

# ZONING

## 275 Attachment 2

### Township of Middletown

**Summary of Zoning District Regulations: Nonresidential**  
**[Amended 12-13-2004 by Ord. No. 659; 6-26-2006 by Ord. No. 673; 2-10-2020 by Ord. No. 810]**

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	Building	Structure
I-1 Hospital Med. Office Campus Comm. Ctr. CCRC			35	1,524,600	200	150	190	100	100	200		60%	30%	80
			1	43,560	100	100	60	60	25	60	60	65%	25%	35
			100	4,356,000	200	150	200	100	100	200	200	35%	20%	45
			4	174,240	100		150	100	50	125		35%	20%	35
			25	1,089,000	150	75	100	100	100	200	200	50%	20%	40
I-2			(Maximum density 3,875 square foot gross linear area per acre)			200	100	200	200	200		35%		35,45,55
OR	10		10	435,600		200	150	100	50	125		35%	25%	35
M			2	87,120	150	150	90	90	75	160	90	60%	40%	45
C-1			1	43,560	100	100	60	60	25	60	60	60%	25%	35
C-2			1	43,560	100	100	60	60	25	60	60	60%	25%	45
C-3 Multi-Family Commercial	75		400/tract		Max bldg. length: 225		Various	30	30			85%	25%	70
	75						Various	30	30			85%	25%	55
SU-1	5		2.5	108,900	200	150	100	100	100	200	100	50%	20%	40
SU-2 By-right Mobile Home Townhome	10		4	174,240	200	150	100	100	100	200	100	50%	20%	40
	10	10% to 20%	5.5 du/ac.				100	50	50		50			35
	25	30%	4 du/ac.	2,400/unit			100	25	50		50			35
SU-1A Tract-wide	100		various				100/30/ 20	100	15			60%	20%	Various

**NOTES:**

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