

Borough of Eatontown Residential Bulk Standards

Zone	Minimum Lot Sizes			Front Yard	Rear Yard Setback				Side Yard Setback					Building Height			Max Lot	Max Building
	Lot Area	Lot Width	Lot Depth	Setback	Principle Building	Garages	Storage Buildings	Pool	Principle Building		Garages	Storage Buildings	Pool	Principle Building	Garages	Storage Buildings	Coverage Garage %	Coverage Storage Buildings %
									One	Both								
Single-Family																		
R-10	10,000 sq ft	75 Ft	100 Ft	30 Ft	30 Ft	5 Ft	5 Ft	5 Ft	7 Ft	20 Ft	7 Ft	5 Ft	7 Ft	35 Ft	15 Ft	10 Ft	3%	2%
R-10A	10,000 sq ft	75 Ft	100 Ft	30 Ft	30 Ft		5 Ft		7 Ft	20 Ft		5 Ft				10 Ft		2%
R-10B	10,000 sq ft	75 Ft	100 ft	30 Ft	30 Ft		5 Ft		7 Ft	20 Ft		5 Ft				10 Ft		2%
R-10MH	10,000 sq ft	75 Ft	100 FT	30 Ft	30 Ft	5 Ft	5 Ft	5 FT	7 Ft	20 Ft	7 Ft	5 Ft	7 FT	35 Ft	15 Ft	10 Ft	3%	2%
Mobile Parks Separate																		
R-MLC																		
Max 3,000 Sq Ft Habitable	10,000 sq ft	100 Ft	100 Ft	35 Ft	25 Ft		5 Ft	5 Ft	10 Ft	20 Ft		5 Ft	7 Ft	35 Ft		10 Ft		2%
Max 2,700 Sq Ft Habitable	6,000 sq ft	60 Ft	100 Ft	25 Ft	25 Ft		5 Ft		10 Ft	20 Ft		5 Ft		35 Ft		10 Ft		2%
R-20	20,000 Sq Ft	100 Ft	150 Ft	50 Ft	40 Ft	10 Ft	5 Ft	10 Ft	15 Ft	40 Ft	15 Ft	5 Ft	15 Ft	35 Ft	15 Ft	10 Ft	2%	1%
R-32	32,000 Sq Ft	150 Ft	175 Ft	75 Ft	50 Ft	10 Ft	5 Ft	10 Ft	25 Ft	60 Ft	25 Ft	5 Ft	25 Ft	35 Ft	15 Ft	10 Ft	2%	1%
R-32 FRD	32,000+ Sq Ft	150 Ft	175 Ft	75 Ft	50 Ft	10 Ft	7 Ft	10 Ft	25 Ft	60 Ft	25 Ft	5 Ft	25 Ft	35 Ft	15 Ft	10 Ft	2%	1%
	18-32,000 Sq Ft	150 Ft	175 Ft	75 Ft	50 Ft	10 Ft	10 Ft	10 Ft	25 Ft	60 Ft	10 Ft	10 Ft	25 Ft	35 Ft	15 Ft	10 Ft	2%	1%
	12-18,000 sq ft	150 Ft	175 Ft	75 Ft	50 Ft	7 Ft	7 Ft	10 Ft	25 Ft	60 Ft	10 Ft	10 Ft	25 Ft	35 Ft	15 Ft	10 Ft	2.50%	1.50%

Eatontown Residential Lot Impervious Coverage Requirements

Lot Size	Max Building Coverage %	Max Building Coverage Sq Ft	Max Impervious Coverage %	Max Impervious Coverage Sq Ft	Max FY Impervious Coverage %	Max FY Impervious Coverage Sq Ft
5,000-7,499	25%	1,250	45%	2,200	15%	750
7,500-9,999	25%	1,875	48%	3,600	13%	1,000
10,000-19,999	25%	2,500	45%	4,500	14%	1,400
20,000-31,999	20%	4,000	36%	7,200	12%	2,400
32,000+	18%	5,760	32%	10,240	10%	3,200

