

ZONING

160 Attachment 13

Township of Evesham

Table 13: AH-1, AH-1A and AH-2 Performance Requirements

[Amended 6-19-2007 by Ord. No. 10-6-2007; 6-23-2009 by Ord. No. 10-6-2009; 12-11-2018 by Ord. No. 23-12-2018]

Permitted Uses ¹	Maximum Density or Floor Area Ratio	Minimum Lot Area	Minimum Lot Width at Setback (feet)	Minimum Yards (feet)			Maximum Impervious Coverage Ratio	Maximum Clearing Limit Ratio	Open Space Ratio	Maximum Height (feet)	Minimum Usable Yard Area
				Front	Side	Rear					
Agriculture	NA	6 acres	100	25	10	10	0.02	0.8	NA	NA	
Single-family detached	NA	5,000 square feet	50	20	6 feet minimum; 15 feet aggregate Minimum building separation: 21 feet	20	0.5	0.5	NA	35	
Duplex or two-family	Limited to no more than 25% of units proposed	9,000 square feet	90	30	10	25	0.45	0.5	0.5	35	
Single-family semidetached	In a planned development of 25 acres or more	5,000 square feet	50	30	10 (one side)	25	0.45	0.5	0.5	35	
Assisted or independent congregate living	35 beds/acre	5 acres	200	50	50	30	0.70	n/a	0.30	4 stories/ 50 feet	
Apartments	AH-1: 7.5 DU/Ac. AH-2: 9.2 DU/Ac.	NA	NA	25	25	40	0.70	0.80	0.30	35	
Townhouses	AH-1: 7.5 DU/Ac. AH-2: 9.2 DU/Ac.	2,000 square feet	20	20	0 if adjoining another unit; 15 if outside wall	20	0.45	0.5	0.5	35	
Minimum usable yard area for each yard: 20%											

NOTES:

¹ Public water and sewer required for all development.