

LAND USE

89 Attachment 7

Exhibit 3
Borough of Eatontown
Schedule of Zone Requirements for the R-10B and R-10MH Residential Zones
[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-10B	One-Family Dwellings	§ 89-44B, § 89-44B(7)	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		5 acres	300	300	50	30	75	50	25	2/dwelling	35
	+ Off-Street Parking	§ 89-36				Not permitted in front yard				[3/1 family DU's] 25 garden apts.		35
	+ Private Garages	§ 89-44B(1)				Not permitted in front yard				[3/1-family DU's] 25 garden apts.		15
	+ Residential Storage Buildings	§ 89-44B(2)				Not permitted in front yard				2		10
	+ Essential Services	def.										
	+ Signs	Article XI def.										
R-10MH		§ 89-44B(9)	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).									