

Middletown Township Zoning Ordinance Amendments Open House  
September 30, 2024

## **Goal for 2024 Zoning Code Update: Simplify, Condense, and Modernize**

### Main action Items:

- Reduce/condense # of zoning districts
- Eliminate split-zoning from the map
- Review and adjust certain uses in districts, particularly residential (by-right vs. CU)
- Remove or relocate certain elements within or outside of the zoning code (floodplain, steep slope, landscaping, vehicles)
- Add other elements (lighting, solar, natural resources, native plant list)
- Add other/new uses (medical marijuana, Bed & Breakfast, in-law suites)
- Clean-up and reorganize signage provisions (add I-District signage provisions)
- Update/Reorganize General and Special Provisions
- Generally correct conflicts and inconsistencies

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**ZONING DISTRICTS**

Reduced the number of Zoning Districts (from 24 Districts to 17 Districts)

- + Deleted R-5, and combined & reorganized R-3 and R-4 to incorporate updated provisions
- + Combined/Reduced Residential, Institutional and OR
- + Re-named B-Business Districts General, Neighborhood and 2 as Commercial 1, 2 and 3
- + Deleted the PBC (PBC became SU-1), Office (Office became Commercial), and PRC (PRC became Institutional)
- + Removed Floodplain Article from Zoning and drafted a standalone chapter within the overall Code of Ordinances

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## **NEW USES**

### **Accessory Uses:**

- Renewable/Solar Energy Systems (R-1A, R-A, R-2, R-3, R-4, M)
- In-Law Suite (R-1A, R-1, R-2)

### **Conditional Uses:**

- Bed-and-Breakfast (R-1A)
- Brewpub/Microbrewery and Distillery (M)
- Medical Marijuana grower/processor (M)
- Day Care Centers within Cultural/Religious Uses
- Medical Marijuana Dispensary (C-3)

## **GENERAL PROVISIONS**

- + Revised interior lot provisions to make a distinction between parent tracts less than 5 acres and those greater than 5 acres.
- + Added a provision that Class A accessory structures can be located 5 feet from side/rear property line in R-3 and R-4 Districts
- + Consolidated Home Business provisions into one section within General Provisions
- + Added regulations for In-Law Suites
- + Added provisions for Solar Energy systems
- + Removed junk vehicle provisions and placed them within the Vehicle code
- + Moved from Special Provisions into General Provisions:
  - EIA requirements
  - Buffer Area Standards
  - Landscaping Requirements
- + Added provisions for:
  - Outdoor Storage & Outdoor Lighting

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## **SPECIAL PROVISIONS**

- + Chart created for all different types of uses based on zoning district
- + Area and bulk and other regulations for a number of other existing and new uses were drafted, including:
  - Bed & Breakfast (Conditional Use in R-1A)
  - Brewpub/Microbrewery (Conditional Use in M-Manufacturing)
  - Medical marijuana dispensary (Conditional Use in C-3)
  - Medical marijuana grower/processor (Conditional Use in M-Manufacturing)
  - Warehouse (By-Right use in M-Manufacturing)

## **OFF STREET PARKING AND LOADING**

- + Expanded educational use parking needs
- + Added parking requirements for fast-food restaurant, car wash, self-storage, gas station, marijuana dispensary, conference center, commercial garden center, bed and breakfast
- + Added provisions for EV charging stations
- + Created a chart for Parking area design standards based on district

## **SIGNS**

- + Added provisions for signage in the I-Institutional District for the first time
- + Consolidated the signage provisions for C-3, combining the B-2 and MCO district

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## **SU-1A**

- + Removed parking provisions specific to SU-1A; those uses are now incorporated in the Off-Street Parking & Loading article
- + Signage – streamlined signage to make more consistent with C-3 signage provisions
- + Removed 'Warehouse' as a Permitted Use

## **NATURAL RESOURCE STANDARDS**

- + New Article to include:
  - Steep Slope provisions (moved from a separate article)
  - Woodlands (including tree preservation & replacement requirements)

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## **OTHER UPDATES**

+ Other stand-alone Code Chapters to be updated based on the draft Zoning Amendments:

- Animals
- Floodplain
- Noise
- Vehicles & Traffic
- Subdivision & Land Development

# SUMMARY OF RESIDENTIAL USES PER ZONING UPDATE

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## **R-1A Residential District**

The proposed district increased the minimum lot size to 2 acres for on-lot septic, in order to encourage the use of public sewers where feasible. No other substantial changes but the area and bulk and any associated provisions for any permitted conditional uses were moved to the Special Provisions Article.

## **R-1 Residential District**

The proposed district did not have substantial changes to area and bulk or permitted, accessory or conditional uses. This district permits a cluster option on tracts 15 acres or larger for a minimum lot size of ½ an acre with the 30% required open space, and the provisions for the cluster option are in the Open Space Article.

## **R-2 Residential District:**

The proposed district seeks to permit low to moderate density single-family residential development with ½ acre minimum lot sizes and an ¼ acre lot cluster option. There were no substantial changes to the district, but the cluster option provisions, and the conditional use provisions were moved to the Open Space and Special Provisions Articles respectively.

## **R-3 Residential District:**

The intention of the R-3 District is to serve as a transition area in the Township between single-family residential and attached and multi-family residential areas with the minimum lot sizes as small as ¼ acre. This district expanded in the Township to capture areas with existing smaller single-family lots to ensure that they are and remain conforming.

## **R-4 Residential District:**

With the removal of the R-5 Zoning District, the R-4 Zoning allows for the highest density of residential in the Township and is where the multi-family residential is primarily located. With historic lot sizes of 5,000 square foot lots for single family residential, this district sought to integrate existing lots by permitting 7,500 square foot minimum lot sizes.

## **PRD Planned Residential District:**

There were no substantial changes to the PRD District, with the exception of the removal of any on-lot septic development in the district. The PRD District is predominately built out in the Township.

# SUMMARY OF NON-RESIDENTIAL USES PER ZONING UPDATE

## **MS- Municipal Services District:**

This is an entirely new district created to accommodate lands owned by Middletown Township, including facilities, parks, and open spaces.

## **I- Institutional District:**

Consolidation of 4 separate districts to 2 institutional districts for the Township. Added uses to I-1 include RTMSD schools where previously they were in R-1, Fair Acres and associated County-owned lands (YMCA), and the continuing care facilities (Granite Farms, Lima Estates). Institutional uses are now by-right, rather than conditional use, and removed underlying R-1 for certain uses in the I-1 District only. I-2 remains largely unchanged.

## **OR- Outdoor Recreation District:**

The proposed district consolidates from 3 separate districts to one outdoor recreation district for the Township. With the creation of the MS district, the focus of the OR district is primarily for any recreation areas provided by other entities and organizations in the Township.

## **M- Manufacturing and Industrial District:**

The intention of the Manufacturing and Industrial district is the same, but has been broadened to accommodate modern manufacturing uses and existing uses that were considered nonconforming.

## **C-1 Neighborhood Commercial District:**

Revisions focused on the scale, in keeping with the character of the surrounding residential uses, while expanding the uses within the district that would be complementary to existing neighborhoods. This is the least intensive commercial district in the Township and as such is generally not located along the Baltimore Pike commercial corridor.

## **C-2 General Commercial District:**

Considered the primary commercial district for the Township with an increased intensity in uses this is generally the Baltimore Pike commercial corridor district. Lot sizes remain larger in comparison to many townships commercial districts with a 1 acre minimum. General design guidelines for development along the Baltimore Pike commercial corridor have been considered, but are not contemplated for this Zoning Ordinance at this time.

## **C-3 Regional Commercial District:**

Formerly the MCO- Mall Conversion Overlay district, the transformation of the site from the mall into a walkable, regional shopping center with apartments on site required revisions for this district in name primarily. Design guidelines and use regulations remain largely the same.

## **SU-1A Mixed Use District:**

The intent and purpose of this district for redevelopment of the Franklin Mint parcels has not changed, therefore, the provisions remain largely unrevised. Lighting, signage, etc. have been consolidated into General Provisions where feasible, which is consistent throughout all districts.

## **SU-1 Special Use District:**

The proposed district has expanded the use options and decreased the minimum lot size to be generally more consistent with any developable or redevelopment opportunities within the district. As a mixed-use district located along the Baltimore Pike commercial corridor, which is generally the highest intensity area of the Township, the added uses support the C-2 commercial uses.

## **SU-2 Special Use District:**

The purpose and intent of this district remains the same and minimal revisions have been made.

# SUMMARY OF SEPARATE ARTICLE PROVISION CHANGES

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## **General Provisions:**

The overall intent of this Article was to provide supplemental regulations and standards that would be applicable to uses in any district; therefore, any specific use provisions were moved to the Special Provisions Article. New additions include Outdoor Lighting and Outdoor Storage; and the consolidation of the Steep Slopes regulations have been incorporated into this Article.

## **Special Provisions:**

This Article has been expanded to focus on providing the area and bulk and other associated provisions for any specific uses included in the Zoning Ordinance. A chart at the beginning of the Article provides an overview of the uses included as well as where and how they are specifically permitted within each district.

## **Off-Street Parking & Loading:**

This Article incorporates new standards for uses not previously covered or recently added through this update and are included in a chart form in this Article. Also added to this district were provisions regarding EV charging stations.

## **Sign Regulations:**

The intention of the Sign Regulations Article is the same, but has been modified to accommodate the new non-residential districts and has included regulations for signs for Institutional uses.

## **Open Space Option:**

The purpose and intent of this district remains the same and minimal revisions have been made.

Zoning Code Update Committee

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