

ZONING

160 Attachment 8A

Township of Evesham
Table 8A: RG-2KG Performance Regulations
[Added 5-4-2022 by Ord. No. 5-3-2022]

Permitted Uses	Minimum Lot Area (acres)	Minimum Lot Width at Setback (feet)	Maximum Clearing Limit Ratio	Minimum Yard (feet)			Maximum Impervious Coverage
				Front	Side	Rear	
Golf courses	75	300	0.25	100	75	75	0.20
Single-family detached, without public sewer; with conventional septic system	3.2	250	0.20	75	50	75	0.15
Single-family detached, without public sewer; with approved alternative or innovative septic system	2	200	0.20	100	50	50	0.15
Single-family detached, with public sewer	20,000 square feet	110	0.45	40	20	30	0.40
Existing lots with dwelling units consistent with § 160-36C and served by public water and sewer							
Single-family detached	Existing Lot Area (square feet)	Minimum Lot Width at Setback (feet)	Maximum Clearing Limit Ratio	Front	Side	Rear	Maximum Impervious Coverage
Single-family detached	>8,000	80	0.5	30	10	25	0.45
Single-family detached	>6,000 <7,999	60	0.6	25	5	20	0.55
Single-family detached	>5,000 <4,999	50	0.65	25	5 one 15 aggregate	20	0.60

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Single-family detached	Existing Lot Area (square feet)	Minimum Lot Width at Setback (feet)	Maximum Clearing Limit Ratio	Front	Side	Rear	Maximum Impervious Coverage
Townhouse	2,500	20	0.4	35	0 interior wall 15 exterior wall	25	0.70
Base density without sewer: 0.31 unit per acre; with sewer: 0.5 per acre							
Minimum open space ratio for major subdivision: 0.175							
When a developer of residential development has utilized Pinelands development credits to achieve a density greater than 0.5 dwelling unit per acre, the developer shall provide a minimum of 25% of the tract as open space, compliant with § 160-19B(5) and § 160-19C(4). Density may be increased to 2.0 units per acre with Pinelands development credits.							
Minimum usable yard area for each yard: 20%							
Maximum building height: 35 feet							