

ZONING

475 Attachment 3

City of Middletown

Table 3

**Bulk and Parking Regulations for SR-3A Multiple-Residence Low-Density Conservation District
[Amended 6-18-2024]**

Number of Habitable Rooms* in the Dwelling Unit (DU)	Single-Family Dwellings	Multiple Dwellings		
		2 (1 bedroom)	3 (2 bedrooms)	4 (3 or more bedrooms)
Minimum Required				
Lot area, total	1 acre	5 acres	5 acres	5 acres
Lot area, per DU (square feet)**	—	9,000	13,000	18,000
Lot width (feet)	200	200	200	200
Lot depth (feet)	125	150	150	150
Front yard (feet)	50	50	50	50
One side yard (feet)	25	25	25	25
Both side yards (feet)	60	60	60	60
Rear yard (feet)	50	50	50	50
Livable floor area per DU (square feet)***	2,000	1,500	1,600	1,800
Off-street parking spaces per DU	—	1.75	2.0	2.5
Play lot area per DU (square feet)	—	250	350	400
Usable open space, per DU (square feet)	—	950	1,125	1,250
Maximum Permitted				
Lot coverage (percent)	—	20	20	20
Building height				
Number of stories	2 1/2	3	3	3
Feet	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 passageway.
 - C. For this zone, dining alcove, dinette or other dining space (without limit as to size).
 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.