

LAND USE AND DEVELOPMENT

220 Attachment 11

**Marlboro Township  
Table III**

**Lot and Building Coverage Standards**

[Added 5-5-2005 by Ord. No. 2005-17; amended 9-6-2012 by Ord. No. 2012-22]

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%	20%
R-40AH	40,000	1,800	1,100	7%	700	9%	20%
R-40GAH	40,000	1,800	1,100	7%	700	9%	20%
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.