

ZONING

200 Attachment 8

Township of Middle Smithfield

Table of Area and Dimensional Requirements Senior Active Adult Development

Housing Type	Minimum Lot Area (square feet)	Front Yard Setback (feet)	Rear Yard Setback (feet)	Side Yard Setback (feet)	Width at Front Setback (feet)	Minimum Living Area Per Unit (square feet)	Maximum Building Height (feet)
Single-family detached	8,500	20	20	8	50	1,200	45
Village house	6,000	15*	20	20/5***	50	1,100	45
		25**	30	5			
Twin	4,500	25	10	25	40	1,000	45
Duplex	4,500	25	10	25	40	1,000	45
Courtyard cluster housing	3,500	15/25†	12	10/25††	NA	1,500	45
Multiplex	8,000/2,000****	30/5/15‡	30	15	60	750	45
Townhouse ³	2,000	20/5/30‡*	30	15	20	1,000	45
Senior mid-rise	24/48 ¹	50/50 ²	NA	NA	NA	750	55

NOTES:

* Housing unit setbacks.

** Garage setbacks.

*** Five feet minimum, total of 20 feet.

**** 8,000 square feet per building, 2,000 square feet per dwelling unit.

† Fifteen feet to internal motor court edge of pave, 25 feet to road edge of pave.

†† Ten feet between buildings within a cluster, 25 feet between clusters.

‡ Thirty feet from building to road edge of pave, five feet from building to edge of pedestrian walkway, 15 feet from building to parking lot edge of pave.

‡* Twenty feet from building to road edge of pave, five feet from building to edge of pedestrian walkway, 30 feet from building to parking lot edge of pave.

¹ Minimum of 24 units required and a maximum of 48 units is allowed.

² Fifty feet from a street right-of-way, 50 feet from a tract boundary line.

³ Maximum building length is 192 feet.