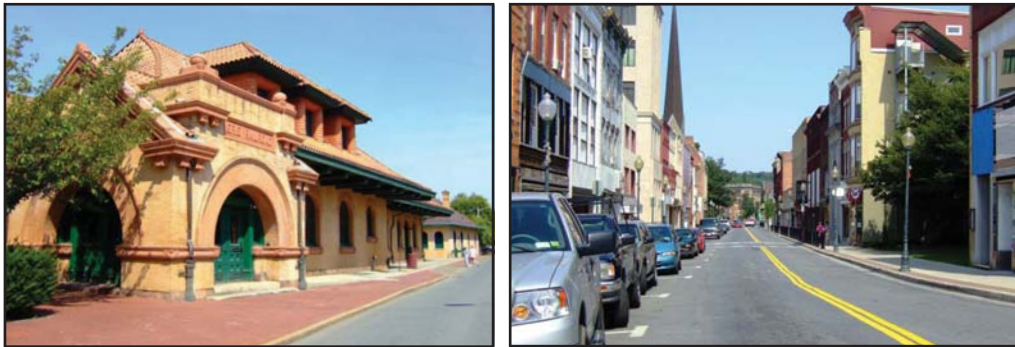


CITY OF MIDDLETOWN COMPREHENSIVE PLAN

Task 1 Existing Conditions Technical Memorandum



City of Middletown, New York
Saccardi & Schiff, Inc.
August, 2007

APPENDIX

APPENDIX

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A. *City of Middletown Zoning Code Summary*

**Appendix Table 1
City of Middletown Zoning Code Summary, 2007**

City of Middletown Zoning Code Summary, 2007														
District	District Name	Permitted Uses	Accessory Uses	Special Permit Uses	Height Limit (ft) Maximum	Lot Area (sf) Maximum	Frontage/ Lot Width (ft) Maximum	Yards (Minimum)			Max Density	Max. Coverage	Other	Parking
								Front (ft)	Side (ft)	Rear (ft)				
R-1	One-Family Residential District	Single-Family Home; Municipal Buildings or Uses	Home Occupations Private Garages Garden Houses Fences Antennae (<15')	Places of Worship Schools Public Utility Building;	2-stories or 35'	7,500 (with provision for 5,000 in certain instances)	75' (with provision for 50' in certain instances)	30'	5 (Minimum sum of both)	30'				No more than one commercial vehicle under 1.5 tons capacity/2 tons weight, can be parked on any off-street parking area or yard, excluding farm vehicles No parking on front yard other than driveway; no dismantling/wrecking or repairing of motor vehicles or storage of vehicles in such condition, except gas stations/public garages and vehicles for personal use for no longer than 2 weeks on the outside area of the premises See Parking Requirements Table
R-2	Two-Family Residential District	Single-Family Home; Municipal Buildings or Uses Two-Family Dwellings	Home Occupations Private Garages Garden Houses Fences Antennae (<15')	Places of Worship Schools Public Utility Buildings Executive Offices of a communications company	2-stories or 35'	7,500 (with provision for 5,000 in certain instances - Single-Family Homes only)	75' (with provision for 50' in certain instances - Single-Family homes only)	25'	5'	20'				No more than one commercial vehicle under 1.5 tons capacity/2 tons weight, can be parked on any off-street parking area or yard, excluding farm vehicles No parking on front yard other than driveway; no dismantling/wrecking or repairing of motor vehicles or storage of vehicles in such condition, except gas stations/public garages and vehicles for personal use for no longer than 2 weeks on the outside area of the premises See Parking Requirements Table
OR-2	One- or Two-Family Owner-Occupied Residential District	Single-Family Home; Municipal Buildings or Uses Two-Family Owner-Occupied Dwelling	Home Occupations Private Garages Garden Houses Fences Antennae (<15')	Places of Worship Schools Public Utility Building;	2-stories or 35'	7,500 (with provision for 5,000 in certain instances - for single-family dwelling units) 7,500 for 2-family D.U.	75'	25'	5'	20'				No more than one commercial vehicle under 1.5 tons capacity/2 tons weight, can be parked on any off-street parking area or yard, excluding farm vehicle No parking on front yard other than driveway; no dismantling/wrecking or repairing of motor vehicles or storage of vehicles in such condition, except gas stations/public garages and vehicles for personal use for no longer than 2 weeks on the outside area of the premises See Parking Requirements Table
UR-3	Multiple-Residence High Density District	Single-Family Homes (R-1) Municipal Buildings or Uses (OR-2) Two-Family Dwellings (grandfathered in)(OR-2)	Home Occupations Private Garages Garden Houses Fences Antennae (<15')	Places of Worship Schools Public Utility Buildings Boarding Houses Adult Care Facilities Multiple-Dwellings (3 or more rental units under dimensional provisions and other requirements) Townhouses, duplexes, fourplexes, and row houses (on individual lots subject to dimensional provisions and other requirements)	3-stories or 40'	1 Acre	150'	40'	25' (2=50')	30'		MF=20% Attached=25%		No more than one commercial vehicle under 1.5 tons capacity/2 tons weight, can be parked on any off-street parking area or yard, excluding farm vehicles No parking on front yard other than driveway; no dismantling/wrecking or repairing of motor vehicles or storage of vehicles in such condition, except gas stations/public garages and vehicles for personal use for no longer than 2 weeks on the outside area of the premises See Parking Requirements Table
UR-3A	Multiple-Residence Parkland District	Single-Family Homes (R-1) Municipal Buildings or Uses (UR-3) Two-Family Dwellings (R-2)	All accessory uses permitted under § 475-12B. All accessory uses customarily incidental to a multiple-residence development, including but not limited to a clubhouse, swimming pool, playgrounds and courts.	Row or attached housing consisting of a series of attached one-family dwelling units, each located on its own individual lot owned in fee simple, including townhouses, duplexes and fourplexes [subject to the specific requirements set forth in § 475-12C(9) and the Table of Bulk and Parking Regulations for the UR-3 Multiple-Residence High-Density District]	3-stories or 35'	Single-Family DU = 1 Multi-Family DU = 5 Acres	200'	50'	25' (2=60')	50'				No parking on front yard other than driveway; no dismantling/wrecking or repairing of motor vehicles or storage of vehicles in such condition, except gas stations/public garages and vehicles for personal use for no longer than 2 weeks on the outside area of the premises See Parking Requirements Table
SR-3	Multiple-Residence Low Density District	Single-Family Homes (R-1)	Home Occupations Private Garages Garden Houses Fences Antennae (<15')	Places of Worship Schools Public Utility Building; Boarding Houses Adult Care Facilities	SF=2.5 Stories or 35' MF=3 stories or 35'	Single-Family DU = 15,000 sf Multi-Family DU = 5 Acre	Single-Family DU = 100' Multi-Family DU = 150'	SF = 30' MF = 40' Attached = 30'	SF = 20' (2=50') MF = 30' (2=60') Attached = 15'	SF = 30' MF = 30' Attached = 35'		20%	Multiple-Dwellings (3 or more rental units under dimensional provisions and other requirements) Townhouses, duplexes, fourplexes, and row houses (on individual lots subject to dimensional provisions and other requirements)	No more than one commercial vehicle under 1.5 tons capacity/2 tons weight, can be parked on any off-street parking area or yard, excluding farm vehicles No parking on front yard other than driveway; no dismantling/wrecking or repairing of motor vehicles or storage of vehicles in such condition, except gas stations/public garages and vehicles for personal use for no longer than 2 weeks on the outside area of the premises See Parking Requirements Table
SR-3A	Multiple-Residence Low-Density Conservation District	Single-Family on 1-acre lots (unless existing)	Home Occupations Private Garages Garden Houses Fences Antennae (<15')	Places of Worship Schools Public Utility Buildings Multiple Dwelling Units w/ no fewer than 3 and no more than 4 DU in condominium ownership	SF=2.5 Stories or 35' MF=3 stories or 35'	Single-Family DU = 1 Acre Multi-Family DU = 5 Acres	200'	50	25 (2=60')	50		20%		No more than one commercial vehicle under 1.5 tons capacity/2 tons weight, can be parked on any off-street parking area or yard, excluding farm vehicles No parking on front yard other than driveway; no dismantling/wrecking or repairing of motor vehicles or storage of vehicles in such condition, except gas stations/public garages and vehicles for personal use for no longer than 2 weeks on the outside area of the premises See Parking Requirements Table

City of Middletown Zoning Code Summary, 2007 (continued)

District	District Name	Permitted Uses	Accessory Uses	Special Permit Uses	Height Limit (ft) Maximum	Lot Area (sf) Maximum	Frontage/ Lot Width (ft) Maximum	Yards (Minimum)			Max Density	Max. Coverage	Other	Parking
								Front (ft)	Side (ft)	Rear (ft)				
SR-3B	Multiple-Residence Low Density District with Density Bonus Capability	Single-Family (R-1)	Home Occupations Private Garages Garden Houses Fences Antennae (<15')	Places of Worship Schools Public Utility Buildings Adult Care Facilities	MF=3 stories or 35'	Single-Family DU = 15,000 sf Multi-Family DU = 5 Acre	Single-Family DU = 100' Multi-Family DU = 150'	SF = 30' MF = 40' Attached = 30'	SF = 20' (2=50') MF = 30' (2=60') Attached = 15'	SF = 30' MF = 30' Attached = 35'	4 du/acre unless density bonus is enacted which allows for increase from 4 to 25 du/acre based on: 1. Need and compatibility with neighborhood and deemed important and necessary by planning board; 2. Senior Affordable Housing given highest priority; 3. Advance City's physical, cultural and social policies outlined in Master Plan; 4. Judgment of Planning Board on availability of infrastructure; 5. Applicant pays for GDEIS in connection with Application	MF=20% Attached=25%	Multiple-Dwellings (3 or more rental units under dimensional provisions and other requirements) Townhouses, duplexes, fourplexes, and row houses (on individual lots subject to dimensional provisions and other requirements)	No more than one commercial vehicle under 1.5 tons capacity/2 tons weight, can be parked on any off-street parking area or yard, excluding farm vehicles No parking on front yard other than driveway; no dismantling/wrecking or repairing of motor vehicles or storage of vehicles in such condition, except gas stations/public garages and vehicles for personal use for no longer than 2 weeks on the outside area of the premises See Parking Requirements Table
R-4	High-Rise Multiple Residence	None	None	Places of Worship Schools Public Utility Buildings Executive Offices of a communications company Antennae structures on top of other allowable structures at least 6 stories in height Boarding Houses Multiple Dwellings w/ density of >16 du/acre	12 stories, 120' max.	60,000 sf	150' (UR-3)	40' (UR-3)	25' (2=50') (UR-3)	30' (UR-3)	16 DU's/acre 60 DU's/acre max	MF=20% (UR-3) Attached=25% (UR-3)		No more than one commercial vehicle under 1.5 tons capacity/2 tons weight, can be parked on any off-street parking area or yard, excluding farm vehicles No parking on front yard other than driveway; no dismantling/wrecking or repairing of motor vehicles or storage of vehicles in such condition, except gas stations/public garages and vehicles for personal use for no longer than 2 weeks on the outside area of the premises See Parking Requirements Table
C-1	Neighborhood Business District	None	None	Single-Family (R-1) Municipal Building or Uses Retail Stores (provided goods prepared on premises) Places of Worship Schools Public Utility Buildings Membership Clubs Hospitals, Sanitariums, Rest Homes, Philanthropic Institutions Personal Services (excluding Dry Cleaning on premises) Service Establishments of non-personal nature (e.g. car wash) Convenience Store Eating and Drinking Establishments Bakery (with primary retail on premises) Professional Offices Row houses, attached Multiple Dwellings (UR-3)/Two-Family (R-2) provided street level is commercial use	2 stories	7,500 sf	75'	25'	5'	20'				See Parking Requirements Table
C-1A	Limited Neighborhood Business District	None	None	Single-Family (R-1) Municipal Building or Uses Personal Services (excluding Dry Cleaning on premises) Bakery (with primary retail on premises) Professional Offices	2 stories	7,500 sf	75'	25'	5'	20'				See Parking Requirements Table
C-2	Limited Business District	None	None	Single-Family (R-1) Municipal Buildings or Uses Retail Stores (provided goods prepared on premises) Personal Services (excluding Dry Cleaning on premises) Service Establishments of non-personal nature (e.g. car wash) Rental Agencies Gasoline Station and Convenience Stores Eating and Drinking Establishments Bakery (with primary retail on premises) Professional Offices Funeral Homes Executive Offices of a communications company Public Garages and Motor Vehicle Sales Banks Multiple Dwellings (UR-3)/Two-Family (R-2) provided street level is commercial use	2 stories	7,500 sf	75'	25'	5'	20'				See Parking Requirements Table

City of Middletown Zoning Code Summary, 2007 (continued)

District	District Name	Permitted Uses	Accessory Uses	Special Permit Uses	Height Limit (ft) Maximum	Lot Area (sf) Maximum	Frontage/ Lot Width (ft) Maximum	Yards (Minimum)			Max Density	Max. Coverage	Other	Parking
								Front (ft)	Side (ft)	Rear (ft)				
I-1A	Light Industrial/ General Business Districts	Telephone/ Communications Stores/Offices Municipal Buildings or Uses Banks		Retail and convenience stores without gas station Personal Service Stores Service Establishments of non-personal nature (e.g. car wash) Restaurants and eating establishments Bakery Bus Terminals and Taxi Stands Places of Assembly (theater, dance hall, auditorium, stadium, etc.) Schools Professional Offices Wholesale business establishments, storage buildings and warehouses, excluding self-storage Lumber, building, landscaping, and farm supply yards Research, experimental, and laboratory testing Health Clubs Manufacturing, Compounding, Processing, Packing of Toiletries, Cosmetics, Perfumes, and Flavorings Commercial laundry and general cleaning services Photoengraving, lithographers Small Boat Building, Storage, Sales Hotel/motel	6 stories or 90ft	7,500sf (except noted)	75' (except noted)	20'	None	10'				See Parking Requirements Table
I-2	Heavy Industrial District	None	None	Manf. and Maint. of Comm. Advertising Structures and Sheet Metal Products Manf. and Maint. of electrical/electronic equipment Automobile body shops, tire retreading, battery manufacturing Blacksmith Shops, Steel Fabrication Distribution Plants (retail, bottling, cold storage, ice, etc.) Comm. Laundry and General Cleaning Plants Wholesale Businesses, Storage, Warehousing Manufacturing of Plastics and non-ferrous materials Veterinary Clinics, Kennels Photoengraving, lithography, offset pressing Building Materials Yards (incl. rock and gravel) Contractor Equip. Storage and Sales Freighting/Trucking Yard/Terminal Lumber Yard (retail sales and millwork) Plumbing or Sheet Metal Shop Small Boat Building, Storage, Sales Stone Monument Works Manufacturing, Compounding, Processing, Packing of Toiletries, Cosmetics, Perfumes, and Flavorings Manufacturing, Compounding, Processing, Packaging, Treatment of such products as Candy, Pharmaceuticals and Food (excluding fish) Manufacture of Carbonic Ice Any Manufacturing of Raw Materials (incl. recycled goods) Railroad Yards and Freight Stations Printing Plants Public Garages Bus Terminals and Taxi Stands Feed and Fuel Yards Professional Offices Business offices for Philanthropic Institutions Executive Offices of a communications company	2 stories or 35'	15,000 sf	100'	20'	None	10'				See Parking Requirements Table
I-3	Heavy Industrial Restricted District	None	None	Industrial or manufacturing uses (I-2) Adult Uses (as defined in §475-42) Executive Offices of a communications company Railroad Yards and Freight Stations Trucking terminals										See Parking Requirements Table

SOURCE: City of Middletown Zoning Code (2007)

Appendix Table 2

Summary of Zoning Code Uses and Parking Requirements, City of Middletown, NY, 2007																	
USES	ZONING DISTRICT																
	R-1	R-2	OR-2	UR-3	UR-3A	SR-3	SR-3A	SR-3B	R-4	C-1	C-1A	C-2	C-3	C-3A	I-1	I-2	I-3
Single-Family Homes	■	■	■	■	■	■	■	■									
Municipal Buildings or Uses	■	■	■	■	■	■	■	■									
Two-Family Dwellings		■		■	■												
Two-Family Owner-Occupied (restricted) Dwellings			■														
Multiple Dwellings (3 or more units)				■	■	■	■	■									
Townhouses, Duplexes, Fourplexes, Rowhouses (individual lots)				■	■	■	■	■									
Multiple Dwellings (UR-3) w/ Street-Level Commercial										■		■	■				
Multiple Dwellings (Density >16 du/acre but <60 du/acre)									■								
Accessory Uses																	
Home Occupations	■	■	■	■	■	■	■	■									
Private Garages	■	■	■	■	■	■	■	■									
Garden Houses	■	■	■	■	■	■	■	■									
Antennae (<15')	■	■	■	■	■	■	■	■									
Clubhouses					■												
Places of Worship	■	■	■	■		■	■	■	■	■							
Schools (Public/Private/Colleges)	■	■	■	■		■	■	■	■	■					■		
Public Utility Buildings	■	■	■	■		■	■	■	■	■							
Boarding Houses				■		■			■								
Membership Clubs										■							
Adult Care Facilities				■		■		■	■				■				
Senior housing limited to no more than 60 DU's in Woodman Hall (UR-3)															■		
Executive Offices and Operating Facilities for Communications Company		■							■			■	■		■		■
Antenna, Antenna Accessory Structures, Towers and Buildings									■								
Retail Stores (goods restricted to on-site preparation)										■		■	■	■			
Hospitals, Sanitariums, Rest Homes										■							
Philanthropic Institutions																	
Executive Offices for Philanthropic Institutions																	
Personal Services (excluding Dry Cleaning on premises)										■	■	■	■	■			
Convenience Store										■		■	■	■			
Eating and Drinking Establishments										■		■	■	■			
Gasoline Station												■	■				
Service Establishment (Non-Personal: e.g. Car Wash)										■		■	■	■			
Bakery (w/ primary retail on premises)										■	■	■					
Professional Offices										■	■	■	■	■	■	■	■
Accountants										■	■	■	■	■	■	■	■
Architects										■	■	■	■	■	■	■	■
Bonding and Loan Companies										■	■	■	■	■	■	■	■
Engineers/Surveyors										■	■	■	■	■	■	■	■
Insurance										■	■	■	■	■	■	■	■
Lawyers										■	■	■	■	■	■	■	■
Medical/Dental										■	■	■	■	■	■	■	■
Real Estate										■	■	■	■	■	■	■	■
Stock Brokerage										■	■	■	■	■	■	■	■
Business Offices										■	■	■	■	■	■	■	■
Business Offices for Philanthropic and Charitable Institutions																■	■
Public Garages and Motor Vehicle Sales												■	■		■	■	■
Bank												■	■	■			
Rental Agencies												■	■				
Dry Cleaning Services (w/ non-flammable agents)												■	■				
Telephone and Similar Communications Stores/Offices													■				
Printing Shops													■				
Funeral Homes and Undertaking										■		■	■				
Billiard Parlor and Bowling Alley													■				
Places of Assembly (Auditorium, Stadium, Dance Hall, etc.)													■				
Hotel/motel													■	■			
Bus Terminal and Taxi Stands													■	■	■	■	■
Light Manufacturing (plastic and pre-manufactured assembly)													■				
Bakery (w/ primary retail on premises, also allow wholesale distribution)													■	■			
Wholesale Business Establishments														■			
Manufacturing and Maintenance of Advertising Structures and Sheet Metal Products															■	■	■
Manufacturing and Maintenance of Electrical/Electronics Equip.															■	■	■
Automobile Body Shops (incl. tire retreading and battery manufacturing)															■	■	■
Blacksmith Shops (Steel Fabrication)															■	■	■
Distribution Plants (retail, bottling, cold storage, ice, etc.)															■	■	■
Commercial Laundry and Cleaning Plants															■	■	■
Wholesale Business, Storage and Warehousing															■	■	■
Manufacturing of Plastics and Non-Ferrous Materials															■	■	■
Veterinary Clinics, Dog Kennels															■	■	■
Building Materials Yards (incl. rock and gravel)															■	■	■
Contractor Equipment Storage and Sales															■	■	■
Freighting/Trucking Terminals															■	■	■
Lumber Yards and Millwork															■	■	■
Plumbing and Sheet Metal Shops															■	■	■
Small Boat Building, Sales, Storage															■	■	■

Summary of Zoning Code Uses and Parking Requirements, City of Middletown, NY, 2007 (Cont.)

USES ■ Permitted Uses ■ Uses requiring issuance of both special permit and site plan approval by Planning Board	ZONING DISTRICT																
	R-1	R-2	OR-2	UR-3	UR-3A	SR-3	SR-3A	SR-3B	R-4	C-1	C-1A	C-2	C-3	C-3A	I-1	I-2	I-3
Manufacturing/Compounding/Processing/Packaging/Treatment of Toiletries, Cosmetics, Perfumes, Flavorings															■	■	■
Printing Plants															■	■	■
Feed and Fuel Yards															■	■	■
Photoengraving, Lithography, Offset Pressing															■	■	■
Stone Monument Shop (5 employees or less)															■		
Stone Monument Works																■	■
Manufacturing/Compounding/Processing/Packaging/Treatment of such products as Candy, Pharmaceuticals and Food (excluding fish)																■	■
Railroad Yards and Freight Stations																■	■
Any Manufacturing of Raw Materials (incl. recycled goods)																■	■
Manufacture of Carbonic Ice																■	■
Adult Uses																	■
PARKING REQUIREMENTS																	
No more than one commercial vehicle under 1.5 tons cap./2 tons weight can be parked on off street parking area or yard, except farm vehicles	■	■	■	■		■	■	■	■								
No parking on front yard other than driveway	■	■	■	■	■	■	■	■	■								
No dismantling/wrecking or repairing of motor vehicles or storage of such vehicles except gas stations and private use, for more than 2 weeks	■	■	■	■	■	■	■	■	■								
At least one parking space for each dwelling unit in the building or buildings, no driveway wider than 20 ft	■	■	■	■	■	■	■	■	■	■	■	■	■	■			
Dwelling used as doctor's or dentist's office - at least four parking spaces	■	■	■	■	■	■	■	■	■	■	■	■	■	■			
Dwelling used as other office - At least one space	■	■	■	■	■	■	■	■	■	■	■	■	■	■			
Places of Assembly (Auditorium, Stadium, Dance Hall, etc.) - 1 space per 8 seats													■				
Hotel or motel - 1 space for each 3 rooms				■					■								
Eating and Drinking Establishments - 1 Space per 5 seats										■		■	■	■			
Adult Care Facility, hospital, sanitarium - 1 space per 5 residents/patients				■		■		■									
Stores and service establishments - 1 space for each 60 sqft of store floor space										■	■	■	■	■	■	■	■
Office Buildings - 1 space for each 300 sqft of office floor space										■	■	■	■	■	■	■	
Industrial/manufacturing - 1 space for each 400 sqft gross floor area for each 2 workers															■	■	■
Membership clubs and any use not listed above - Determined by Planning Board										■			■				
SOURCE: City of Middletown Zoning Code (2007)																	

Appendix Table 3 City of Middletown Parking Requirements

Land Use	Requirement	Location in Zoning Code
Dwelling	At least one parking space for each dwelling unit in the building or buildings. No parking of any vehicles within front yard except on driveway which is no wider than 20 feet, and only one driveway is allowed on one-family dwellings and not more than two driveways allowed on two-family lots.	§475-33A(1)
Dwelling used as doctor or dentist office	At least four parking spaces	§475-33A(2)
Dwelling used as a professional office other than doctor or dentist	At least one space	§475-33A(3)
Places of assembly such as a theater, dance hall, auditorium or stadium or similar uses and purposes	At least one parking space for each eight seats provided for its patrons, based on maximum seating capacity	§475-33A(4)
Hotel or motel	At least one parking space for each three guest sleeping rooms	§475-33A(5)
Eating or drinking place	At least one parking space for each five seats, except when it is in a building which provides parking spaces, in which case the number of places already provided may be taken to be available for the eating or drinking places.	§475-33A(6)
Adult care facility, hospital, sanitarium or nursing home	At least one parking space for each five patients or residents	§475-33A(7)
Stores and service establishments	At least one parking space for each 60 square feet of store floor area	§475-33A(8)
Office buildings	At least one parking space for each 300 square feet of office floor area	§475-33A(9)
Industrial or manufacturing establishments	At least one parking space for each 400 square feet of gross floor area for each two workers	§475-33A(10)
For membership clubs catering to members and their guests and for any other use not listed	The number of spaces shall be determined by the Planning Board so that persons using connected with such use shall not park on the street	§475-33A(11)

Appendix Table 4
City of Middletown
Loading Berth Requirements
§475-34A

Berths required for every building, building group, or part thereof with a gross floor area of 10,000 sqft or more and occupied by manufacturing or commercial uses or distribution by vehicles of material or merchandise, there shall be provided and maintained, on the same zone lot with such building, off-street loading berths in accordance with the following requirements:

Floor Area Required Off-Street Use (sqft)	Loading Berths
From 10,000 to 25,000	1
From 25,000 to 40,000	2
From 40,000 to 60,000	3
From 60,000 to 100,000	4
For <i>each additional</i> 50,000 or major fraction thereof	1

**Appendix Table 5
City of Middletown
Design Requirements**

USES ■ Required for permitted uses ■ Required for special permit uses	ZONING DISTRICT																	
	R-1	R-2	OR-2	UR-3	UR-3A	SR-3	SR-3A	SR-3B	R-4	C-1	C-1A	C-2	C-3	C-3A	I-1	I-1A	I-2	I-3
Landscaping																		
Landscaping Required around development									■ §475-15G									
Landscaping required for row or attached single-family and/or multi-family, excluding attached row housing, especially off-street parking areas				■ §475-12C(8)(e)		■ §475-14C(6)(f)		■ §475-17C(6)(g) + (5)(d)										
Any unutilized land, parking areas, or service yards shall be reasonably screened at all seasons of the year, from the view of the adjacent residential lots and public streets							■ §475-16C(4)(l)											
General landscaping of site is in character with that generally in surrounding neighborhood							■ §475-16C(4)(l)											
Trees over 12" in diameter, measured 4' above the ground							■ §475-16C(4)(l)											
Signage																		
18" Long by 12" Wide maximum	■ §475-37A	■ §475-37A	■ §475-37A	■ §475-37A	■ §475-37A	■ §475-37A	■ §475-37A	■ §475-37A	■ §475-37A									
Must not project over property line or 24" beyond building or porch which faces street	■ §475-37B	■ §475-37B	■ §475-37B	■ §475-37B	■ §475-37B	■ §475-37B	■ §475-37B	■ §475-37B	■ §475-37B									
Any illuminated signs shall have all illuminating devices confined and contained within the sign itself and no exterior lights can be used	■ §475-37C	■ §475-37C	■ §475-37C	■ §475-37C	■ §475-37C	■ §475-37C	■ §475-37C	■ §475-37C	■ §475-37C									
Fences																		
Must be no higher than 4' in front/side yards and no higher than 6' in rear yards	■ §475-38A	■ §475-38A	■ §475-38A	■ §475-38A	■ §475-38A	■ §475-38A	■ §475-38A	■ §475-38A	■ §475-38A									
May have fence, wall, or evergreen hedge between 6-10' in height										■ §475-38B	■ §475-38B	■ §475-38B	■ §475-38B	■ §475-38B	■ §475-38B	■ §475-38B	■ §475-38B	■ §475-38B
Lighting																		
Reflective lenses that concentrate light on business area										■ §475-39A	■ §475-39A	■ §475-39A	■ §475-39A	■ §475-39A	■ §475-39A	■ §475-39A	■ §475-39A	■ §475-39A
Lights installed on pedestals or poles to direct lighting on proper lot										■ §475-39A	■ §475-39A	■ §475-39A	■ §475-39A	■ §475-39A	■ §475-39A	■ §475-39A	■ §475-39A	■ §475-39A
Lighting should be arranged and shaded to reflect away from adjoining premises and public streets	■ §475-39B	■ §475-39B	■ §475-39B	■ §475-39B	■ §475-39B	■ §475-39B	■ §475-39B	■ §475-39B	■ §475-39B									
Setbacks																		
No side, front, or rear yard shall be required. No building shall extend less than 11 feet from the curblines except where the present sidewalks are narrower, under which circumstances the sidewalks shall conform to existing building lines													■ §475-39B					

SOURCE: City of Middletown Zoning Code (2006)