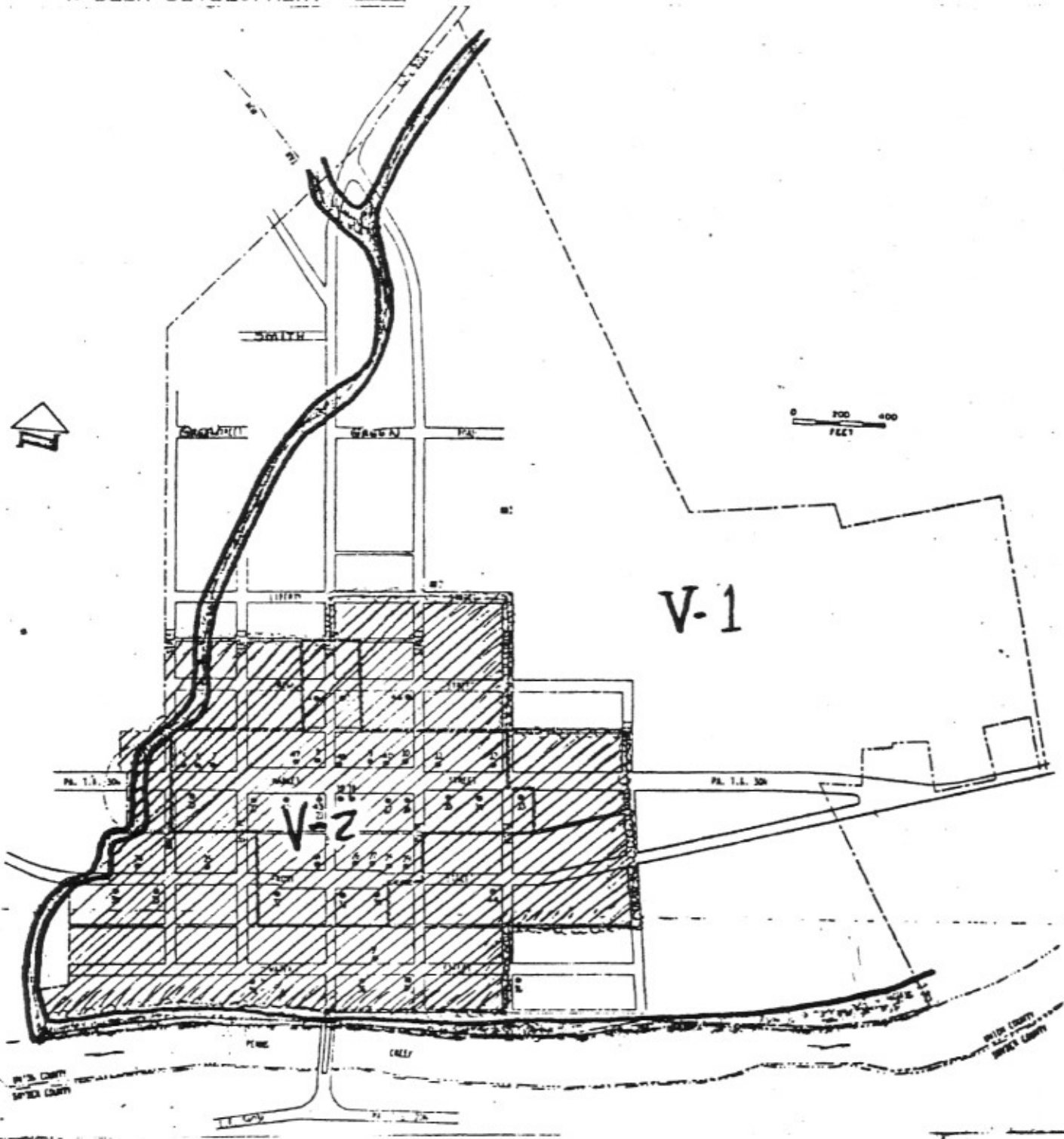


*UNOFFICIAL ZONING MAP FOR NEW BERLIN BOROUGH

- VILLAGE DISTRICT  V-1
- VILLAGE CENTER DISTRICT  V-2
- PROBLEM DEVELOPMENT 



*THE OFFICIAL ZONING MAP FOR NEW BERLIN BOROUGH IS THAT MAP ON FILE IN THE OFFICE OF THE ZONING OFFICER.

ARTICLE III

ESTABLISHMENT OF ZONING DISTRICTS AND ZONING MAP

300 NAMES OF ZONING DISTRICTS

New Berlin Borough is hereby divided into the following districts:

V-1 Village District - The purpose of this district is to establish compatible land uses on lands in the Borough that are logically suited for development. Requirements for this District are designed to insure compatibility among mixed land uses at a suburban density and to promote and encourage a suitable and safe environment for family life in the Borough. These requirements are based on the use of public sewer and water systems in all cases where sewer and water facilities are required.

V-2 Village Center District - The purpose of this district is to preserve the character of the central, historic area of the Borough. Requirements for this District are designed to encourage a continuation of the typical lot coverage that presently exists in the District and to promote a suitable and safe environment for family life. These requirements are based on the continued use of public sewer and water systems.

301 ZONING MAP

The location and boundaries of these districts are established as shown on the attached sample Zoning Map of the Municipality. Regardless of the existence of sample copies of the Zoning Map which may from time to time be made, the Official Zoning Map shall be the map on file in the office of the Municipality.

302 INTERPRETATION OF BOUNDARIES

If uncertainty exists as to the boundary of any district shown on the official Zoning Map, the Zoning Hearing Board shall determine the location of such boundary. The Zoning Hearing Board may request a recommendation from the Planning Commission prior to making such decision.

ARTICLE IV
DISTRICT REGULATIONS

400 GENERAL

The regulations governing the use of lands, size of lots, yards and buildings within each zoning District identified in Article III are established in this Article. For certain uses or exceptional situations, these regulations are supplemented by Articles V and VI and by other provisions of this Ordinance.

No uses shall be permitted in any district if they are to be operated in such manner as to create any dangerous, injurious, noxious, or otherwise objectionable fire, explosion, radioactivity or other hazard, noise, vibration, odor, smoke, dust or other forms of pollution, glare, electrical and other disturbances which adversely affect surrounding areas or premises.

401 PERMITTED USES

As noted below, the following shall be permitted in the V - 1 and V - 2 Districts except as provided in ARTICLE FIVE:

PERMITTED USES	V-1	V-2
Accessory Uses	X	X
Churches	X	X
Elementary School	X	
Essential Services	X	X
Mobile Homes	X	
Parking Lots	X	X
Public Buildings	X	X
Public Recreation	X	X
Single Family Dwelling	X	X

402 SPECIAL EXCEPTION USES

The following shall be special exception uses in the V - 1 and V - 2 Districts except as provided in ARTICLE FIVE:

<u>SPECIAL EXCEPTION USES</u>	<u>V-1</u>	<u>V-2</u>
<u>Agriculture</u>	X	
<u>Apartment Conversions</u>	X	X
<u>Accessory Structure Conversion</u>	X	X
<u>Bed and Breakfast Homes</u>	X	X
<u>Business/Professional Offices</u>	X	X
<u>Cemeteries</u>	X	
<u>Commercial Nursery/Greenhouse</u>	X	
<u>Commercial Recreation *</u>	X	
<u>Educational Facilities</u>	X	
<u>Funeral Homes</u>	X	
<u>Gasoline Service Stations</u>	X	
<u>Home Occupation</u>	X	X
<u>Hotels and Motels</u>	X	
<u>Light Industry</u>	X	
<u>Lodges</u>	X	
<u>Medical Offices</u>	X	X
<u>Mobile Home Parks</u>	X	
<u>Multi-family Dwellings(3 or more)</u>	X	X
<u>Private Clubs</u>	X	
<u>Restaurant and Food Service</u>	X	X
<u>Neighborhood Retail Stores **</u>	X	X
<u>Sign</u>	X	X
<u>Townhouses</u>	X	
<u>Two-Family Dwellings</u>	X	X

* includes miniature golf courses, bowling alleys, etc.
 * * includes convenience, non-manufacturing, such as those dealing in: beverage, confections, books, gifts, groceries, pharmaceutical, sporting goods and tobacco.

403 LOT REQUIREMENTS

- A. All lots shall conform to the regulations set forth in the applicable Subdivision Regulations regarding lot area. The following lot requirements shall apply in addition.
- B. Minimum Lot Areas * for Single Family Dwellings (sq. ft.)

	V-1	V-2
No Public Water or Sewer	30,000	NA
Public Water or Sewer	15,000	NA
Public Water and Public Sewer	10,000	9,000

- C. Lots which are intended to be used for the erection of a multi-family dwellings shall contain 9,000 square feet per dwelling unit.
- D. The conversion of homes built prior to the enactment of this ordinance to apartments shall require a minimum lot area of 9,000 square feet per dwelling unit and the required number of off street parking spaces according to S.607 of this Ordinance.
- E. Interior lots shall not be less than 80 feet wide (V-1) and 65 feet wide (V-2). Corner lots shall not be less than 90 feet wide (V-1) and 65 feet wide (V-2).
- * Drainage easements and street right-of-ways shall not be included when calculating lot area.

404 AREAS AND DIMENSIONS

<u>SETBACKS</u>	<u>V - 1</u>	<u>V - 2</u>
<u>Front *</u>	25 feet	Average of adjacent properties
<u>Side</u>	8 feet principal & accessory	8 feet principal & accessory
<u>Rear</u>	30 feet principal 5 feet accessory	30 feet principal 5 feet accessory
<u>Maximum Building Height</u>	40 feet	40 feet
<u>Maximum Building Coverage</u>	40%	40%
<u>Maximum Impervious Surface Coverage</u>	50%	50%

- A. A corner lot is considered to have two front yards.
- B. The height restriction shall not apply to antennas, church or bell towers, wind vanes, or similar structures.

* The building setback lines for Vine Street and Market Street in the V - 1 District shall be thirty (30) feet from the existing or future right-of-way, whichever is greater.

405 OTHER REGULATIONS

Land use in the V-1 and V-2 districts shall also conform to the regulations in ARTICLES FIVE AND SIX.