

ZONING

160 Attachment 18

Township of Evesham

Table 18: SEN-2 Performance Regulations

Permitted Uses ¹	Minimum Lot Area Per Dwelling Unit	Minimum Lot Width at Setback (feet)	Maximum Clearing Limit Ratio	Minimum Yards (feet)			Maximum Impervious Coverage	Maximum Height (feet)
				Front	Side	Rear		
Single-family detached	5,000 square feet	50	50%	15	6 (15 both) ³	20	0.55 per lot	30
Single-family semidetached	3,000 square feet	40	60%	15	6 (1 side only)	20	0.60	30
Townhouse	1,500 square feet	20	60%	20	0 (10 feet both); 0 if adjoining another unit; 10 feet if outside wall	20 ²	0.60	30
Assisted living	5 acres maximum lot				Use AH-1A standards			
Apartment	N/A	200	70%	30	30	30	0.60	35
Density: 1.625 per acre for dwellings; 15 units (beds)/acre for assisted living. ⁴								

NOTES:

- ¹ Public water and sewer required for all development.
- ² Includes decks except where rear yards abut permanent open space, where the deck may be as close as 10 feet from the rear property line.
- ³ The side yards for up to 60% of a development may be reduced to an aggregate of 12 feet with six-foot minimums, if the reduced yards are staggered and configured to maximize the aesthetics of the development.
- ⁴ An assisted living unit may have one or two beds.