

ZONING

160 Attachment 7A

Township of Evesham
Table 7A: RG-1BR 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 Yards (feet)			Maximum Impervious Coverage
				Front	Side	Rear	
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	10,000 square feet	80	0.50	30	10	25	0.45
Cemeteries	5	200	0.50	50	50	50	0.50
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
Apartments	12,000	90	0.65	50	10	25	0.65
Base density without sewer: 0.31 unit per acre; with sewer: 0.5 per acre							
Minimum open space ratio for major subdivision: 0.20							
When a developer of a residential development has utilized Pinelands development credits to achieve a density greater than 2.5 dwelling units 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 3.0 units per acre with Pinelands development credits.							
Minimum usable yard area for each yard: 20%							
Maximum building height: 35 feet							