

# ZONING

## 275 Attachment 1

### Township of Marlborough

#### Optional Standards

Dwelling Type	Density (du/SDA)	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Maximum Building Coverage (% lot area)	Minimum Yards (feet)			Open Space (% SDA)
					Front	Side	Rear	
Single-family detached	2.5	8,000	80	25%	35	15/25 aggr.	25	25%
Two-family:								
Twin	3.5	4,000	30	40%	25	10 (one)	30	40%
Duplex	3.5	8,000	60	40%	25	10 (each)	30	40%
Single-family attached:								
Townhouse*	4.0	2,000	20	60%	15	—	25	40%
Multiplex	4.0	—	—	—	15	—	—	40%
Multifamily apartments	6.0	—	—	—	—	—	—	40%
Accessory buildings (permitted for single-family and two-family dwellings only): Attached or detached garage or shed					25	5	10	
Maximum building dimension: 200 feet								

**NOTE:**

\* In cases where townhouses are not separately lotted (i.e., in condominium or rental developments), the lot requirements need not be met, except that a private enclosed rear yard, 25 feet in depth, shall be required.