

LAND USE

89 Attachment 2

Exhibit 3
Borough of Eatontown
Schedule of Zone Requirements for R-32 FRD Zone for Accessory Structures
[Amended by Ord. No. 6-93; Ord. No. 11-1999]

Zone and Lot Size	Setbacks			Percent Lot Coverage Garage (percent)	Percent Lot Coverage Greenhouse/Shed (percent)	Maximum Height Garage (feet)	Maximum Height Greenhouse/Shed (feet)
	Front (square feet)	Side (feet)	Rear (feet)				
R-32 FRD 12,000 to 18,000 sq. ft. lots	Not permitted in front yard	10 ²	7 ^{1,2}	2.5	1.5	15	10
R-32 FRD 18,000 to 32,000 sq. ft. lots	Not permitted in front yard	10 ²	10 ^{1,2}	2	1	15	10
R-32 FRD 32,000+ sq. ft. lots	Not permitted in front yard	Same as R-32, except sheds. ^{1,2}			Apply same regulations as regular R-32 Zone.		

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.

² All storage sheds shall have a minimum setback of five feet from the rear lot line and five feet from the side lot line.