

ZONING

476 Attachment 4

City of Middletown

Table 4

**Bulk and Parking Regulations for SR-3B Multiple-Residence Low-Density District with Bonus Density Capability  
[Amended 6-18-2024]**

Number of Habitable Rooms* in the Dwelling Unit (DU)	Single-Family Dwellings	Multiple Dwellings			Attached Dwellings		
		2 (1 bedroom)	3 (2 bedrooms)	4 (3 or more bedrooms)	2 (1 bedrooms)	3 (2 bedrooms)	4 (3 or more bedrooms)
<b>Minimum Required</b>							
Lot area, total	15,000 sq. ft.	5 acres	5 acres	5 acres	5 acres	5 acres	5 acres
Lot area, per DU (square feet)**	—	7,000	10,000	15,000	7,000	10,000	15,000
Lot width (feet)	100	150	150	150	20(a)	22(a)	22(a)
Lot depth (feet)	125	15	150	150	100	100	100
Front yard (feet)	30	40	40	40	30	30	30
One side yard (feet)	20	30	30	30	(a)	(a)	(a)
Both side yards (feet)	50	60	60	60	—	—	—
Rear yard (feet)	30	30	30	30	35	35	35
Livable floor area per DU (square feet)***	900	600	800	1,000	600	800	1,000
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%
<b>Building height</b>							
Number of stories	2.5	3	3	3	3	3	3
Feet	35	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.

## MIDDLETOWN CODE

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.

\*\* 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%. Also subject to bonus density as per this chapter.

\*\*\* "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.