

PLANNING AND DEVELOPMENT REGULATIONS

540 Attachment 2

Township of Middletown

Appendix B  
Schedules of Area, Yard and Building Requirements  
(§ 540-902C)

Single-Family Residential Zones

[Amended by Ord. Nos. 2000-2589, 2003-2723, 2003-2744, 2005-2815; 2005-2825, 2006-2879, 2006-2885, 2007-2900, 2007-2916, 2010-3002; 2011-3046; 2012-3071; 2012-3073; at time of adoption of Code (see Ch. 1, Art. II)]

Zone	Minimum Lot Size						Minimum Required Yard Areas (feet)										Max. Building Coverage (%)	Max. Lot Coverage (%) (K)	Max. Height Prin. Building (Q)		Minimum Gross Floor Area (square feet)		Max. Gross Floor Area (all structures) (square feet) (N)	Maximum FAR (M)(N)	Maximum Density
	Interior Lots		Corner Lots		Min. Circle Diameter (O)(P)	Buildable Lot Area	Principal Building					Accessory Building													
							Front Yard	Side Yard	Street Side Yard	Rear Yard	Street Rear Yard	Front Yard	Side Yard	Street Side Yard	Rear Yard	Street Rear Yard									
R-220	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	2,000	20,000	0.06 (G)	1 du/ 5 acres
R-130	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
R-110	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
R-90	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)	—
R-45	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	—	—	—
R-45A	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	—	—	—
R-30	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	—	—	—
R-22	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	—	—	—
R-22A	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	—	—	—
R-15 (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	—	—	—
R-15 Nonconforming 10,000+ SF 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	—	—	—
R-15 Nonconforming 5,001 -10,000 SF 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	—	—	—
R-15 Nonconforming < 5,000 SF lots	< 5,000	—	< 5,000	—	—	—	25	5	10	25	25	25	5	12.5	5	25	—	35% (B)	2.5	(Q)	800	800	—	—	—
R-10	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	—
R-7	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	—	—	—
R-5	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	—	—	—
R-O	10,000	100	12,500	120	30	7,500 SF	25 (L)	15	17.5	35	35	25 (L)	15	17.5	10	35	30% (A)(J)	50% (B)	2.5	(Q)	1,200	900	—	0.4 (G)	—

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RR	See § 540-907, RR Rural Residential Single-Family Zone
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PLANNING AND DEVELOPMENT REGULATIONS

NOTES:

Schedule of Area, Yard and Building Requirements, Single-Family Residential Zones

- (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 aboveground swimming pool, surface area of an in-ground or aboveground swimming pool above 800 square feet [Ord. No. 2005-2815], and all other impervious surfaces

(G) FAR can be increased by 2% if the front setback provided is at least 150% of the minimum required.

(H) FAR 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 preexisting nonconforming lots.

(J) Permitted building coverage may be increased by 20% where two or more adjoining lots establish shared parking and access arrangements; each lot shall be permitted the increased building coverage.

(K) The maximum percent 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. No. 2003-2744]
- (M) FAR shall not apply to lots existing at the time of the adoption of this ordinance that are less than 40,000 square feet. [Ord. No. 2005-2825]

(N) Where the maximum gross floor area permitted exceeds the permitted floor area ratio, the floor area ratio shall govern. [Ord. No. 2006-2879]

(O) Minimum circle diameter may be reduced 40% for lots predominantly fronting a cul-de-sac bulb. [Ord. No. 2007-2916]

(P) Minimum 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. No. 2007-2916]

(Q) 

(1) Maximum building height on lots 100 feet wide or less measured at the street line shall be 28 feet. Building height may increase one foot for every five feet of lot width above 100 feet, but in no case shall exceed 35 feet.

(2) In special flood hazard areas, height of buildings located on lots 125 feet wide or less may be increased to 35 feet as measured from one foot above base flood elevation if: (a) the area below the base flood elevation contains no physical enclosures; (b) the vertical distance from predevelopment grade to the roof peak does not exceed 40 feet; and (c) a nonconversion agreement is recorded with the Monmouth County Recording Officer. [Ord. No. 2012-3073]

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Schedule of Area, Yard and Building Requirements

Multifamily Residence Zones

[Amended by Ord. Nos. 2000-2605, 04-2753, 04-2754, 04-2755, 2004-2772, 2004-2791, 2004-2792, 2004-2794, 2004-2796, 2005-2810, 2009-2979, 2009-2992, 2010-2999; 10-6-2014 by Ord. No. 2014-3118; at time of adoption of Code (see Ch. 1, Art. II)]

Zone	Minimum Regulations													Maximum Regulations	
	Tract Area (acres)	Tract Frontage (feet)	Building Setbacks (feet)						Building to Building Distance (feet)			Open Space (in % of Gross Tract Area)	Recreation Area	Density (Units Per Gross Acre)	Impervious Surface/ Building Coverage (in %)
			Yard Area			Arterial or Collector Road	Internal Street	Tract Boundary							
			Front	Side	Rear				Window Wall to Window Wall	Window Wall to Blank Wall	Blank Wall to Blank Wall				
R-1	150	400	—	—	—	—	20	—	25	25	25	40%	Required	6	● 25%
R-2	75	200	—	—	—	—	□ 18	50	50	25	20	40%	Required	5	● ● 35%/20%
RTH	10	Δ 300	18	15	20	120	□ 18	50	75	30	20	40%	One acre + 10% of●	5	35%/20%
RTH-1	5	Δ 300	18	15	20	120	□ 18	50	75	30	20	50%	One acre + 10% of●	3	● ● 30%/15%
RTH-2	10	150	50	50	50	75	18	50	50 <sup>l</sup>	25	20	50%	10% of●	5	40%
RTH-3	10	150	50	50	50	75	18	50	50	25	20	50%	10% of●	8	40%
RGA	12	❖300	—	—	—	◆140 80	20	60	75	30	20	35%	One acre + 10% of●	9.25	● ● 38%/20%
RGA-1	10	150	50	50	50	75	12	50	50	25	20	40%	10% of●	10	40%
RGA-2	10	150	50	50	50	75	12	50	50	25	20	40%	10% of●	9	40%
RGA-3	1	75	5	15	20	5	5	—	—	—	—	20%	—	20	70%
RHA	5	—	10	25	60	—	—	—	—	—	—	25%	100 square feet per dwelling unit	20	35%
RHA-1	5	100	150	50	100	150	—	—	—	—	—	—	—	35	60%
PD	See § 540-941, Standards and regulations affecting PD Planned Development Zone														
RTH-4	See § 540-947, Standards and regulations affecting RTH-4 Zone														
RTH-5	See § 540-949, Standards and regulations affecting RTH-5 Zone														
RTH-6	See § 540-950, Standards and regulations affecting RTH-6 Zone														
RTH-7	See § 540-951, Standards and regulations affecting RTH-7 Zone														
RTH-8	See § 540-952, Standards and regulations affecting RTH-8 Zone														
RTH-9	See § 540-953, Standards and regulations affecting RTH-9 Zone														
RGA-4	See § 540-948, Standards and regulations affecting RGA-4 Zone														
R-3	See § 540-954, Standards and regulations affecting R-3 Zone														
RMF-1	See § 540-956, Standards and regulations affecting RMF-1 Zone														
RMF-2	See § 540-957, Standards and regulations affecting RMF-2 Zone														
RMF-3	See § 540-958, Standards and regulations affecting RMF-3 Zone														
RMF-4	See § 540-959, Standards and regulations affecting RMF-4 Zone														
RMF-5	See § 540-960, Standards and regulations affecting RMF-5 Zone														

**NOTES:**  
**Schedule of Area, Yard and Building Requirements, Multifamily Residence Zones**

●	Percent of gross tract area
□	Building setback from internal street is 26 feet where front yard parking is provided.
◆	Building setback from a secondary arterial street is 100 feet.
Δ	Developments with 125 or more dwelling units require 500 feet of frontage.
❖	Developments with 225 or more dwelling units require 500 feet of frontage.
I	Measured perpendicular to the window plane at the window opening

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Schedule of Area, Yard and Building Requirements

Nonresidential Zones

[Amended by Ord. Nos. 2002-2673, 2003-2723, 2010-2999; Ord. No. 2012-3073; at time of adoption of Code (see Ch. 1, Art. II)]

Zone	Minimum Lot Size			Minimum Required Yard Areas (feet)										Max. Building Coverage (%)	Max. Lot Coverage (%)	Maximum Height Principal Building (C)		Minimum Gross Floor Area (square feet)		Maximum FAR
	Interior Lots		Buildable Lot Area	Principal Building					Accessory Building							Stories	Feet	Total	1st Floor Multi- Story	
	Area (square feet)	Frontage (feet)		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-1	10,000	100	10,000	15	5	7.5	15	15	25	5	7.5	10	15	—	70% (B)**	2.5	35	1,000	1,000	—
B-1A	10,000	70	10,000	0	10	0	45	0	0	10	0	0	45	60% (A)	90% (B)	2.5	35	n/a	n/a	—
B-2	20,000	100	15,000	50	15	25	50	50	50	15	25	40	50	—	60% (B)*	2.5	35	1,000	1,000	0.25
B-3	3 acres	200	2.5 acres	75	25	37.5	75	75	75	15	37.5	40	75	—	60% (B)*	3	40	5,000	5,000	0.25
B/P	3 acres	200	2.5 acres	75	50	37.5	50	75	75	15	37.5	40	75	—	60% (B)*	3	40	5,000	5,000	0.22
OR	167,000	500	2.5 acres	100	100	50	150	100	100	100	50	150	100	—	35%	3	50	20,000	20,000	0.22
OR-1	250,000	750	3.5 acres	250	250	125	250	250	250	250	125	250	250	—	25%	3	50	20,000	20,000	0.16
OR-2	3 acres	200	—	75	20(a)	—	75	—	75	20	—	75	—	—	50%	3	40		10,000	0.25
OR-3	75 acres	300	—	350(b)	150(b)	175	350	350	350(b)	150(b)	175	350	350	—	45%	5	75	20,000	20,000	0.25
M-1	3 acres	500	2.5 acres	100	75	75	100	100	100	50	50	50	100	—	60% (B)	3	40	40,000	40,000	0.22
MC	20,000	100	10,000	50	15	25	10	50	50	10	25	10	50	—	70% (B)	2.5	35	n/a	n/a	n/a

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. No. 2005-2815], and all other impervious surfaces
- \* When the building is one story only, permitted lot coverage is up to 70%
- \*\* For the tracts with less than one acre area, permitted lot coverage is up to 80%
- (a) Combined sides should be 50 feet.
- (b) 100 feet when abutting a regional expressway or freeway.
- (c) (1) Maximum building height on lots 100 feet wide or less measured at the street line shall be 28 feet. Building height may increase 1 foot for every 5 feet of lot width above 100 feet, but in no case shall exceed 35 feet.
- (2) In special flood hazard areas, height of buildings located on lots 125 feet wide or less may be increased to 35 feet as measured from 1 foot above base flood elevation if (a) the area below the base flood elevation contains no physical enclosures, (b) the vertical distance from pre-development grade to the roof peak does not exceed 40 feet, and (c) a nonconversion agreement is recorded with the Monmouth County Recording Officer [Ord. No. 2012-3073 § 3]