

LAND USE

89 Attachment 8

Exhibit 3
Borough of Eatontown
Schedule of Zone Requirements for the R-MLC Residential Zone
[Amended by Ord. No. 17-2002]

Zone	Uses Permitted by Right + Accessory Use	Text Reference	Minimum Lot Sizes			Minimum Yards (feet) ⁹				Maximum Lot Coverage (percent)	Maximum Habitable Floor Area ³ (square feet)	Required Off-Street Parking ⁴	Maximum Building Height (feet)
			Lot Area (square feet)	Lot Width ² (feet)	Lot Depth (feet)	Front (feet)	One Side (feet)	Both Sides (feet)	Rear (feet)				
R-MLC ¹	One-Family Dwellings ^{5,7}	§ 89-44B	10,000	100	100	35 ¹⁰	10	20	25	25	3,000 ^{5,7}	3/dwelling	35 (2.5 stories)
	One-Family Dwellings ^{6,8}		6000	60	100	25	10	20	25	25	2,700 ^{6,8}	3/dwelling	35 (2.5 stories)
	+ Off-Street Parking	§ 89-36				Not permitted in front yard	7		5	6			
	+ Private Greenhouses	§ 89-44B(2)				Not permitted in front yard	7		5	2			10
	+ Residential Storage Buildings	§ 89-44B(2)				Not permitted in front yard	5		5	2			10
	+ Essential Services	def.											

NOTES:

- ¹ The number of dwellings permitted in the R-MLC development shall not exceed the number of dwellings established pursuant to an agreement in settlement of litigation approved by the court of applicable jurisdiction.
- ² Lot frontage shall not be less than the required lot width, except that on curved road alignments with a radius of less than 500 feet or on a cul-de-sac, lot frontage may be reduced to 40% of the required lot width, but in no case shall the lot frontage be less than 40 feet.
- ³ Habitable floor area is the sum of the horizontal areas of a floor or several floors of the dwelling as measured between the exterior walls, except that cellar or garage space shall not be included in computing habitable floor area. An attic floor shall not be included as habitable floor area unless it is accessible through a fixed and permanent stairway.
- ⁴ Each dwelling unit shall have and maintain a two-car attached garage. No attached garage for more than two cars is permitted. Detached garages are not permitted.
- ⁵ Residential lots that front on Old Deal Road shall have a minimum lot area of 10,000 square feet and a maximum habitable floor area of 3,000 square feet.
- ⁶ All residential lots, except for residential lots that front on Old Deal Road, shall have a minimum lot area of 6,000 square feet.
- ⁷ Residential lots that have a lot area of 10,000 square feet or more are permitted a maximum habitable floor area of 3,000 square feet.
- ⁸ Residential lots that are less than 10,000 square feet are permitted a maximum habitable floor area of 2,700 square feet.
- ⁹ Windows and fireplaces may project not more than two feet into a required yard.
- ¹⁰ The minimum front yard requirement of 35 feet is applicable only to those lots fronting on Old Deal Road.