

LAND USE

89 Attachment 19

Exhibit 3
Borough of Eatontown
Schedule of Zone Requirements for the P-1 Public Land Zone, and Overlay Zones (F-P, H-D),
F-P Flood Prone Overlay Zone, and H-D Historic District Overlay Zone
[Amended 9-19-2007 by Ord. No. 23-2007]

Zone	Uses Permitted By Right + Accessory Use	Text Reference	Minimum Lot Sizes			Minimum Yards (feet)				Accessory Building to Rear/Side	Maximum Lot Coverage (percent)	Required Off-Street Parking	Maximum Building Height (feet)	Maximum Impervious Coverage (percent)
			Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Front	One Side	Both Sides	Rear					
P-1	Public or Private Schools	§ 89-44E	5 acres	300	300	75	50	100	50	50	25	3/Administrative offices 1/Staff member 0.26/student (applicable only to secondary schools)	40 feet 2 stories (excluding cellar or basement)	50
	+ Off-street parking & loading	§ 89-36												
	+ Landscaping, buffering, & screening	§ 89-39												
	+ Outdoor lighting	§ 89-48												
	Municipal Parks, Playgrounds & Buildings													
	+ Essential Services	Def.												
	+ Signs	Article XI												
	+ Off-Street Parking	§ 89-36												
F-P	§ 89-44G The uses permitted within the F-P Floodplain Zone districts are those specified in § 89-44G in accord with the standards and regulations contained therein. This is, however, an "overlay zone district" and land area within it may be considered when determining lot size, density and setbacks for uses permitted in the "underlying zone district."													
H-D	§ 89-44F This is an "overlay zone district." The uses permitted and standards therefor are those specified for the "underlying zone district." Where the H-D designation is applied, the provisions of § 89-44F must be observed in addition to the standards for the "underlying zone district."													