

ZONING

200 Attachment 11

**Township of Middle Smithfield  
Table 130-30A  
Table of Performance Standards  
[Amended 3-10-2016 by Ord. No. 206]**

Zoning District	Use Category	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Front Yard Setback (feet)	Minimum Rear Yard Setback (feet)	Minimum Side Yard Setback (feet)	Maximum Building Coverage	Maximum Impervious Coverage
CON	B1	See Division 63						
	E1	See Division 64						
	All other use categories	217,800 (5 acres)	200	50	50	25	40%	45%
RR	B1	See Division 63						
	B14	See Division 62						
	All other use categories	130,680 (3 acres)	175	40	40	20	40%	50%
R1	B1	See Division 63						
	B14	See Division 62						
	All other use categories	87,120 (2 acres)	175	40	40	20	40%	50%
R2	B1	See Division 63						
	All other use categories without central/public water and without central/public sewer	43,560 (1 acre)	150	40	40	20	40%	50%
	All other use categories with either central/public water or central/public sewer	32,670 (3/4 acre)	125	40	40	20	40%	50%
	All other use categories with both central/public water and central/public sewer	21,780 (1/2 acre)	100	40	40	20	40%	50%
	B14	See Division 62						

MIDDLE SMITHFIELD CODE

Zoning District	Use Category	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Front Yard Setback (feet)	Minimum Rear Yard Setback (feet)	Minimum Side Yard Setback (feet)	Maximum Building Coverage	Maximum Impervious Coverage
R3	All other use categories without central/public water and without central/public sewer	32,670 (3/4 acre)	125	40	40	20	40%	50%
	All other use categories with either central/public water or central/public sewer	21,780 (1/2 acre)	100	40	40	20	40%	50%
	All other use categories with both central/public water and central/public sewer	15,000	100	30	30	15	50%	65%
	B14	See Division 62						
C1	C16	See Division 61						
	C16	See Division 61						
	All other use categories	21,780 (1/2 acre)	150	50	50	30	40%	60%
C2	B14	See Division 62						
	C16	See Division 61						
	All other use categories	21,780 (1/2 acre)	150	50	50	30	40%	60%
I	C16	See Division 61						
	E1	See Division 64						
	All other use categories	21,780 (1/2 acre)	150	15	15	10	75%	90%