

ZONING

160 Attachment 12

Township of Evesham

Table 12: MF Performance Regulations

Permitted Uses ¹	Maximum Density or Floor Area Ratio	Minimum Lot Area (square feet)	Minimum Lot Width at setback (feet)	Minimum Yards (feet)			Maximum Impervious Coverage Ratio	Maximum Clearing Limit Ratio	Open Space Ratio
				Front	Side	Rear			
Single-family detached	2	10,000 square feet	90	30	10	25	0.45	0.5	NA
Townhouse (see additional standards below)	6.0 dwelling units per acre	2,500 square feet	24	30	0 if adjoining another unit; 15 if outside wall	20 ²	0.45	0.5	0.5
Apartment	6.0 dwelling units per acre	See Standards Below					0.45	0.5	0.5
Duplex or two-family	Limited to no more than 25% of units proposed in a planned development	12,000 square feet	90	30	10	25	0.45	0.5	0.5
Single-family semidetached		6,000 square feet	60	30	10 (one side)	15			
Maximum building height: 35 feet									
Minimum usable yard area for each yard: 20%									

NOTES:

- ¹ Public water and sewer required for all development.
- ² Includes decks except where rear yards abut permanent open space, a minimum of 50 feet in depth, wherein the deck may be as close as 10 feet from the rear property line.