

ZONING

204 Attachment 4

Township of North Middleton

Table 204-16B
Area and Design Requirements
Medium-/High-Density Residential Zone (R-2)

Permitted Uses	Lot/Land			Buildings			
	Minimum Required Lot Area Per Unit	Minimum Required Lot Width (feet)	Maximum Impervious Lot Coverage (percent)	Minimum Required Front Setback (feet)	Minimum Required Side (each) Setback (feet)	Minimum Required Rear Setback (feet)	Maximum Permitted Building Height (feet)
Agricultural/Forestry							
All permitted uses	10 acres existing on the effective date of this chapter	200	10%	50	50	50	35
Residential							
<i>Multifamily Dwellings/Apartments</i>							
No public water/no public sewer	Not permitted						
Public water/no public sewer	Not permitted						
No public water/public sewer	Not permitted						
Public water/public sewer	See Article IV of this chapter						

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<i>Single-Family Attached</i>							
No public water/no public sewer	Not permitted						
Public water/no public sewer	Not permitted						
No public water/public sewer	Not permitted						
Public water/public sewer	See Article IV of this chapter						
<i>Single-Family Detached</i>							
No public water/no public sewer	43,560 sq. ft.	150 (building setback line)/ 120 (frontage)	20%	35	15	35	35
Public water/no public sewer	32,000 sq. ft.	100 (building setback line)/ 90 (frontage)	25%	35	15	35	35
No public water/public sewer	20,000 sq. ft.	100 (building setback line)/ 90 (frontage)	30%	35	10	35	35
Public water/public sewer	10,000 sq. ft.	80 (building setback line)/ 70 (frontage)	35%	35	10	35	35

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<i>Single-Family Semidetached</i>							
No public water/no public sewer	Not permitted						
Public water/no public sewer	Not permitted						
No public water/public sewer	Not permitted						
Public water/public sewer	5,000 sq. ft.	40 (building setback line)/ 40 (frontage)	50%	35	0 (attached)/10 (end unit)	35	35
Two-Family							
No public water/no public sewer	Not permitted						
Public water/no public sewer	Not permitted						
No public water/public sewer	Not permitted						
Public water/public sewer	5,000 sq. ft.	40 (building setback line)/ 40 (frontage)	50%	35	10	35	35

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Nonresidential							
No public water/no public sewer	43,560 sq. ft.	150 (building setback line)/ 120 (frontage)	20%	35	15 ¹	35	35
Public water/no public sewer	32,000 sq. ft.	100 (building setback line)/ 90 (frontage)	25%	35	15 ¹	35	35
No public water/public sewer	20,000 sq. ft.	100 (building setback line)/ 90 (frontage)	30%	35	10 ¹	35	35
Public water/public sewer	10,000 sq. ft.	80 (building setback line)/ 70 (frontage)	35%	35	10 ¹	35	35
Accessory							
Residential accessory building/structure other than specified elsewhere herein this chapter, including Articles III and IV	N/A	N/A	Included in above if on a permanent foundation	Not permitted to be located between the principal building and the street right-of-way	5 ²	5	20

N/A — Not Applicable

¹ Twenty-five feet when abutting property with Residential Zones (R-1 and R-2) or any existing residential use.

² The minimum required side setback for residential accessory/building structures on single-family attached dwellings is two feet.