

LAND USE AND DEVELOPMENT

220 Attachment 10

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																
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.