

ZONING

160 Attachment 21

Township of Evesham

Table 21: MDR Performance Regulations

[Added 5-17-2011 by Ord. No. 15-6-2011; amended 3-17-2015 by Ord. No. 3-3-2015]

Permitted Uses	Minimum Tract Area (acres)	Density (dwelling units per acre)	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Maximum Clearing Limit Ratio (overall tract)	Minimum Yard (in feet)			Maximum Impervious	Maximum Building Height (feet)
						Front	Side	Rear		
Cluster single-family detached w/public water and sewer	10	2	10,000	80	0.6	30	10 each	25	0.5	35
Cluster townhouse w/public water and sewer	10	2.3 base; 2.42, including affordable units	2,400	24 inside 34 end	0.5	20	0 inside 10 end	25	0.6	35
Condo or apartment flat (affordable) ¹	10	same as townhouse above	n/a	24	0.5	20 from sidewalk	0 inside 20 end to another building	n/a 65 from tract boundary	0.6	35
Minimum perimeter buffer is 40 feet for townhouse developments and 15 feet for single-family detached developments.										
Minimum required open space area for cluster development (not including stormwater areas) is 40% of the total tract area. See also cluster provisions at § 160-19.										
Maximum building length for townhouses is 160 feet or six units whichever is less (may include total of eight units when affordable flat are included).										

Notes:

¹For condo or apartment flats, the buildings should in effect meet the same setbacks as the townhouses, but if the land around the affordable units is owned in common, then the setbacks will be from the tract boundaries.