

**TOWN OF BERKLEY      ZONING BYLAW      DIMENSIONAL REGULATIONS**

A. Table of Dimensional Requirements.

No building or use shall be permitted to be located, erected, relocated or altered, except on a lot and in a manner specified in the following table:

MINIMUM REQUIREMENTS

Permitted Use	Lot area (In sq. ft.)	Width ***** and Frontage (In ft.)	Setback *** (In ft.)	Side Yard (In ft.)
<b>Residential District</b>				
1 and 1.5 acres	65,340	200	50	15
on at least 2 acres	87,120	200	50	30 *
Special Permit **	As Required	As Required	As Required	As Required
<b>General Business District</b>	40,000	100	35****	20
<b>Special Business Overlay</b>	40,000	100	35****	20

**Notes:**

\* Next to a lot occupied by a single family dwelling or farm or land conserved through a Conservation Restriction, there shall be provided a landscaped buffer strip 100 feet wide containing no buildings, parking or outdoor storage. Mature existing vegetation is preferred to clear cutting and planting of young material.

\*\* The Special Permit Granting Authority may impose greater requirements where needed for the protection of the neighborhood and to minimize adverse impact.

\*\*\* Roadside stands for sale of locally grown farm products may be located within the required setback, but at least 10 feet from the street line.

\*\*\*\* No structures, parking, or storage shall be located in the setback.

B. Other Standards

1. Maximum building Height GB & R: 35 Feet
2. Maximum Lot Coverage GB: 50 %

In the General Business at least 30,000 square feet of each lot must be contiguous land and must not be subject to wetlands classification as defined by Massachusetts General Laws Chapter 131.

WIDTH OF LOT:

Lot width is defined as the distance between the sidelines required to allow a circle to be placed between sidelines. The required circle shall be tangential to the frontage of a given lot and shall be entirely contained within the lot boundaries. In a business District: for 100' frontage lots the circle diameter shall be 90'. In a residential

district: for 200' frontage lots the circle diameter shall be 181'. Beginning on June 2, 2008, no building or structure shall be constructed on a lot having less width than the required lot width. The following properties are specifically exempt from this definition: 1) Lots, buildings and structures which are exempt from the provisions of this definition under the provisions of MGL Ch 40A, Sec 6; and 2) Any lot shown on a plan recorded with the Registry of Deeds or filed with the Land Court prior to the effective date of this By Law amendment.