

# ZONING

275 Attachment 1

## Township of Middletown

### Summary of Zoning District Regulations: Residential

Zoning District	Minimum										Maximum			
	Tract Size	Open Space	Lot				Yard					Coverage		Height
	Area (acres)	Area	Area (acres)	Square Feet	Width at Bldg Line	Width at Street Line	Front	Rear	Side	Aggregate Side	Side Abutting Street	Impervious Surface Percent	Building	Structure
R1-A on-lot			2 ac.	87,120	200	100	50	50	25	60	50	35%	20%	35
			1 ac.	43,560	120	50	50	50	25	60	50	40%	20%	35
R-1 w/sewer Cluster Option			1 ac.	43,560	120	50	50	50	25	60	50	40%	20%	35
	15	30%	1/2 ac.	21,780	100	50	35	35	15	40	35	45%	20%	35
R-2 w/sewer Cluster Option			1/2 ac.	21,780	100	50	35	35	20	45	35	45%	20%	35
	15	30%	1/4 ac.	10,890	70	50	30	30	10	30	30	50%	25%	35
R-3 w/sewer public S/W			1/2 ac.	21,780	100	50	35	35	20	45	35	45%	20%	35
			1/4 ac.	10,890	70	50	30	30	10	30	30	50%	25%	35
R-4 w/sewer public S/W Townhouse Apartment Campus M/U			1/2 ac.	21,780	100	50	35	35	20	45	35	45%	20%	35
				7,500	70	50	20	25	10	30	30	50%	35%	35
	15	30%				150						40%	20%	35
	15	30%												4-story
														40
PRD	70	50%					100	100	100	200	100			35

**NOTES:**

All numerical values are recorded in feet unless otherwise noted. See text for complete details.

**KEY:**

On-lot = on-lot sewage disposal systems.