

LAND USE

89 Attachment 4

Exhibit 3
Borough of Eatontown
Schedule of Zone Requirements for R-20 Cluster Lots
[Amended by Ord. No. 11-1999]

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		§ 89-44B(4) Minimum	10,000	70		30	10	25	40 ^{1,2}	25	2/dwelling	35
		Average	12,000	80		40	--	--	--	--	--	--

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.