

LAND USE

*89 Attachment 21*

**Borough of Eatontown**

**Attachment 21 – Schedule of Zone Requirements for the  
MU-OO Mixed Use Old Orchard Zone**

In the MU-OO Old Orchard Zoning District the following uses are permitted:

- A. Principal Permitted Uses in Zone A as illustrated on the attachment Form Based Zoning Exhibit:
  - (1) Age-restricted housing.
  
- B. Accessory Uses permitted in Zone A as illustrated on the attached Form Based Zoning Exhibit:
  - (1) Pickleball courts.
  - (2) Outdoor recreation.
  - (3) Club house.
  - (4) Swimming pool.
  - (5) Gazebos.
  - (6) Walking trails.
  - (7) Benches.
  
- C. Private sheds or detached garage structures is not permitted.
  
- D. Area and Bulk Standards for Zone A as illustrated on the attachment Form Based Zoning Exhibit:
  - (1) Overall Tract Area: 60 acres.
  - (2) Minimum Lot Area – Interior Lot: 7,200 s.f.
  - (3) Minimum Lot Area – Corner Lot: 10,500 s.f.
  - (4) Minimum Lot Width – Interior Lot: 60 feet.
  - (5) Minimum Lot Width – Corner Lot: 90 feet.
  - (6) Minimum Lot Depth: 120 feet.

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- (7) Minimum Front Yard Setback: 25 feet.
  - (8) Minimum Rear Yard Setback: 25 feet.
  - (9) Minimum Side Yard Setback – Interior Lot: 10 feet.
  - (10) Minimum Side Yard Setback – Corner Lot: 25 feet.
  - (11) Minimum Combined Side Yard Setback - Interior Lot: 20 feet.
  - (12) Maximum Building Height – Principal Building: 35 feet.
  - (13) Maximum Lot Coverage: 48.5%.
  - (14) Maximum Density: 2 du/acre.
- E. Buffer Requirements for Zone A as illustrated on the attachment Form Based Zoning Exhibit:
- (1) A minimum of 100-foot buffer is required around the perimeter of Zone A as illustrated on the attachment Form Based Zoning Exhibit, with the exception of those lots that back up to the stream corridor, in that instance the buffer will be determined by the New Jersey Department of Environmental Protection.
  - (2) The requirement of a permanent 100-foot buffer easement, measured from the property line, shall be provided by the applicant and is in addition to any land that is required under ordinance for use as a side and rear yard setback for proposed residential lots.
  - (3) No structure, disturbance, storage of materials or parking of vehicles shall be permitted in the buffer area.
  - (4) The buffer shall consist of the following:
    - (a) Landscaped berm at least six feet high.
    - (b) Planted and maintained with either grass or ground cover together with a screen of live shrubs and scattered planting of live trees, shrubs or other plant material meeting the following requirements:
      - [1] The preservation of natural wood tracts shall be an integral part of all major subdivisions and may be calculated as part of the required buffer area, provided that the growth is of a density and the area is wide enough to serve with the purpose of a buffer. Where additional plantings are necessary to establish an appropriate tone for an effective buffer, said plantings may be required.

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- [2] Plant materials used in screen plantings shall be evergreens at least six feet to eight feet in height when planted, be balled and burlapped nursery stock and be of such density as will obscure, throughout the full course of the year, the glare of automobile headlights.
  - [3] The screen plantings shall be so placed that at maturity it will not be closer than three feet from any street or property line.
  - [4] Trees shall be at least 10 feet in height and 2 1/2 inches in caliper when planted and will be hardy and thrive in the area, of balled and burlapped nursery stock, free of insect and disease.
  - [5] Any plant material which does not live shall be replaced within two years from release of performance bond.
- F. Access from Zone A, B or C as illustrated on the attached Form Based Zoning Exhibit, directly to Reynolds Drive and Redfern Way are prohibited.
- G. Principal Permitted Uses in Zone B as illustrated on the attached Form Based Zoning Exhibit shall be:
- (1) Dedicated open space no less than 45 acres.
  - (2) Stormwater management facilities.
- H. Principal Permitted Uses in Zone C as illustrated on the attached Form Based Zoning Exhibit shall include:
- (1) New car and truck sales and Internet-based used car and truck sales.
  - (2) Self-storage.
  - (3) Entertainment/recreation.
  - (4) Office (professional and medical).
  - (5) Quick services restaurants.
  - (6) Retail.
- I. Accessory structures permitted in Zone C as illustrated on the attached Form Based Zoning Exhibit shall include:
- (1) Essential services as defined in the Code of the Borough of Eatontown.
  - (2) Off-street parking in accordance with the regulations in the Code of the Borough of Eatontown.

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- (3) Signs in accordance with the regulations of Article XI of this chapter.
  - (4) Any accessory use clearly incidental to the principal use on the lot, provided that any and all regulations of the Borough Code are met.
- J. Area and Bulk Standards for Zone C as illustrated on the attachment Form Based Zoning Exhibit:
- (1) Overall Tract Area: 25.5 acres.
  - (2) Minimum Lot Area: 5 acres.
  - (3) Minimum Lot Width: 400 feet.
  - (4) Minimum Lot Depth: 330 feet.
  - (5) Minimum Front Yard Setback: 90 feet.
  - (6) Minimum Rear Yard Setback: 100 feet.
  - (7) Minimum Side Yard Setback: 45 feet.
  - (8) Maximum Building Height – Principal Building: 40 feet.
  - (9) Maximum Lot Coverage: 65%.

If any section, paragraph, clause, or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, clause or provision so adjudged and the remainder of the ordinance shall be deemed valid and effective.