### 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]

		3	4)	5	6	7	R	9	1.0	11	12	13	14	15	16	17
1	2	Minimum Size of Lot						Minimum Required Yard Area					Building Requirements			
\$	Area an	Required Lot Area and Gross Density		Minimum Lot Dimensions (feet)		Principal Building			Accessory Building					Maximuoi Percentage		
Zone	Area (square feet or acre)	Density (lots/ acre) <sup>1</sup>	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	Building Height Principal/ Accessory (feet)	Minimum Gross Floor Area (square feet)	Ground Floor Area (square feet)	of Lot Coverage by Buildings and Structures	Maximum Percentage Impervious Lot Coverage	Floor Area Ratio (FAR)
LC	5	0.161	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	2.5	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 § 3	220-49 of t	his chapter													
R-40/30	As per § 2	220-50 of t	his chapter						<b></b>			wasaw.				
R-60/15			his chapter												<u> </u>	
R-30	30,000	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 § 2	220-57 of t	his chapter												1	
R-20/15			his chapter													
FRD	As per § 2	220-62 of t	his chapter													
FSC			his chapter													
RSC			his chapter									1,				
THD	As per § 2	220-66 of t	his chapter													

1	1 2	3	4	·5 ·	6	7	8-	<u>9</u> .	10	11	12	13	14	15	16	17
-		<u> </u>			quired Y	ard Ar	ea									
	. Minimum Size of Lot					(feet)					Building Requirements				, ,	
	Requi	red Lot						٠		`	<b>'</b> †					İ
	Area a	ad Gross	Minimu	m Lat Dime	usious					essory		į.		Maximum		1
-	De	nsity	(feei)			Princip	al Build	ling	Building					Percentage		
1	1	1	Lot	Lot	]						The State of	Minimum Gross	Ground	of Lot Coverage	Maximum	
	1 '	-[	Frontage . (Interior	Widths (Interior		Front	-l · · · -				Building Height	Floor	Floor	by	Perceniage	Floor
	Area (square	Density	Lots/	Lots/		Yard	Each				Principal/	Area	Area	Buildings	Impervious	Area
1	feetor	(lots/	Corner	Corner	Lot	Principal/	Side	Rear.	Side	Rear	Accessory	(square	(square	and	Lot	Ratio
Zone	acre)	acre)1	Lots)	Lots)	Depth	Accessory	Yard	Yard	Yard	Yard	(feet)	feet)	feet)	Structures	Coverage	(FAR)
MHD	As per §	220-67 of	his chapter			_								-		
MHD-II	As per §	220-68 of (	his chapter													
MFD	As per §	220-69 of t	his chapter													
MFD-I	As per §	220-70 of t	his chapter													
Multifamily													•			
District MFD-II	Α	000 51 5.														<del>,</del>
Multifamily	As per §	220-71 of t	his chapter													
District																
MFD-III	As per 6	220-75 of t	his chapter										terdinali/\cdot\			
Multifamily	Las por a		and oneptor													
District						•										
MFD-IV	As per § :	220-75.1 o	this chapter											•		
Multifamily																
District							****									
PAC		220-76 of t								<u></u>			······································			
PAC-II		220-77 of t		·												
RSCS		220-65 of tl	<del></del>							7-70-1	0000	1.000	1 000	25%	50%	
OPT-1	30,000		100	100	150	40		20	10	10	35/15	1,200	1,000 1,000	20%	50%	0.20
OPT-2	60,000		100	100	250	40	10	30	10	20	35/15	1,200	1,000	30%	60%	0.30
OPT-3	10		300	300	400	75	50	50	40	40	35/15	1.200	·1,000	30%	60%	0.30
CS	2		250	250	'300	75	50	50	40	40	35/15	1,200	1,000	50%	0070	0.50
C-1		20-50 of th	<del></del>							10	35/15			30%	60%	0,30
C-2	3	<u> </u>	300	300	200	75	50	50	40	40				30%	60%	0,30
C-3 C-4	5		400	400	450	75	50	50 50	40 40	40	35/15 35/15		_=_	30%	60%	0.30
C-4 C-5	10		500	500	500	75 75	50			40	35/15		=	30%	60%	0.30
CIR	5		400	400	450	75	50	50	40	60	50/30	,,,,,,		35%	60%	0.35
	5		300	300	300	80	70	80	50					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 ·			22%	0070	0.55

1	2	3	4	5	6	7	8	و	10	11	12	13	14	15	16	17
		NAS	imum Size (	PT of		Minim	-	(cired F leet)	ard Ar	ea.	Ruitdi	ng Requiren	ienfc			,
	Requi	red Lot	MILLIAN SIZES				. ()	3561)			37011111	ng redanca				
	1	d Gross	Minimu	ui Lot Dime	nsions				ı	ssory				Maximum		
	Der	asity		(feet)		Principa	d Build	ing	Buil	ding				Percentage		
			Lot Frontage	Lot Widths							Building	Minimum Gross	Ground	of Lot Coverage	Maximum	
	Area (square	Density	(Interior Lots/	(Interior Lots/		Front Yard	Each				Height Principal/	Floor Area	Floor Area	by Buildings	Percentage Impervious	Floor Area
Zone	feet or	(lots/	Corner	Corner	Lot	Principal/	Side	Rear	Side	Rear	Accessory	(square	(square	and	Lot	Ratio
MZ	acre)	acre)1	Lots)	Lots)	Depth	Accessory	Yard	Yard	Yard	Yard	(feet)	feet)	feet)	Structures	Coverage	(FAR)
			his chapter						<u>.</u>	·						
A/LC	As per §	220-57 of t	his chapter													
AHA	As per §	220-57.1 o	f this chapter												•	

NOTES:  $^{\rm l}$  Density calculations are made after subtracting all wetlands from the acreage.

# Marlboro Township

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]

L			<i>D</i>				8	9	10	11	12	13	14	15	16	17
1	2.	3	4.	5	6	7 Minim	ard Area		· Building Requirem		ents	 				
		Mini	mum Size of			(feet)				, Duna	ng reequation		Maximuu			
·	Required	l Lot Area ss Density	Minimum Lot Dimensions (feet)			Principal Building			Accessory Building			Minimum	٠.	Percentage of Lot		
	Area (square feet or	Density* (lots/	Lot Frontage (Interior Lots/ Corner	Lot Widths (Interior Lots/ Corner Lots)	Lot Depth	Front Yard Principal/ Accessory	Each Side Yard	Rear Yard	Side Yard	Rear Yard	Building Height Principal/ Accessory (feet)	Gross Floor Area (square feet)	Ground Floor Area (square feet)	Coverage by Buildings and Structures	Maximum Percentage Impervious Lot Coverage	Floor Area Ratio (FAR)
Zone	acre)	acre)	Lots)		Depar								<u> </u>	2.50		
R-80				200	<u> </u>	75	40	50	40	40/15	35/15			15%		
LC Cluster	55,000	0.185	200/150		300	50	50	50	25	25	35/15	1,800	1,100	15%		
80/60	60,000	0.43	225	225	300								۵			
R-60							40	40	25	25	35/15	1,800 ·	1,100	15%	İ	
50/40	40,000	0.58	175/200	175/200	175	50	<u> </u>	25	20	25	35/15	1,500	1,000	20%	!	
60/30	30,000	0.58	125/150	125/150	150	40	20	ļ		20	35/15	1,500	1,000	25%		
60/20	20,000	0.58	100/150	100/150	150	30	10	50	10	- 20	33,12					
R-30					<u> </u>				10	20	35/15	1,500	1,000	28%	:	
30/20	20,000	1.16	100/150	100/150	150	30	10	50	10	20		1	<u> </u>	J		

<sup>\*</sup>NOTE: Density calculations are made after subtracting all wellands 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-20/13 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	3,000		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	1,,500		45%	450	55%*	55%
PAC III	6,000		1,200	40%	600	50%	55%
	25,000			10%	625	13%	25%
SCPR T	25,000			5%	313	6%	25%
SCPR II	6,000			32%	360	38%*	20%
MFD	4,000			40%	400	50%	55%
SCMFD I	4,000		,	40%	400	50%	55%
SCMFD II		+	<u> </u>		_		30%
MFPHD	15,020	1,850	1,000	20%	270	20%*	20%
THD	5,445	1,000	1.,000	~_			
MHD I	4,000						
	3,500	1.000	1 100	601-	900	8%	15%
FSC	60,000	1,800	1,100	6%	300	1 0 70	

### NOTES:

<sup>\*</sup> 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.