

LAND USE

89 Attachment 3

Exhibit 3
Borough of Eatontown
Schedule of Zone Requirements for the R-20 and R-20RSC Residential Zones and the R-20/R-TH/SCH Overlay¹
[Amended by Ord. No. 11-1999; Ord. No. 09-2002; 12-14-2005 by Ord. No. 34-2005]

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-20	One-Family Dwellings		20,000	100	150	50	15	40	40	25	2/dwelling	35
	Farm Operations	§ 89-44B(3)	3 acres	300	300	50	50	100	50	25	2/dwelling	40
	Public and Private Schools		5 acres	300	300	50	50	100	50	25	3/adm. office 1/staff member	40
	Cluster Developments	§ 89-44B(4)	25 acres	1,000	1,000	(See schedule for R-20 cluster lots.)				25	2/dwelling	35
	Places of Worship		80,000	200	200	50	25	60	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	15		10	2		15
	+ Private Garages	§ 89-44B(1)				Not permitted in front yard	15		10	2		10
	+ Private Greenhouses	§ 89-44B(1)				Not permitted in front yard	15		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 def.										
R-20/R-TH/SCH		§ 89-44B(15)	A contiguous residential cluster of townhouses for senior citizens in accord with the standards and requirements of § 89-44B(15).									
R-20RSC		§ 89-44B(5)	Senior citizen housing projects in accord with the standards and requirements of § 89-44B(5).									

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 commons 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.