

ZONING

275 Attachment 1

Township of Middletown

Summary of Zoning District Regulations: Residential

Zoning District	Tract Size	Open Space	Minimum				Yard				Coverage		Height Building(s)		
			Area (acres)	Area (square feet)	Width at the Building Line	Width at the Street Line	Front	Rear	Side	Aggregate Side	Side Abutting Street	Impervious Surface		Building(s)	
R-1A			1	43,560	120	50	50	50	25				40%	20%	35
On-site or public sewer			1	43,560	120	50	50	50	25				40%	20%	35
Cluster with public sewer	15	30%	1/2	21,780	100	50	35	35	15	40	35		45%	20%	35
R-2			1	43,560	120	50	50	50	25	60	50		40%	20%	35
On-lot			1/2	21,780	100	50	35	35	20	45	35		45%	20%	35
Cluster with public sewer	15	30%	1/2	21,780	100	50	35	35	15	40	35		45%	20%	35
Cluster with public sewer and water	15	30%	1/4	10,890	70	50	30	30	10	30	30		50%	25%	35
R-3			1	43,560	120	50	50	50	25	60	50		40%	20%	35
On-lot			1/2	21,780	100	50	35	35	20	45	35		45%	20%	35
With public sewer and water			1/4	10,890	70	50	30	30	10	30	30		50%	25%	35
R-4			1	43,560	120	50	50	50	25	60	50		40%	20%	35
On-lot			1	43,560	120	50	50	50	25	60	50		40%	20%	35
Townhouse	10	30%	1/2	21,780	100	50	35	35	20	45	35		45%	20%	35
With sewer			1/4	10,890	70	50	30	30	10	30	30		50%	25%	35
With public sewer and water															
R-5			1	43,560	120	50	50	50	25	60	50		40%	20%	35
On-lot			1	43,560	120	50	50	50	25	60	50		40%	20%	35
Townhouse, apartment	15	30%													
With sewer			1/2	21,780	100	50	35	35	20	45	35		45%	20%	35
With public sewer and water			1/4	10,890	70	50	30	30	10	30	30		50%	25%	35
PRC															

MIDDLETOWN CODE

Zoning District	Tract Size	Open Space	Minimum				Yard				Maximum		Height Building(s)	
			Area (acres)	Area (square feet)	Width at the Building Line	Width at the Street Line	Front	Rear	Side	Aggregate Side	Side Abutting Street	Coverage		Building(s)
Single-family dwellings			1	43,560	120	50	50	50	25	60	50	40%	20%	35
Multi-unit dwellings	25		2.5	1,089,000			100	100	100	200	100	50%	20%	4 stories
PRD Tract		50%					100	100	100	200	100			35
Individual lots	70													35

NOTES:
All numerical values are recorded in feet unless otherwise noted. See text for complete details.

KEY:
On-lot = on-lot sewage disposal systems.