

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; 5-25-1996 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]

Zone	Minimum Size of Lot																	
	Required Lot Area and Gross Density	Minimum Lot Dimensions (feet)					Principal Building					Accessory Building					Building Requirements	
		Area (square feet or acre)	Frontage (Interior Lots/Corner Lots)	Lot Widths (Interior Lots/Corner Lots)	Depth	Lot Depth	Front Yard Principal/Accessory	Each Side Yard	Rear Yard	Side Yard	Rear Yard	Building Height Principal/Accessory (feet)	Minimum Gross Floor Area (square feet)	Ground Floor Area (square feet)	Maximum Percentage of Lot Coverage by Buildings and Structures	Maximum Percentage Impervious Lot Coverage	Floor Area Ratio (FAR)	
LC	5	0.16 <sup>1</sup>	400	400	500	75/100	75	40	40	40	35/40	1,900	1,200	5%				
R-80	80,000	0.43	250	250	300	50	50	25	25	25	35/15	1,800	1,200	15%				
R-60	60,000	0.58	225	225	225	50	50	25	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	30,000	1.16	125/150	150	150	40	20	25	20	25	35/15	1,500	1,000	20%				
R-25	25,000	—	110/150	150	150	40	15	40	15	25	35/15	1,500	1,000	25%				
R-20	20,000	1.74	100/150	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																	

Zone	Minimum Size of Lot																	
	Required Lot Area and Gross Density	Minimum Lot Dimensions (feet)					Principal Building					Accessory Building					Building Requirements	
		Area (square feet or acre)	Frontage (Interior Lots/Corner Lots)	Lot Widths (Interior Lots/Corner Lots)	Lot Depth	Lot Depth	Front Yard Principal/Accessory	Each Side Yard	Rear Yard	Side Yard	Rear Yard	Building Height Principal/Accessory (feet)	Minimum Gross Floor Area (square feet)	Ground Floor Area (square feet)	Maximum Percentage of Lot Coverage by Buildings and Structures	Maximum Percentage Impervious Lot Coverage	Floor Area Ratio (FAR)	
MED	As per § 220-67 of this chapter																	
MED-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	150	40	10	10	20	10	10	35/15	1,200	1,000	25%	50%	0.20		
OPT-2	60,000	—	100	250	40	10	30	10	20	20	35/15	1,200	1,000	20%	50%	0.30		
OPT-3	10	—	300	400	75	50	50	40	40	40	35/15	—	—	30%	60%	0.30		
CS	2	—	250	300	75	50	50	40	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	50	50	40	40	40	35/15	—	—	30%	60%	0.30		
C-3	5	—	400	450	75	50	50	40	40	40	35/15	—	—	30%	60%	0.30		
C-4	10	—	500	500	75	50	50	40	40	40	35/15	—	—	30%	60%	0.30		
C-5	5	—	400	450	75	50	50	40	40	40	35/15	—	—	30%	60%	0.30		
CIR	5	—	300	300	80	70	80	50	60	50/30	—	—	—	35%	60%	0.35		
TOR	5	—	300	300	80	70	80	50	60	50/30	—	—	—	35%	60%	0.35		
LI	3	—	300	300	80	70	80	50	60	50/30	—	—	—	35%	60%	0.35		

Zone	Minimum Size of Lot																	
	Required Lot Area and Gross Density	Minimum Lot Dimensions (feet)					Principal Building					Accessory Building					Building Requirements	
		Area (square feet or acre)	Frontage (Interior Lots/Corner Lots)	Lot Widths (Interior Lots/Corner Lots)	Lot Depth	Lot Depth	Front Yard Principal/Accessory	Each Side Yard	Rear Yard	Side Yard	Rear Yard	Building Height Principal/Accessory (feet)	Minimum Gross Floor Area (square feet)	Ground Floor Area (square feet)	Maximum Percentage of Lot Coverage by Buildings and Structures	Maximum Percentage Impervious Lot Coverage	Floor Area Ratio (FAR)	
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:

<sup>1</sup> 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									
																	Minimum Size of Lot			Minimum Required Yard Area (feet)			Building Requirements		
																	Required Lot Area and Gross Density	Minimum Lot Dimensions (feet)	Lot Widths (Interior Lots/Corner Lots)	Front Yard Principal/Accessory	Each Side Yard	Rear Yard	Accessory Building	Building Height Principal/Accessory (feet)	Minimum Gross Floor Area (square feet)
Zone	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	Accessory Building	Building Height Principal/Accessory (feet)	Minimum Gross Floor Area (square feet)	Ground Floor Area (square feet)	Maximum Percentage of Lot Coverage by Buildings and Structures	Maximum Percentage Impervious Lot Coverage	Floor Area Ratio (FAR)								
R-80																									
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	15%										
R-60																									
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.