



Organized December 14, 1667  
 "Pride in Middletown"

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

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

## 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 (Q) | TOTAL                    | 1ST FLOOR MULT. 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 |                            |                           |                            |          |                          |                       |  |                    |                 |
| <b>R220</b>                                   | 220,000              | 325      | 220,000              | 325      | 158                         | 2.5 ACRES          | 115                         | 75        | 57.5             | 125       | 115              | 115                | 75        | 115              | 75        | 115              | 5 (A)                      | 10 (B)                    | 2.5                        | 35'      | 3,000                    | 2000                  | 20,000                                     | 0.06 (G)           | 1 du/ 5 acres   |
| <b>R130</b>                                   | 130,000              | 275      | 130,000              | 275      | 158                         | 1.5 ACRES          | 85                          | 50        | 42.5             | 100       | 85               | 85                 | 50        | 85               | 50        | 85               | 5 (A)                      | 10 (B)                    | 2.5                        | 35'      | 2,000                    | 1,500                 | 12,000                                     | 0.07 (G)           | 1 du/ 3 acres   |
| <b>R110</b>                                   | 110,000              | 250      | 110,000              | 250      | 153                         | 1.25 ACRES         | 75                          | 40        | 37.5             | 75        | 75               | 75                 | 40        | 75               | 40        | 75               | 5 (A)                      | 10 (B)                    | 2.5                        | 35'      | 2,000                    | 1,500                 | 10,000                                     | 0.07 (G)           | 1 du/ 2.5 acres |
| <b>R90</b>                                    | 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                        | 35'      | 1,900                    | 1,400                 | —  | 0.08 (H)           | —               |
| <b>R45</b>                                    | 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                        | 35'      | 1,800                    | 1,300                 | —  | —                  | —               |
| <b>R45A</b>                                   | 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                        | 35'      | 1,200                    | 900                   | —  | —                  | —               |
| <b>R30</b>                                    | 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                        | 35'      | 1,650                    | 1,150                 | —  | —                  | —               |
| <b>R22</b>                                    | 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                        | 35'      | 1,500                    | 1,000                 | —  | —                  | —               |
| <b>R22A</b>                                   | 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                        | 35'      | 900                      | 800                   | —  | —                  | —               |
| <b>R15 (I)</b>                                | 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                        | 35'      | 1,200                    | 900                   | —  | —                  | —               |
| <b>R15 Nonconforming 10,000 s.f. lots</b>     | ≥ 10,001<br>≤ 14,999 | —        | ≥ 10,001<br>≤ 14,999 | —        | —                           | —                  | 35                          | 15        | 20               | 30        | 35               | 40                 | 10        | 20               | 10        | 40               | —                          | 25 (B)                    | 2.5                        | 35'      | 1,200                    | 900                   | —  | —                  | —               |
| <b>R15 Nonconforming 5-10,000 s.f. lots</b>   | ≥ 5,001<br>≤ 10,000  | —        | ≥ 5,001<br>≤ 10,000  | —        | —                           | —                  | 30                          | 10        | 15               | 30        | 30               | 30                 | 10        | 15               | 10        | 30               | —                          | 30 (B)                    | 2.5                        | 35'      | 1,000                    | 800                   | —  | —                  | —               |
| <b>R15 Nonconforming &lt; 5,000 s.f. lots</b> | < 5,000              | —        | < 5,000              | —        | —                           | —                  | 25                          | 5         | 10               | 25        | 25               | 25                 | 5         | 12.5             | 5         | 25               | —                          | 35 (B)                    | 2.5                        | 35'      | 800                      | 800                   | —  | —                  | —               |
| <b>R10</b>                                    | 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                        | 35'      | 1,200                    | 900                   | —  | —                  | —               |
| <b>RTF</b>                                    | 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                        | 35'      | 1,200                    | 900                   | —  | 0.33               | —               |
| <b>R7</b>                                     | 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                        | 35'      | 900                      | 800                   | —  | —                  | —               |
| <b>R5</b>                                     | 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                        | 35'      | 800                      | 700                   | —  | —                  | —               |
| <b>RO</b>                                     | 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                        | 35'      | 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 50' WIDE OR LESS SHALL BE 28'. BUILDING HEIGHT MAY BE INCREASED ONE FOOT FOR EVERY TWO FEET OF LOT WIDTH ABOVE 50', BUT IN NO CASE SHALL EXCEED 35' (Ord. #2007-2916)