

LAND USE

89 Attachment 1

Exhibit 3
Borough of Eatontown
Schedule of Zone Requirements for the R-32, R-32 FRD, and R-32TH Residential Zones¹
[Amended by Ord. No. 27-81; Ord. No. 11-1999]

Zone	Uses Permitted by Right + Accessory Use	Text Reference	Minimum Lot Sizes			Minimum Yards (feet)				Maximum Lot Coverage (percent)	Required Off-Street Parking	Maximum Building Height (feet)
			Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Front	One Side	Both Sides	Rear			
R-32		§ 89-44B										
	One-Family Dwellings		32,000	150	175	75	25	60	50	25	2/dwelling	35
	Farm Operations	§ 89-44B(3)	3 acres	300	300	75	50	100	50	25	2/dwelling	40
	Public and Private Schools		5 acres	300	300	75	50	100	50	25	3/adm. office 1/staff member	40
	Places of Worship		80,000	200	200	75	30	75	50	25	1/4 seats or 1/200 sq. ft.	40
	Municipal Parks, Playgrounds and Buildings											
	Golf Courses		45 acres			All buildings at least 50 feet from property lines					12/hole	40
	+ Off-Street Parking	§ 89-36				Not permitted in front yard	25		10			
	+ Private Garages	§ 89-44B(1)				Not permitted in front yard	25		10	2		15
	+ Private Greenhouses	§ 89-44B(2)				Not permitted in front yard	25		10	1		10
	+ Residential Storage Buildings	§ 89-44B(2)				Not permitted in front yard	5		5 ¹	1		10
	+ Essential Services	def.										
	+ Signs	Article XI										
R-32 FRD		§ 89-44B(6)										
	All uses permitted in the R-32 Zone in accord with the standards and requirements therein plus developments of single-family detached homes on varying lot sizes in accordance with the standards and requirements of § 89-44B(6). (For accessory structure, see next page.)											
R-32TH		§ 89-44B(11)										
	All uses permitted in the R-32 Zone in accordance with the standards and requirements therein plus townhouse, patio homes, quadplex and zero lot line home developments in accord with the standards and requirements of § 89-44B(11).											

NOTES:

¹ When the rear yard of the lot adjoins the front lot of another lot, no accessory structure on such lot shall be located nearer to the common street line than a distance equal to the depth of the front yard required along such frontage.

¹ Editor's Note: For residential lot impervious coverage requirements, see 89 Attachment 27.