

LAND USE

89 Attachment 6

Exhibit 3
Borough of Eatontown
Schedule of Zone Requirements for the R-10A Zone and R-10B Zone and R-10MH Zone
[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-10A | | § 89-44B, § 89-44B(7) | | | | | | | | | | |
| | One-Family Dwellings | | 10,000 | 75 | 100 | 30 | 7 | 20 | 30 | 25 | 2/dwelling | 35 |
| | Places of Worship | | 80,000 | 200 | 200 | 30 | 25 | 60 | 35 | 25 | 1/4 seats or 1/200 sq. ft. | 40 |
| | Public and Private Schools | | 5 acres | 300 | 200 | 30 | 50 | 100 | 50 | 25 | 3/adm. office 1/staff member | 40 |
| | Municipal Parks, Playgrounds and Buildings | | | | | | | | | | | |
| | Garden Apartments + Off-Street Parking | § 89-36 | 5 acres | 300 | 300 | 50 | 30 | 75 | 50 | 25 | 2/dwelling | 35 |
| | + Private Garages | § 89-44B(1) | | | | Not permitted in front yard | | | | [3/1 family DU's] 25 garden apts. | | 35 |
| | + Residential Storage Buildings | § 89-44B(2) | | | | Not permitted in front yard | 5 | | | [3/1-family DU's] 25 garden apts. | | 15 |
| | + Essential Services + Signs | def. Article XI def. | | | | Not permitted in front yard | | | 5 ¹ | 2 | | 10 |
| R-10B | Same as R-10A unless changed by § 89-44B(8) or herein. | | | | | | | | | | | |
| R-10MH | All uses permitted in the R-10 Zone in accord with the standards and requirements therein, plus mobile home parks in accord with the standards and requirements of § 89-44B(9). | | | | | | | | | | | |

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.