

ZONING

475 Attachment 1

City of Middletown

Table 1

**Bulk and Parking Regulations for UR-3 Multiple-Residence High-Density District  
[Amended 6-18-2024]**

Number of Habitable Rooms* in the Dwelling Unit (DU)	Multiple Dwellings			Attached Dwellings		
	2 (1 bedroom)	3 (2 bedrooms)	4 (3 or more bedrooms)	2 (1 bedroom)	3 (2 bedrooms)	4 (3 or more bedrooms)
<b>Minimum Required</b>						
Lot area, total	1 acre	1 acre	1 acre	1 acre	1 acre	1 acre
Lot area, per DU (square feet)**	2,700	3,000	3,600	3,000	4,000	5,000
Lot width (feet)	150	150	150	20 (a)	20 (a)	20 (a)
Lot depth (feet)	150	150	150	100	100	100
Front yard (feet)	40	40	40	30	30	30
One side yard (feet)	25	25	25	(a)	(a)	(a)
Both side yards (feet)	50	50	50	—	—	—
Rear yard (feet)	30	30	30	35	35	35
Livable floor area per DU (square feet)***	600	700	750	600	700	850
Off-street parking spaces per DU	1.75	2.0	2.5	1.75	2.0	2.5
Play lot area per DU (square feet)	250	350	400	100	125	175
Usable open space per DU (square feet)	950	1,125	1,250	950	1,125	1,250
<b>Maximum Permitted</b>						
Lot coverage	20%	20%	20%	25%	25%	25%
Building height						
Number of stories	3	3	3	3	3	3
Feet	35	35	35	35	35	35

**NOTES:**

- \* A habitable room is to be defined as a “living room,” as specified in § 4 of the New York State Multiple Dwelling Law, within a dwelling unit, except that for the purpose of determining lot area requirements, a habitable room shall not include any of the following:
  - A. Kitchen.
  - B. Foyer, bathroom, toilet, public or private hall, corridor or passageways.
  - C. Dining alcove, dinette or other dining space (without limit as to size) when not separated by walls, doors from other habitable rooms or cooking spaces.
 As a guide; a one-bedroom apartment has two habitable rooms; a two-bedroom apartment, three habitable rooms; and a three-bedroom apartment, four habitable rooms.

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- \*\* To derive the acreage used in computing the allowable number of units on a given property, use the gross acreage minus the acreage allotted to bodies of water and areas which have a slope of over 20%.
- \*\*\* "Livable floor area" is defined in § 475-4 hereof.
- (a) All end row or attached dwellings shall have a minimum lot width of 35 feet and a side yard of at least 15 feet. All attached dwellings have a minimum building width of 20 feet.