

TOWNSHIP OF EVESHAM
ORDINANCE NO. 10-3-2026

AN ORDINANCE OF THE TOWNSHIP OF EVESHAM, COUNTY OF BURLINGTON,
STATE OF NEW JERSEY, ADOPTING AN AFFORDABLE HOUSING OVERLAY ZONING
DISTRICT FOR CERTAIN PROPERTIES IDENTIFIED IN THE FOURTH ROUND
HOUSING PLAN ELEMENT & FAIR SHARE PLAN

WHEREAS, The Township of Evesham has a statutory requirement under the Fair Housing Act to provide a realistic opportunity for the creation of its regional fair share of the need for low and moderate income housing; and

WHEREAS, the Planning Board has adopted a Housing Element and Fair Share Plan intended to address this regional fair share obligation; and

WHEREAS, the Housing Plan recommends the creation of new Affordable Housing overlay zoning districts to create the potential for new inclusionary affordable housing on sites that are either vacant or currently underutilized; and

WHEREAS, the Council of the Township finds that these sites are suitable for inclusionary multi-family housing and has decided to enact the mechanisms identified in the Housing Plan.

NOW, THEREFORE BE IT ORDAINED AN ENACTED, by the Township Council of the Township of Evesham, County of Burlington and State of New Jersey that Chapter 160 of the Land Use Legislation Code of the Township of Evesham be amended as follows:

SECTION I—Chapter 160 of the Evesham Township Land Use Legislation Code is amended as follows to add the following new section:

§160-74.3 Affordable Housing Overlay (AHO-1)

The following properties shall be included in the Affordable Housing Overlay District, and the Township’s zoning map shall be amended to identify these parcels as the Affordable Housing Overlay 1 District:

Block	Lot
35.30	20
16	3.03

- A. Purpose. The purpose of the AHO-1 Overlay District is to create the opportunity for the construction of new non-age restricted inclusionary multi-family housing in furtherance of the Township’s affordable housing obligations, and consistent with the Township’s Housing Plan. This district shall serve as an optional overlay zoning designation. All underlying zoning regulations shall remain. A developer shall have the option to pursue development through this overlay or through the regulations found in the underlying zoning.
- B. Principal Permitted uses.
 - 1. Multi-family dwellings
 - 2. Attached single-family dwellings (townhouses)

C. Accessory uses.

1. Off-street parking
2. Fences and walls
3. Stormwater management systems
4. Porches, decks, gazebos, and similar structures
5. Home business in accordance with §160-41

D. Performance standards and regulations

1. Minimum Lot Area
 - (a) Multi-family: 20,000 square feet
 - (b) Townhouse: 2,000 square feet per unit
2. Minimum Front Yard
 - (a) Multi-family: 50 feet
 - (b) Townhouse: 20 feet if garage attached in front, 10 feet if no garage in front
3. Minimum Side Yard
 - (a) Multi-family: 50 feet
 - (b) Townhouse: 0 feet internal; 20 feet building to building
4. Minimum Rear Yard
 - (a) Multi-family: 75 feet
 - (b) Townhouse: 40 feet
5. Maximum Impervious Coverage
 - (a) Multi-family: 60 percent
 - (b) Townhouse: 75% per lot
6. Maximum Building Height
 - (a) Multi-family: 4 stories / 50 feet
 - (b) Townhouses: 3 stories / 40 feet

7. Maximum permitted density

Block	Lot	Maximum Density
35.30	20	20 units / acre
16	3.03	12 units / acre

8. Affordable Housing Obligations

- (a) Any multi-family or townhouse development of five (5) or more dwelling units shall set aside a minimum of 15% of the units for very low, low, and moderate income households if the project is a rental project, or 20% of the units for low and moderate income households if the project is intended for the units to be owner occupied.
- (b) All affordable housing shall be have the following bedroom distribution:
 - i. No more than 20% of the affordable units shall be studio or one-bedroom units;
 - ii. A minimum of 20% of the affordable units shall be three or four bedroom units;
 - iii. The remainder of the affordable units may be two bedroom units;
- (c) All affordable housing shall have the following income distribution:
 - i. No more than 50% of the affordable units shall be priced to be affordable to a moderate income household;
 - ii. A minimum of 50% of the units shall be priced to be affordable to a low income household,
 - iii. For any rental project, a minimum of 13% of the affordable units shall be priced to be affordable to a very low income household. This requirement shall be included as a portion of the obligation to provide 50% of the affordable units as affordable to low income households.

SECTION II. REPEALER

All Ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION III. INVALIDITY

If any section, paragraph, subdivision, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision and the remainder of this ordinance shall be deemed valid and effective.

SECTION IV. EFFECTIVE DATE

This Ordinance shall take effect upon final passage and publication according to law and filing with the County Planning Board in accordance with N.J.S.A. 40:55d-16.

NOTICE

Public notice is hereby given that the foregoing ordinance was adopted on second and final reading by the Township Council of the Township of Evesham, County of Burlington, State of New Jersey, at their regular meeting held on March 11, 2026 in the Evesham Township Municipal Building, 984 Tuckerton Road, Marlton, New Jersey.

Rebecca Andrews, Township Clerk