

## ZONING

### 200 Attachment 8

#### Township of Middle Smithfield

**Table of Area and Dimensional Requirements Senior Active Adult Development**

<b>Housing Type</b>	<b>Minimum Lot Area (square feet)</b>	<b>Front Yard Setback (feet)</b>	<b>Rear Yard Setback (feet)</b>	<b>Side Yard Setback (feet)</b>	<b>Width at Front Setback (feet)</b>	<b>Minimum Living Area Per Unit (square feet)</b>	<b>Maximum Building Height (feet)</b>
Single-family detached	8,500	20	20	8	50	1,200	45
Village house	6,000	15*	20	20/5***	50	1,100	45
		25**	30	5			
Twin	4,500	25	10	25	40	1,000	45
Duplex	4,500	25	10	25	40	1,000	45
Courtyard cluster housing	3,500	15/25†	12	10/25††	NA	1,500	45
Multiplex	8,000/2,000****	30/5/15‡	30	15	60	750	45
Townhouse <sup>3</sup>	2,000	20/5/30‡*	30	15	20	1,000	45
Senior mid-rise	24/48 <sup>1</sup>	50/50 <sup>2</sup>	NA	NA	NA	750	55

**NOTES:**

\* Housing unit setbacks.

\*\* Garage setbacks.

\*\*\* Five feet minimum, total of 20 feet.

\*\*\*\* 8,000 square feet per building, 2,000 square feet per dwelling unit.

† Fifteen feet to internal motor court edge of pave, 25 feet to road edge of pave.

†† Ten feet between buildings within a cluster, 25 feet between clusters.

‡ Thirty feet from building to road edge of pave, five feet from building to edge of pedestrian walkway, 15 feet from building to parking lot edge of pave.

‡\* Twenty feet from building to road edge of pave, five feet from building to edge of pedestrian walkway, 30 feet from building to parking lot edge of pave.

<sup>1</sup> Minimum of 24 units required and a maximum of 48 units is allowed.

<sup>2</sup> Fifty feet from a street right-of-way, 50 feet from a tract boundary line.

<sup>3</sup> Maximum building length is 192 feet.