

LAND USE AND DEVELOPMENT

220 Attachment 9

Marlboro Township

Table I
Schedule of Area, Yard and Building Requirements

(Regulations for districts not listed can be found in the text of Chapter 220.)

[Amended 5-14-1987 by Ord. No. 16-87; 2-16-1989 by Ord. No. 1-89; 2-16-1989 by Ord. No. 3-1989; 11-29-1990 by Ord. No. 56-90; 1-24-1991 by Ord. No. 64-90; 4-30-1992 by Ord. No. 7-92; 10-22-1992 by Ord. No. 37-92; 11-24-1992 by Ord. No. 40-92; 6-24-1993 by Ord. No. 32-93; 2-23-1995 by Ord. No. 1-95; 5-25-1995 by Ord. No. 9-95; 4-25-1996 by Ord. No. 12-96; 1-25-2001 by Ord. No. 2001-1; 10-19-2006 by Ord. No. 2006-30; 2-12-2009 by Ord. No. 2009-3; 3-5-2009 by Ord. No. 2009-6; 8-11-2005 by Ord. No. 2005-26]

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Zone	Minimum Size of Lot					Minimum Required Yard Area (feet)					Building Requirements			Maximum Percentage of Lot Coverage by Buildings and Structures	Maximum Percentage Impervious Lot Coverage	Floor Area Ratio (FAR)
	Required Lot Area and Gross Density		Minimum Lot Dimensions (feet)			Principal Building			Accessory Building		Building Height Principal/Accessory (feet)	Minimum Gross Floor Area (square feet)	Ground Floor Area (square feet)			
	Area (square feet or acre)	Density (lots/acre) ¹	Lot Frontage (Interior Lots/Corner Lots)	Lot Widths (Interior Lots/Corner Lots)	Lot Depth	Front Yard Principal/Accessory	Each Side Yard	Rear Yard	Side Yard	Rear Yard						
LC	5	0.16 ¹	400	400	500	75/100	75	75	40	40	35/40	1,900	1,200	5%		
R-80	80,000	0.43	250	250	300	50	50	50	25	25	35/15	1,800	1,200	15%		
R-60	60,000	0.58	225	225	225	50	50	50	25	25	35/15	1,800	1,100	15%		
R-60/40	As per § 220-49 of this chapter															
R-40/30	As per § 220-50 of this chapter															
R-60/15	As per § 220-51 of this chapter															
R-30	90,000	1.16	125/150	125/150	150	40	20	25	20	25	35/15	1,500	1,000	20%		
R-25	25,000	—	110/150	110/150	150	40	15	40	15	25	35/15	1,500	1,000	25%		
R-20	20,000	1.74	100/150	100/150	150	40	10	50	10	20	35/15	1,500	1,000	28%		
R-1.5	As per § 220-57 of this chapter															
R-20/15	As per § 220-58 of this chapter															
FRD	As per § 220-62 of this chapter															
FSC	As per § 220-63 of this chapter															
RSC	As per § 220-64 of this chapter															
THD	As per § 220-66 of this chapter															

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Zone	Minimum Size of Lot					Minimum Required Yard Area (feet)					Building Requirements			Maximum Percentage of Lot Coverage by Buildings and Structures	Maximum Percentage Impervious Lot Coverage	Floor Area Ratio (FAR)
	Required Lot Area and Gross Density		Minimum Lot Dimensions (feet)			Principal Building			Accessory Building		Building Height Principal/Accessory (feet)	Minimum Gross Floor Area (square feet)	Ground Floor Area (square feet)			
	Area (square feet or acre)	Density (lots/acre) ¹	Lot Frontage (Interior Lots/Corner Lots)	Lot Widths (Interior Lots/Corner Lots)	Lot Depth	Front Yard Principal/Accessory	Each Side Yard	Rear Yard	Side Yard	Rear Yard						
MHD	As per § 220-67 of this chapter															
MHD-II	As per § 220-68 of this chapter															
MFD	As per § 220-69 of this chapter															
MFD-I Multifamily District	As per § 220-70 of this chapter															
MFD-II Multifamily District	As per § 220-71 of this chapter															
MFD-III Multifamily District	As per § 220-75 of this chapter															
MFD-IV Multifamily District	As per § 220-75.1 of this chapter															
PAC	As per § 220-76 of this chapter															
PAC-II	As per § 220-77 of this chapter															
RSCS	As per § 220-65 of this chapter															
OPT-1	30,000	—	100	100	150	40	10	20	10	10	35/15	1,200	1,000	25%	50%	0.20
OPT-2	60,000	—	100	100	250	40	10	30	10	20	35/15	1,200	1,000	20%	50%	0.20
OPT-3	10	—	300	300	400	75	50	50	40	40	35/15	—	—	30%	60%	0.30
CS	2	—	250	250	300	75	50	50	40	40	35/15	1,200	1,000	30%	60%	0.30
C-1	As per § 220-50 of this chapter															
C-2	3	—	300	300	200	75	50	50	40	40	35/15	—	—	30%	60%	0.30
C-3	5	—	400	400	450	75	50	50	40	40	35/15	—	—	30%	60%	0.30
C-4	10	—	500	500	500	75	50	50	40	40	35/15	—	—	30%	60%	0.30
C-5	5	—	400	400	450	75	50	50	40	40	35/15	—	—	30%	60%	0.30
CIR	5	—	300	300	300	80	70	80	50	60	50/30	—	—	35%	60%	0.35
IOR	5	—	300	300	300	80	70	80	50	60	50/30	—	—	35%	60%	0.35
LI	3	—	300	300	300	80	70	80	50	60	50/30	—	—	35%	60%	0.35

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Zone	Minimum Size of Lot					Minimum Required Yard Area (feet)					Building Requirements			Maximum Percentage of Lot Coverage by Buildings and Structures	Maximum Percentage Impervious Lot Coverage	Floor Area Ratio (FAR)
	Required Lot Area and Gross Density		Minimum Lot Dimensions (feet)			Principal Building			Accessory Building		Building Height Principal/Accessory (feet)	Minimum Gross Floor Area (square feet)	Ground Floor Area (square feet)			
	Area (square feet or acre)	Density (lots/acre) ¹	Lot Frontage (Interior Lots/Corner Lots)	Lot Widths (Interior Lots/Corner Lots)	Lot Depth	Front Yard Principal/Accessory	Each Side Yard	Rear Yard	Side Yard	Rear Yard						
MZ	As per § 220-56 of this chapter															
A/LC	As per § 220-57 of this chapter															
AHA	As per § 220-57.1 of this chapter															

NOTES:

¹ Density calculations are made after subtracting all wetlands from the acreage.

Marlboro Township

Table II

Schedule of Area, Yard and Building Requirements: Cluster Provisions

[Amended 5-14-1987 by Ord. No. 16-87; 2-16-1989 by Ord. No. 3-1989; 10-22-1992 by Ord. No. 37-92; 6-24-1993 by Ord. No. 32-93]

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Zone	Minimum Size of Lot					Minimum Required Yard Area (feet)					Building Requirements			Maximum Percentage of Lot Coverage by Buildings and Structures	Maximum Percentage Impervious Lot Coverage	Floor Area Ratio (FAR)
	Required Lot Area and Gross Density		Minimum Lot Dimensions (feet)			Principal Building			Accessory Building		Building Height Principal/Accessory (feet)	Minimum Gross Floor Area (square feet)	Ground Floor Area (square feet)			
	Area (square feet or acre)	Density* (lots/acre)	Lot Frontage (Interior Lots/Corner Lots)	Lot Widths (Interior Lots/Corner Lots)	Lot Depth	Front Yard Principal/Accessory	Each Side Yard	Rear Yard	Side Yard	Rear Yard						
R-80														15%		
LC Cluster	55,000	0.185	200/150	200		75	40	50	40	40/15	35/15			15%		
80/60	60,000	0.43	225	225	300	50	50	50	25	25	35/15	1,800	1,100			
R-60														15%		
60/40	40,000	0.58	175/200	175/200	175	50	40	40	25	25	35/15	1,800	1,100	15%		
60/30	30,000	0.58	125/150	125/150	150	40	20	25	20	25	35/15	1,500	1,000	20%		
60/20	20,000	0.58	100/150	100/150	150	30	10	50	10	20	35/15	1,500	1,000	25%		
R-30																
30/20	20,000	1.16	100/150	100/150	150	30	10	50	10	20	35/15	1,500	1,000	28%		

*NOTE: Density calculations are made after subtracting all wetlands from the acreage.

Marlboro Township

Table III

Lot and Building Coverage Standards

[Added 5-5-2005 by Ord. No. 2005-17]

Zone District	Lot Area (square feet or acres)	Gross Floor Area (square feet)	Ground Floor Area (square feet)	Building Coverage for Principal Building (percentage)	Building Coverage for Accessory Structure Area (square feet)	Total Building Coverage (percentage)	Total Lot Coverage (percentage)
A/LC	10 acres	1,800	1,200	5%	1,000	5%	15%
LC	5 acres	1,900	1,200	2%	1,089	2%	5%
LC Cluster	55,000	—	—	6%	825	8%	15%
R-80	80,000	1,800	1,200	5%	1,000	6%	15%
R-60	60,000	1,800	1,100	6%	900	8%	15%
R-60/40	40,000	1,800	1,100	7%	700	9%	15%
R-40AH	40,000	1,800	1,100	7%	700	9%	15%
R-40GAH	40,000	1,800	1,100	7%	700	9%	15%
R-60/15	15,000	1,500	1,000	14%	525	18%	32%
R-40/30	30,000	1,500	1,000	8%	600	10%	20%
R-30	30,000	1,500	1,000	8%	600	10%	20%
R-30/20	20,000	1,500	1,000	11%	550	14%	28%
R-25	25,000	1,500	1,000	10%	625	13%	25%
R-20	20,000	1,500	1,000	11%	550	14%	28%
R-20/15	15,000	1,500	1,000	14%	525	18%	32%
R-20AH-1	15,000	1,500	1,000	11%	550	15%	28%
R-20AH-2	15,000	1,500	1,000	11%	550	15%	28%
R-10AH	10,000	1,000	750	15%	375	19%	32%
R-1.5	15,000	1,800	1,100	6%	900	15%	28%
FRD	10,000	1,000	750	15%	375	19%	28%
RSC	7,500	1,000	750	20%	375	25%	32%
RSCS	7,500	1,000	750	32%	600	38%*	38%
MFD I	6,000	—	—	32%	480	38%*	38%
MFD II	6,000	—	—	32%	480	32%*	32%
PAC	15,000	1,500	—	14%	525	18%	28%
PAC II	4,000	—	—	45%	450	55%*	55%
PAC III	6,000	—	1,200	40%	600	50%	55%
SCPR	25,000	—	—	10%	625	13%	25%
SCPR II	25,000	—	—	5%	313	6%	25%
MFD	6,000	—	—	32%	360	38%*	20%
SCMFD I	4,000	—	—	40%	400	50%	55%
SCMFD II	4,000	—	—	40%	400	50%	55%
MFPHD	15,020	—	—	—	—	—	30%
THD	5,445	1,850	1,000	20%	270	20%*	20%
MHD I	4,000	—	—	—	—	—	—
MHD II	3,500	—	—	—	—	—	—
FSC	60,000	1,800	1,100	6%	900	8%	15%

NOTES:

* Cases in which the additional building coverage of an accessory structure may exceed the total lot coverage allowed under the ordinance will be examined by the Planning Board in the site planning stages of the project.