

LAND USE

89 Attachment 9

Borough of Eatontown
Exhibit 3

Schedule of Zone Requirements for the Nonresidential Zones

[Amended by Ord. No. 16-80; Ord. No. 26-87; Ord. No. 16-92; 2-22-2006 by Ord. No. 6-2006; 12-8-2010 by Ord. No. 25-2010; 12-8-2010 by Ord. No. 26-2010; 12-8-2010 by Ord. No. 27-2010; 9-14-2016 by Ord. No. 10-2016]

Zone	Type of Use	Minimum Tract Size	Minimum Lot Size			Minimum Front Yards (Feet)				Accessory Building to Rear/Side	Maximum Lot Coverage (percent)	Maximum Building Height (feet)	Maximum Impervious Coverage (%)	Minimum Gross Floor Area (square feet)	Maximum Building Floor Area Ratio (square feet)
			Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Front	One Side	Both Sides	Rear						
B-1	Permitted uses	NA	NA	—	—	20	—	—	—	—	90 ¹	50	90 ²	—	—
B-2	Permitted uses	NA	20,000	100	150	50	15	40	50	15	30	40	65 ²	—	—
B-2MH	All standards and requirements permitted in the B-2 Zone and mobile home parks in accord with the standards and requirements of Code § 89-44B														
B-3	Permitted uses	NA	10 acres	500	500	150	50	100	100	50	20	60	65 ²	—	—
B-4	Permitted uses	NA	5 acres	500	300	100	75	150	75	50	25	30	65 ²	30,000	—
B-5	Permitted uses ¹⁰	NA	20,000	100	150	35	15	40	50	15	30	40	85	—	—
B-6	Permitted uses ¹¹	NA	8 acres	500	500	125	50	100	100	50	30	60	85	—	—
BP-1	Permitted uses	NA	88,000	250	250	75	50	100	50	25	—	40	65 ²	—	—
	Hotels and motels	NA	10 acres	500	500	75	50	100	50 ³	25	—	65	65 ²	—	—
	Business park development	88,000 square feet	20,000	90	175	50	15	40	50	25	30	65	65 ²	—	—
BP-2	Permitted uses	NA	4 acres	250	250	80	40	100	75	—	30	40	65 ²	—	—
	Business park development	20 acres	1 acre	200	250	50 ⁶	40	80	40	—	30	40	65 ²	5,000	—
	Animal care centers	NA	4 acres	200	250	50 ⁶	40	80	48	—	50	40	65 ²	—	—
M-1	Permitted uses	NA	4 acres	250	250	80	40	100	75	—	30	40	65 ²	—	—
	Industrial park	20 acres	1 acre	200	250	50 ⁶	40	80	40	—	30	40	65 ²	5,000	—
M-2	Permitted uses	NA	20,000	100	150	50	20	50	25	—	30	40	65 ²	—	—
M-B	Permitted uses	NA	1 acre	100	150	75 ³	25	50	75	15	30	40	65 ²	5,000	—
MB-R	Permitted uses	NA	4 acres ⁴	200	200	75	25	50	75	15	15	40	65 ²	—	0.15
MB/R-TH/SCH	Permitted MB uses	NA	1 acre	100	150	75 ⁹	25	50	75	15	30	40	65 ²	5,000	—
	Senior citizen townhouses	10 acres ⁸	NA	—	—	50 ⁹	50 ⁹	100 ⁹	50 ⁹	—	20	35 ⁷	40	—	—
MURC	See § 89-54.3 for a detailed description of the requirements for this zone.														
PBO-88	Permitted uses	NA	88,000	250	250	75	50	100	50	—	25	40	65 ⁷	—	—
	Hotels	NA	10 acres	500	500	75	50	100	50	—	25	65	—	—	—
	Business park development	88,000	20,000	90	175	50	15	40	50	—	30	—	—	—	—
PBO-200	Permitted uses	NA	200,000	300	300	75	50	100	50	—	25	40	65 ²	5,000	0.3

NOTES:

- ¹ Stories one through three may occupy 90% of the lot area. For buildings exceeding three stories in height, stories four and above shall not cover more than 60% of the lot area if projected to the ground. No wall above the third story shall be closer to a lot line than 20 feet when projected to the ground.
- ² Only 1/2 of the area devoted to detention or retention facilities shall be considered as nonimpervious surfaces in calculating the percentages set forth above and any area used to calculate nonimpervious coverage cannot include a combination of nonimpervious and impervious materials.
- ³ One hundred feet from Route 36.
- ⁴ The planned commercial development must be located on a contiguous land area.
- ⁵ See Code § 89-44H(1)(x) for additional setback requirements.
- ⁶ The minimum front yard setback shall be 100 feet where a proposed structure exceeds 80,000 square feet.
- ⁷ The maximum building height shall be 35 feet and 2.5 stories, whichever is less.
- ⁸ Tract may not have less than 500 feet of frontage. The maximum permitted density is four dwelling units per gross acre.
- ⁹ See § 89-44D(15) for additional requirements.
- ¹⁰ As provided by Ord. No. 26-2010, all uses permitted in the B-2 Business Zone shall be permitted in the B-5 Business Zone in accordance with the standards and requirements set forth in § 89-44C; the minimum front yard setback and maximum impervious coverage are as noted above for the B-5 Zone.

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¹¹ As provided by Ord. No. 27-2010, all uses permitted in the B-3 Business Zone shall be permitted in the B-6 Business Zone in accordance with the standards and requirements set forth in § 89-44C; the minimum lot area, minimum front yard setback, maximum lot coverage and maximum impervious coverage are as noted above for the B-6 Zone.