

TOWNSHIP OF MIDDLETOWN: SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS

DATE: July 2003
 REVISIONS: January 2004
 May 2005
 July 2005
 June 2006
 May 2007
 March 2010

SINGLE-FAMILY RESIDENTIAL ZONES

	MINIMUM LOT SIZE						MINIMUM REQUIRED YARD AREAS										MAX. BUILDING COVERAGE (%)	MAX. LOT COVERAGE (%) (K)	MAX. HEIGHT PRIN. BUILDING		MINIMUM GROSS FLOOR AREA		MAX. GROSS FLOOR AREA (all structures) (N)	MAXIMUM FAR (M)(N)	MAXIMUM DENSITY
	INTERIOR LOTS		CORNER LOTS		MIN. CIRCLE DIAMETER (O)(P)	BUILDABLE LOT AREA	PRINCIPAL BUILDING					ACCESSORY BUILDING							STORIES	FEET	TOTAL	1ST FLOOR MULTI-STORY			
	AREA IN SQUARE FEET	FRONTAGE	AREA IN SQUARE FEET	FRONTAGE			FRONT YARD	SIDE YARD	STREET SIDE YARD	REAR YARD	STREET REAR YARD	FRONT YARD	SIDE YARD	STREET SIDE YARD	REAR YARD	STREET REAR YARD									
R220	220,000	325	220,000	325	158	2.5 ACRES	115	75	115	125	115	115	75	115	75	115	5 (A)	10 (B)	2.5	(Q)	3,000	2000	20,000	0.06 (G)	1 du/5 acres
R130	130,000	275	130,000	275	158	1.5 ACRES	85	50	85	100	85	85	50	85	50	85	5 (A)	10 (B)	2.5	(Q)	2,000	1,500	12,000	0.07 (G)	1 du/3 acres
R110	110,000	250	110,000	250	153	1.25 ACRES	75	40	75	75	75	75	40	75	40	75	5 (A)	10 (B)	2.5	(Q)	2,000	1,500	10,000	0.07 (G)	1 du/2.5 acres
R90	90,000	225	90,000	225	140	1 ACRE	70	35	30	60	60	60	30	30	30	60	7 (A)	12 (B)	2.5	(Q)	1,900	1,400	—	0.08 (H)	—
R45	45,000	200	48,375	200	125	30,000 SF	50	25	25	50	50	50	25	25	20	50	8 (A)	15 (B)	2.5	(Q)	1,800	1,300	—	—	—
R45A	15,000	100	16,000	115	—	15,000 SF	35	15	17.5	60	60	35	10	17.5	30	35	25 (A)	30 (B)	2.5	(Q)	1,200	900	—	—	—
R30	30,000	150	34,000	170	99	23,000 SF	50	20	25	50	50	50	20	25	20	50	10 (A)	15 (B)	2.5	(Q)	1,650	1,150	—	—	—
R22	21,875	125	23,825	135	77	15,000 SF	40	20	20	40	40	40	20	20	10	40	15 (A)	20 (B)	2.5	(Q)	1,500	1,000	—	—	—
R22A	8,500	75	10,000	75	—	8,000 SF	25	7.5	12.5	20	25	25	7.5	12.5	7.5	25	30 (A)	35 (B)	2.5	(Q)	900	800	—	—	—
R15 (I)	15,000	100	17,250	115	63	10,000 SF	40	15	20	30	40	40	15	20	10	40	20 (A)	25 (B)	2.5	(Q)	1,200	900	—	—	—
R15 Nonconforming 10,000 s.f. lots	≥ 10,001 < 14,999	—	≥ 10,001 < 14,999	—	—	—	35	15	20	30	35	40	10	20	10	40	—	25 (B)	2.5	(Q)	1,200	900	—	—	—
R15 Nonconforming 5-10,000 s.f. lots	≥ 5,001 < 10,000	—	≥ 5,001 < 10,000	—	—	—	30	10	15	30	30	30	10	15	10	30	—	30 (B)	2.5	(Q)	1,000	800	—	—	—
R15 Nonconforming < 5,000 s.f. lots	< 5,000	—	< 5,000	—	—	—	25	5	10	25	25	25	5	12.5	5	25	—	35 (B)	2.5	(Q)	800	800	—	—	—
R10	10,000	100	12,500	110	50	7,000 SF	25	12	12.5	25	25	25	12	12.5	10	25	20 (A)	25 (B)	2.5	(Q)	1,200	900	—	—	—
RTF	12,000	100	14,250	120	—	10,000 SF	40	15	20	30	40	40	15	20	10	40	25 (A)	35 (B)	2.5	(Q)	1,200	900	—	0.33	—
R7	7,500	75	9,000	90	50	5,000 SF	20	10	10	20	20	20	10	10	10	20	35 (A)	40 (B)	2.5	(Q)	900	800	—	—	—
R5	5,000	50	6,000	60	32	4,000 SF	20	7	10	20	20	20	5	10	5	20	35 (A)	40 (B)	2.5	(Q)	800	700	—	—	—
RO	10,000	100	12,500	120	30	7,500 SF	35(L)	15	17.5	35	35	35	15	17.5	10	35	30 (A)(J)	50 (B)	2.5	(Q)	1,200	900	—	0.4 (G)	—

NOTES:

- (A) LOT COVERAGE FOR PRINCIPAL AND ACCESSORY STRUCTURES
- (B) LOT COVERAGE FOR ALL IMPROVEMENTS (IMPERVIOUS OR PERVIOUS) INCLUDING ALL PARKING AREAS AND AUTOMOBILE ACCESS DRIVEWAYS AND INTERNAL ROADWAYS, WHETHER COVERED BY AN IMPERVIOUS OR PERVIOUS MATERIAL, PATIOS ASSOCIATED WITH AN IN-GROUND OR ABOVE-GROUND SWIMMING POOL, SURFACE AREA OF AN IN-GROUND OR ABOVE-GROUND SWIMMING POOL ABOVE 800 SQUARE FEET (Ord. #2005-2815), AND ALL OTHER IMPERVIOUS SURFACES
- (G) F.A.R. CAN BE INCREASED BY 2% IF THE FRONT SETBACK PROVIDED IS AT LEAST 150% OF THE MINIMUM REQUIRED
- (H) F.A.R. CAN BE INCREASED BY 2% IF THE FRONT SETBACK PROVIDED IS AT LEAST TWICE THE MINIMUM REQUIRED
- (I) SEE SPECIAL R-15 ZONING REQUIREMENTS FOR PRE-EXISTING NONCONFORMING LOTS
- (J) PERMITTED BUILDING COVERAGE MAY BE INCREASED BY 20% WHERE 2 OR MORE ADJOINING LOTS ESTABLISH SHARED PARKING & ACCESS ARRANGEMENTS; EACH LOT SHALL BE PERMITTED THE INCREASED BUILDING COVERAGE.
- (K) THE MAXIMUM % OF LOT COVERAGE FOR A DETACHED SINGLE FAMILY DWELLING WHICH IS EITHER A NONCONFORMING USE OR STRUCTURE MAY BE INCREASED PROVIDED THE RESULTANT LOT COVERAGE COMPLIES WITH THE COVERAGE LIMITS IN THE MOST RESTRICTIVE SINGLE FAMILY RESIDENCE ZONE TO WHICH THE AREA OF THE UNDERSIZED LOT CONFORMS. IN NO CASE SHALL COVERAGE EXCEED 35%.
- (L) OR THE AVERAGE OF THE EXISTING FRONT SETBACKS FOR THE TWO ADJOINING LOTS (Ord. #2003-2744)
- (M) F.A.R. SHALL NOT APPLY TO LOTS EXISTING AT THE TIME OF THE ADOPTION OF THIS ORDINANCE THAT ARE LESS THAN 40,000 SQ. FT. (Ord. #2005-2825)
- (N) WHERE THE MAXIMUM GROSS FLOOR AREA PERMITTED EXCEEDS THE PERMITTED FLOOR AREA RATIO, THE FLOOR AREA RATIO SHALL GOVERN (Ord. #2006-2879)
- (O) MIN. CIRCLE DIAMETER MAY BE REDUCED 40% FOR LOTS PREDOMINANTLY FRONTING A CUL-DE-SAC BULB (Ord. #2007-2916)
- (P) MIN. CIRCLE DIAMETER DOES NOT APPLY TO EXISTING DETACHED SINGLE-FAMILY DWELLINGS OR TO LOTS ESTABLISHED AS PART OF A PERFORMANCE RESIDENTIAL OR CLUSTER DEVELOPMENT (Ord. #2007-2916)
- (Q) MAX. SINGLE FAMILY DWELLING BUILDING HEIGHT ON LOTS 100' WIDE OR LESS MEASURED AT THE STREET LINE SHALL BE 28'. BUILDING HEIGHT MAY INCREASE 1 FOOT FOR EVERY 5 FEET OF LOT WIDTH ABOVE 100', BUT IN NO CASE SHALL EXCEED 35' (Ord. #2010-3002)