

RESIDENTIAL LOTS - BLOCK 216						
BLOCK	LOT	ADDRESS	±AREA (SF)	±WIDTH (FT)	±DEPTH (SF)	ZONE
216	1	2 HERBERT STREET	9,942 (N)	97 (N)	102 (N)	LI
216	2	6 HERBERT STREET	8,775 (N)	90 (N)	97 (N)	LI
216	3	10 HERBERT STREET	9,300 (N)	110 (N)	72 (N)	LI

RESIDENTIAL LOTS - BLOCK 217						
BLOCK	LOT	ADDRESS	±AREA (SF)	±WIDTH (FT)	±DEPTH (SF)	ZONE
217	1	32 HUDSON STREET	12,450	83	150	C-1
217	2	34 HUDSON STREET	9,900	66	150	C-1
217	3	36 HUDSON STREET	11,736	72	163	C-1
217	4	38 HUDSON STREET	9,730	60	163	C-1
217	5	10 BUCKS LANE	20,230 (N)	72 (N)	118 (N)	LI
217	6	3 HERBERT STREET	10,550 (N)	75 (N)	143 (N)	LI
217	7	1 HERBERT STREET	8,276 (N)	138 (N)	147 (N)	LI
217	8	5 ORCHARD STREET	7,853 (N)	68 (N)	108 (N)	LI

RESIDENTIAL LOTS - BLOCK 218						
BLOCK	LOT	ADDRESS	±AREA (SF)	±WIDTH (FT)	±DEPTH (SF)	ZONE
218	3	3 VANDERBURG ROAD	8,750	50	175	C-1
218	4	7 VANDERBURG ROAD	22,955	128	177	C-1
218	5	29 HUDSON STREET	14,312	104	100	C-1
218	9	31 HUDSON STREET	11,760	80	147	C-1
218	10	35 NORTH MAIN STREET	28,350	81	350	C-1
218	12	38 NORTH MAIN STREET	19,950	114	175	C-1

RESIDENTIAL LOTS - BLOCK 219						
BLOCK	LOT	ADDRESS	±AREA (SF)	±WIDTH (FT)	±DEPTH (SF)	ZONE
219	2	9 VANDERBURG ROAD	13,090	127	122	C-1
219	3	26 HUDSON STREET	10,500	60	175	C-1
219	6	8 ORCHARD STREET	8,400 (N)	60 (N)	168 (N)	LI
219	7	10 ORCHARD STREET	16,800 (N)	100 (N)	168 (N)	LI
219	11	17 VANDERBURG ROAD	16,900 (N)	100 (N)	168 (N)	LI

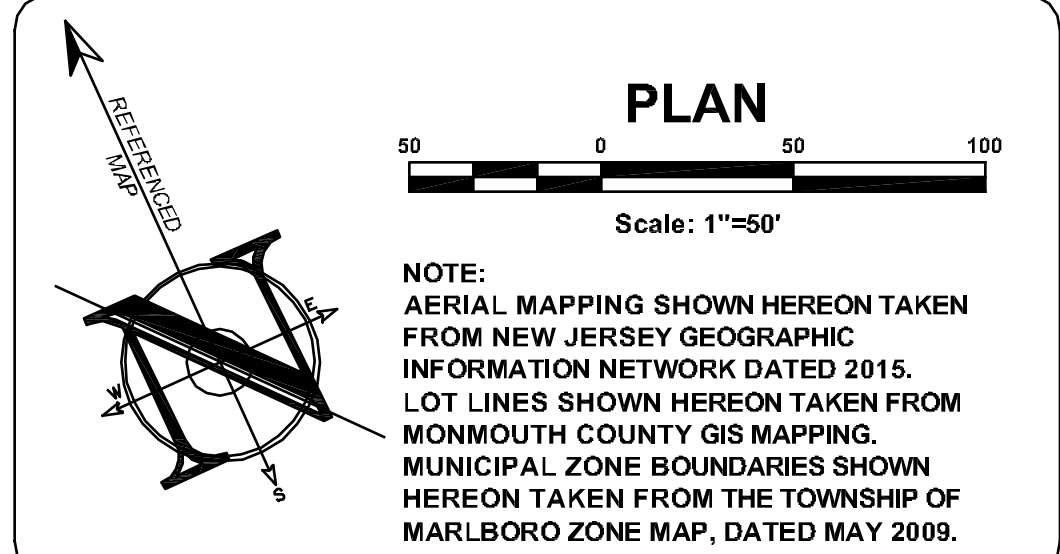
PROPOSED LOTS - BLOCK 219						
BLOCK	LOT	ADDRESS	±AREA (SF)	±WIDTH (FT)	±DEPTH (SF)	ZONE
219	A	HUDSON STREET	11,250	75	150	C-1
219	B	HUDSON STREET	11,250	75	150	C-1
219	C	ORCHARD STREET	12,175 (V)	75 (V)	168.5 (V)	LI

STANDARD	EXISTING LOTS 4 & 5			PROPOSED LOT A (C1 ZONE)			PROPOSED LOT B (C1 ZONE)			PROPOSED LOT C (LI ZONE)		
	USE	S.F. DWELLING	COMPLIES	REQUIRED	PROPOSED	COMPLIES	REQUIRED	PROPOSED	COMPLIES	REQUIRED	PROPOSED	COMPLIES
MIN. LOT AREA	34,675 SF (0.796 AC)	6,000 SF (1)	YES	20,000 SF	11,250 SF (V)	NO	3 AC	12,175 SF (V)	NO			
MIN. LOT WIDTH (FT)	150	50 (1)	YES	100	75 (V)	NO	300	75 (V)	NO			
MIN. LOT FRONTAGE (FT)	150	N/S (1)	YES	100	75 (V)	NO	300	75 (V)	NO			
MIN. LOT DEPTH (FT)	225	80 (1)	YES	150	150	YES	300	168.5 (V)	NO			
PRINCIPAL BUILDING												
MIN. FRONT YARD SETBACK (FT)	19.1	20 (1)	NO	25 (3)	TO COMPLY	-	80	TO COMPLY	-			
MIN. REAR YARD SETBACK (FT)	154.8	20 (1)	YES	50	TO COMPLY	-	80	TO COMPLY	-			
MIN. SIDE YARD SETBACK (FT)	98.1	5 (1)(2)	YES	20	TO COMPLY	-	70	TO COMPLY	-			
MAX. BUILDING HEIGHT (FT)	(a)	35 (1)	YES	35	TO COMPLY	-	50	TO COMPLY	-			
MAX. BUILDING HEIGHT (STORIES)	2.5	2.5 (1)	YES	N/S	TO COMPLY	-	N/S	TO COMPLY	-			
LOT REQUIREMENTS												
MAX. LOT COVERAGE (BUILDING, WALKWAY, DRIVEWAY)(%)	13.2	32 (1)(4)	YES	N/S	TO COMPLY	-	35	TO COMPLY	-			
MAX. LOT COVERAGE (TOTAL LOT COVERAGE)(%)	13.6	38 (1)(4)	YES	30	TO COMPLY	-	60	TO COMPLY	-			
FLOOR AREA RATIO	(a)	N/S (1)	YES	N/S	TO COMPLY	-	0.35	TO COMPLY	-			

(N) EXISTING NONCONFORMITY (I) IMPROVED CONDITION (X) VARIANCE / NON-CONFORMITY ELIMINATED N/A - NOT APPLICABLE N/S - NOT SPECIFIED (E) EXISTING VARIANCE (W) PROPOSED WAIVER S.F. - SINGLE FAMILY (DWELLING) (A) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE (1) EXISTING SINGLE FAMILY USES IN THE C-1 ZONE SHALL FOLLOW THE STANDARDS OF THE WFD (1) ZONE (§220-81.1)(1)(b) (2) MIN. SIDE YARD SETBACK IS 5 FEET, BUT BOTH SIDES MUST ADD UP TO MORE THAN 15 FEET (§220-70.C.1.C.2) (R-1+15') (3) NEW BUILDINGS MAY BE CONSTRUCTED AT THE AVERAGE SETBACK OF ALL EXISTING BUILDINGS LOCATED ON THE SAME SIDE OF THE STREET WITHIN THE SAME BLOCK WITHIN 200 FEET (§220-81.3.E-1) (4) THE TOTAL LOT COVERAGE MAY NOT EXCEED 32% FOR ORIGINAL BUILDINGS, DRIVEWAYS AND/OR WALKWAYS. TOTAL LOT COVERAGE MAY BE INCREASED TO A MAXIMUM OF 38% TO ALLOW FOR THE FOLLOWING SPECIFIC ACCESSORY STRUCTURES: DECKS, POOLS, GAZEBOS, PATIOS AND/OR SHEDS. THIS ADDITIONAL AMOUNT MAY NOT, HOWEVER, BE UTILIZED TO INCREASE THE LOT COVERAGE FOR PRINCIPAL BUILDINGS, DRIVEWAYS AND/OR WALKWAYS, WHICH IN ALL CASES SHALL NOT EXCEED 32%. (§220-70.C.1)(1)(g))



LEGEND	
	PQ
	DEVELOPED RESIDENTIAL LOT LESS THAN 11,250 SF
	DEVELOPED RESIDENTIAL LOT LESS THAN 12,175 SF
	DEVELOPED RESIDENTIAL LOT GREATER THAN 12,175 SF
	COMMERCIAL PROPERTIES



HUDSON STREET SUBDIVISION

Neighborhood Inventory

Township of Marlboro, Monmouth County, New Jersey