

# GENERAL REEXAMINATION AND MASTER PLAN AMENDMENT

## TOWNSHIP OF EVESHAM

Burlington County, New Jersey

December 6, 2021

Adopted by the Township Planning Board: January 20, 2022  
(Resolution # 2021-PB-20)

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# I. INTRODUCTION

Evesham Township is 29.7 square miles or approximately 19,008 acres and is located in western Burlington County. Evesham Township is bordered by Cherry Hill and Voorhees Townships to the east (both in Camden County), Berlin and Waterford Townships to the south (both in Camden County), Medford Township to the east and Mount Laurel Township to the north (both in Burlington County). Approximately 16.35 square miles (55%) of Evesham Township is within the Pinelands Area. Largely as a result of the Pinelands Area designation the Township has developed with a suburban/urban character in the north and western portions, particularly along the Route 73 and Route 70 corridors, and with a more rural character in the southern and eastern portions.

Pursuant to Section 40:55D-89 of the Municipal Land Use Law, at least once every 10 years municipal master plans and development regulations are to be reexamined for the purpose of determining continued viability and the need for amendments. Consideration should be given to the emergence of land use issues and external influences, such as statutory mandates, which might impact the underlying basis of the master plan. The reexamination is intended to result in the articulation of planning policy issues which need to be addressed to ensure that the municipality's preeminent planning policy document, which serves as the foundation for development regulation, has continued applicability. Failure to undertake the periodic reexamination constitutes, under the law, a rebuttable presumption that the development regulations are no longer reasonable.

In accordance with the above citation, the reexamination is to address:

- a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- c. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.
- d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- e. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L. 1992, c. 79 (C. 40A:12-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality. (L. 1975, c. 291, s. 76; amended 1980, c. 146, s. 6; 1985, c. 516, s. 18; 1987, c. 102, s. 29; 1992, c. 79, s. 50.)

- f. The recommendations of the planning board concerning locations appropriate for the development of public electric vehicles infrastructure, including but not limited to, commercial districts and, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.

The Township's Planning Board adopted the most recent Master Plan in 2006. It consisted of the following elements: Land Use and Housing Element. Additionally, Master Plan Reexamination Reports were conducted in 2010, 2011 and 2012.

The Evesham Township Reexamination Reports adopted April 21, 2011 and June 21, 2012, and herein examined, consisted of the following: 1) Introduction, 2) A review of major problems and objectives at the time of the last reexamination report, 3) the extent to which such problems and objectives have been reduced or increased, 4) the extent to which there has been changes in assumptions and objectives, 5) Specific Recommendations, and 5) Redevelopment Plans.

## II. REEXAMINATION REPORT FINDINGS

- a. *The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.*

The statutory charge for this aspect of the reexamination is to identify problems and objectives identified in the most recent reexamination. As this is the fourth reexamination of the 2006 Master Plan, the charge then becomes one of establishing, from the 2011 and 2012 reexamination, specific problems to the extent discussed or, in the alternative, to the extent which can be deduced from the language of the goals and objectives. Specific problems as identified in the 2011 and 2012 Reexaminations are summarized and outlined:

1. **Major problems as identified in the 2011 & 2012 Reexamination Report.**

- a) **Development of Senior Center** - The Township has considered the development of a senior center as an integrated part of the municipal complex.
- b) **Industrial zoning on Sharp Road** - Changing the zoning of the Township owned property from Industrial Park (IP) to Institutional (INS).
- c) **Zoning of undeveloped land** - Continued need to review zoning of undeveloped and underdeveloped land outside the Pinelands Area to determine if lands are appropriately zoned.
- d) **Zoning consistent with the 2020 Vision Plan** - Make changes to both the C-3 zoning and the zoning along Old Marlton Pike to support mixed-uses and pedestrian oriented streetscapes
- e) **Master Plan amendments to comply with Pinelands Comprehensive Management Plan (CMP)** - While the Pinelands CMP was updated, the Township did not update its zoning or master plan.

2. **Goals and objectives as identified in the 2010 Master Plan.**

The following goals and objectives describe various facets and policies for articulating the community's vision and are presented as they were in the 2010 Master Plan, which carried forward the goals from the 2006 Master Plan:

Assumption: Evesham Township will continue to experience growth, although as available vacant land in the non-Pinelands portion of the Township diminishes, growth will proceed more slowly.

- (i.) **Goal: To preserve and enhance the quality of life in Evesham Township.**

Objective: Ensure that new development is well designed and adheres to recognized principles of good planning and smart growth.

Objective: Preserve open space opportunities through public and private actions.

(ii.) **Goal: To promote orderly growth within the Township.**

Objective: Ensure that Evesham’s development policies are in accordance with State Plan, Regional Plans and the Master Plans of adjoining municipalities.

Objective: Enforce all environmental regulations of the federal, state, county, and municipal governments.

Assumption: Evesham Township will continue to be an attractive place to live.

(iii.) **Goal: Maintain a safe and attractive residential environment.**

Objective: Continue to provide a variety of housing opportunities and dwelling types for residents at all income levels.

Objective: Comply with all applicable laws and policies regarding affordable housing.

Objective: Ensure that major new residential development contributes fairly to the provision of needed services including recreation.

Objective: Provide an appropriate range of public services to meet the needs of current and future residents.

Objective: Balance development with the acquisition of sufficient parkland to meet the perceived shortfall in active recreation facilities.

Assumption: The proportion of Evesham's population that is age 55 or older has increased due to the number of age-restricted developments completed or anticipated in the Township since the last Master Plan.

(iv.) **Goal: Assess the need for future age restricted development in Evesham Township**

Objective: Determine if all segments of the senior housing market are adequately served, i.e. active adult communities, congregate and continuing care retirement communities and assisted living and nursing facilities.

Objective: Evaluate if there is a need for senior recreational, social and transportation services beyond those that are currently being provided.

Objective: Evaluate the health service implications of Evesham's aging population in terms of emergency medical services and potential for adult day care services in consultation with existing hospitals and agencies.

Assumption: Evesham will continue to attract nonresidential development and, as vacant land diminishes, the Township will experience additional redevelopment of underutilized sites.

(v.) **Goal: Review the zoning on undeveloped land to determine if it is appropriately zoned.**

Objective: Evaluate the appropriate redevelopment opportunities for the Township's public works complex on Evesboro-Medford Road and the surrounding lands.

Objective: Evaluate the appropriateness of the industrial zoning district on Sharp Road.

Objective: Evaluate the continued need to maintain AH-1A district on Lippincott Road.

Objective: Review existing development regulations to determine what changes are required, if any.

Assumption: The circulation needs of Evesham will continue to grow along with the Township and the surrounding area.

(vi.) **Goal: To provide a circulation system that is safe, efficient, environmentally sensitive, and respectful of the community's character.**

Objective: Work closely with the New Jersey Department of Transportation regarding the reconstruction of Route 70/Route 73 intersection and examine its implications to the Land Use Plan.

Objective: Ensure that new local streets are constructed to Township or Residential Site Improvement Standards as appropriate.

Objective: Encourage alternative methods of circulation including pedestrian and bikeway systems.

Assumption: Protection of the Township's natural features, open space resources and historic heritage will remain a high priority.

- (vii.) **Goal: To enhance and protect the Township’s natural and cultural resources**

Objective: Enforce and expand environmental policies and regulations.

Objective: Review and, if necessary, update the Township’s Open Space Plan.

Objective: Explore new opportunities to protect historic resources.

The 2010 Master Plan Reexamination added the additional goal:

- (viii.) **Goal: Promote the development and redevelopment of mixed-use interconnected walkable places that provide for civic and private uses in close proximity to one another in a manner that will increase the vitality of each and encourage people to combine vehicle trips.**

*b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.*

1. **Major problems existing at the time of the 2011 and 2012 Reexamination Report.**

- a) **Development of Senior Center** - The creation of a senior center, as part of the overall municipal complex, is no longer under consideration.
- b) **Industrial zoning on Sharp Road** - The Township is not currently considering the rezoning of Township from Industrial Park (IP) to Institutional (INS).
- c) **Zoning of undeveloped land** - The Township continues to look for creative ways to develop underutilized property. This can be seen through the rezoning proposed in the 2020 Pinelands Area Master Plan Amendment and the adoption of the *Downtown Vision Plan*.
- d) **Zoning consistent with the 2020 Vision Plan** - While it does not appear as if the Township has made changes to the C-3 zoning, the Township has adopted the *Downtown Vision Plan* to further advance and advocate for a “downtown” center.
- e) **Master Plan amendments to comply with Pinelands Comprehensive Management Plan (CMP)** - The Township has recently adopted the Pinelands Area Master Plan Amendment which advances the CMP amendments indicated in the 2012 Master Plan Reexam. While the

Township has yet to amend its zoning ordinance related to certain zones, the Township is actively pursuing those changes.

2. **Goals and objectives as identified in the 2010 Master Plan**

Although the 2011 and 2012 Reexamination Reports did not examine the goals and objectives of the 2006 Master Plan this Reexamination Report finds that, excluding the exceptions indicated below, the assumptions, goals and objectives remain largely relevant and applicable.

Objective: Evaluate the appropriateness of the industrial zoning district on Sharp Road. *No longer applicable as the Township is no longer pursuing this rezoning.*

Objective: Evaluate the continued need to maintain AH-1A district on Lippincott Road. *As indicated in the Township's current Housing Element and Fair Share Plan, this site is to be developed for congregate independent living. As the site is currently under construction, this goal is no longer applicable as it has been evaluated.*

- c. ***The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.***

**Local**

1. **The Open Space and Recreational Plan**

Preservation of open space and recreation must be planned just like any other municipality infrastructure. This plan is essential to maintain a community's character and to preserve and improve the quality of life for its residents. Evesham Township Open Space Committee outlined goals that included identifying and protecting historical resources, supporting passive recreational opportunities at key locations throughout the community, protecting surface water and drinking water quality and exploring the need for and plan the expansion of needed active recreational opportunities in the Township.

2. **Stormwater Regulations**

As per the March 2, 2020 rules which amended state stormwater provisions, the Township adopted a Stormwater Control Ordinance on February 25, 2021. The amended rules replaced the nonstructural stormwater management strategies with

specific green infrastructure Best Management Practices (BMPs) to address stormwater quality and quantity.

3. Cannabis Regulations

Under Ordinance 31-8-2021 the Township adopted regulations permitting cannabis businesses in the Evesham Crossroads Overlay (EVCO) District, and Industrial Park (IP) District.

4. Census Analysis

The 2015-2019 American Community Survey (ACS) estimate reveals that since the 2000 Census (see Table 1 below), the Township experienced about 9% population growth and a similar rate of growth in housing units. Although owner-occupancy rates have increased steadily, since 2000, vacancy has increased by 110%. While the ACS contains only estimates, these trends are nonetheless something the Township should continually monitor.

5. Housing Element and Fair Share Plan

The Township recently adopted an updated Housing Element and Fair Share Plan, which was endorsed by the governing body on November 23, 2021.

**Table 1: Population and Housing Changes**

	<b>2000</b>	<b>2010</b>	<b>2019</b>	<b>2000-2019 % Change</b>
<b>Persons</b>	42,275	45,538	45,188	7%
<b>Households</b>	15,914	17,620	17,624	11%
<b>Median Housing Value</b>	\$157,000 <sup>1</sup>	\$313,500	\$290,300	22% <sup>2</sup>
<b>Housing Units</b>	16,436	18,140	18,907	15%
<b>Owner-Occupied</b>	12,275	13,778	13,381	9%
<b>Renter-Occupied</b>	3,549	3,633	4,243	20%
<b>Vacant</b>	612	729	1,283	110%
<b>Persons per Occupied unit</b>	2.65	2.56	2.5	- 6%

Source: Table DP04, 2000 Census, 2010 Census, 2015-2019 American Community Survey

<sup>1</sup> When adjusted for inflation to 2019 \$, \$238,810

<sup>2</sup> On an inflation adjusted basis

**Table 2: 2010 Land Use by Acres (Est.)**

Land Use	Acres	Percent
Single Family	3,453	18.24%
Multi Family	493.30	2.61%
Industrial	0	0%
Transportation	2,075.10	10.96%
Utility	129.60	0.68%
Commercial	687.30	3.63%
Community Services	139.90	0.74%
Military	0	--
Recreation	797.70	4.21%
Agriculture	1,301.10	6.87%
Mining	0	0%
Wooded	8,731	46.12%
Vacant	830.30	4.39%
Water	292.6	2.55%
Total	18,931	100%

Source: DVRPC Analytical Data Report, Appendix D

As indicated in Table 2 above, the largest section of the Township is classified as wooded (46.12%), while single-family development is a distant second at just under 20%.

**Table 3: Housing Units Authorized by Building Permits**

Year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Avg.
<b>Building Permits Issued</b>	5	10	26	69	70	71	138	149	238	392	105	115

Source: NJDCA Construction Reporter, Building Permits, Yearly Summary Data, and Housing Units Authorized by Building Permits for New Construction

The number of housing units authorized by building permits is one of many economic indicators used nationally. In fact, the housing market is a sector that is considered an early indicator to changing economic conditions. Table 3 above reflects building permit data gathered from the New Jersey Department of Community Affairs (DCA). As indicated, building permits peaked in 2019 and dropped severely in 2020, possibly due to the Coronavirus pandemic.

**Burlington County**

1. The 2014 Burlington County Bicycle Master Plan indicates a desire to have numerous primary bikeway corridors.

## **Delaware Valley Regional Planning Commission (DVRPC)**

1. Federal law requires that Metropolitan Planning Organizations update their long range plans every four years. Connections 2045 and related documents were published in December 2017.
2. The Transportation Improvement Program (TIP) is an agreed-upon list of specific priority projects required for the region to receive and spend federal transportation funds. It lists all projects that intend to use federal funds along with non-federally funded projects that are regionally significant. In addition to the more traditional highway and public transit projects, TIPs can also include bicycle, pedestrian, and freight-related projects. As of September 26, 2019, the DVRPC Board adopted the DVRPC FY2020 Transportation Improvement Program for FY20-23 with Recommended Changes as the priority program of highway and transit projects. Burlington County is one of the regions included in this project. This regional TIP is included in the Statewide TIP and was developed in cooperation with NJDOT, NJ Transit, DRPA/PATCO, and DVRPC's member cities and counties in NJ.

## **State of New Jersey**

Much has changed in New Jersey since the adoption of the last reexamination report in 2012. While far from an exhaustive list, below are some of the more significant updates and amendments that impact planning and land use.

1. After legal challenges to the first version of the Third Round Substantive Rules as adopted by New Jersey Council on Affordable Housing (COAH) in 2004, a 2010 Appellate Division decision directed COAH to use a methodology similar to those used in the Second Round (certain Third Round Substantive Rules were affirmed). In 2014, COAH finally approved draft Third Round Substantive Rules but deadlocked 3-3 in voting to adopt. As a result of COAH's failure to adopt new regulations, additional litigation ultimately led to the Supreme Court's 2015 ruling, now known as Mt. Laurel IV, which transferred review and approval responsibility from COAH to designated Mt. Laurel trial judges.
2. On May 5, 2011, New Jersey enacted a law prohibiting the application of the judicially created Time of Decision rule to "applications for development". Specifically, the Time of Application Law provides "those development regulations which are in effect on the date of submission of an application for development shall govern the review of that application for development and any decision made with regard to that application for development".
3. On August 7, 2013, New Jersey enacted a law implementing numerous changes to the Municipal Land Use Law with the stated purpose of "enabling municipalities the flexibility to offer alternatives to traditional development through the use of equitable and effective planning tools, including clustering, transferring development rights and lot size averaging in order to concentrate development in

areas where growth can best be accommodated and maximized while preserving agricultural lands, open space and historic sites”.

4. On March 2, 2020, New Jersey amended its Green Infrastructure Stormwater Rules to require construction permit applicants to use green infrastructure, rather than more traditional engineered structures, to reduce stormwater runoff and achieve water quality goals.
5. On February 4, the Municipal Land Use Law (Section 19 of P.L.1975, c.291 (C.40:55D-28)) was amended to require that the land use plan element of a municipal master plan include a climate change-related hazard vulnerability assessment (CCRHVA). The Township will be required to include a CCRHVA the next time land use plan element is amended or otherwise updated.

*d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.*

The Township reserves the right to reconsider regulatory recommendations in the future.

1. **Master Plan Recommendations**

- a) The Township should update the Stormwater Management Plan to specifically address issues related to the advancement of new ordinances within the Pinelands.
- b) The Township should consider drafting an inclusion component to the Township’s Open Space and Recreation Plan (last adopted in 2012), so that all residents with disabilities benefit from efforts to enhance inclusive strategies into all programs and projects.
- c) The Township should consider inclusion of a Green Buildings and Environmental Sustainability Plan Element. This document can provide policy for future regulations regarding renewable energy, passive solar design, sustainable practices, and the construction of green buildings.
- d) The Township should consider amending the Master Plan to include goals seeking ways to address climate change.

2. **Development Regulation Recommendations**

Current development regulations in general allow for ease of administration and continue to meet the needs of the Township; however, changes discussed below should be considered.

- (a) **Pinelands Ordinance Amendment.** The Township should adopt zoning ordinance amendments proposed in Exhibit A.
- (b) **Historic, archaeological and cultural resource ordinances and maps.** The Township seeks to update the current ordinance to be consistent with Certified Local Government (CLG) guidelines. Additionally, maps and associated documents should be updated as appropriate.
- (c) **Split Zone recommendations.** The Township should investigate split zoned lots and rezone them to no longer be split zoned (make the entire lot one zone). See attached Exhibit B for a list of known split zone lots.
- (d) **Inconsistent Regulation.** Land Use regulations should be examined for any inconsistency with the New Jersey Residential Site Improvement Standards N.J.A.C. 5:21-1 et seq. and for instances where regulations are inconsistent with other standards or ambiguous in order to clarify the intent and purpose of ordinances.
- (e) **Definitions.** If additional classifications and standards are added to the Township Ordinance, the definition section should be updated accordingly. All verbiage which is not of a standard definition should be provided in applicable Ordinance definition sections.
- (f) **Electric Vehicle Charging.** Consideration should be given to updating, where applicable, the model ordinance which was adopted by the state.
- (g) **Performance guarantee and bonding.** The Township should update its ordinances to reflect current state regulations regarding performance guarantee and bonding.
- (h) **Downtown Area.** Consider bulk and zoning recommendations as indicated in the 2021 Downtown Vision Plan. Revisions could be undertaken as amendments to the C-3 Zone or Historic District Overlay. The need for a possible rezoning is discussed below in Section 3 (a).
- (i) **Grading Plan.** Consideration should be given to adjusting the exemption requirements of 72-1.E so to better reflect situations where grading changes would have no substantial impact on adjacent properties.
- (j) **Signs.** Sign standards should be updated to reflect current market trends. This includes updating definitions, amending types of permitted sign types, enforcement for noncompliant signs, etc.
- (k) **Swine.** Eliminate or modify Section 140-3 to reduce the number of permitted swine.

- (l) **Solar Energy.** Additional standards should be drafted for solar collectors and panels. Standards should be revised so to utilize current terminology and best practice.

3. **Rezoning Recommendations**

- (a) In order to effectuate the 2021 Downtown Vision Plan, parcels within the “downtown” area may need to be rezoned and a new district created. This includes the C-3 zone, the Historic District Overlay, and various outlying sites (as indicated in the vision plan).
- (b) Consider rezoning Block 24.21, Lot 3 to permit residential, multifamily, mixed use or some combination thereof.
- (c) It is recommended that the parcels indicated in Exhibit C be rezoned to RG-1BR, FA, and RG-2KG. As some of the lots may be split zoned, special attention should be given to Exhibit D, draft zoning map.

*e. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law,” P.L. 1992, c. 79 (C. 40A:12-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality. (L. 1975, c. 291, s. 76; amended 1980, c. 146, s. 6; 1985, c. 516, s. 18; 1987, c. 102, s. 29; 1992, c. 79, s. 50.)*

It is the Township’s intent to utilize all available planning tools to work toward implementation of the Township’s Vision, to advance its goals and objectives, to improve the quality of life for current and future residents and to maintain and enhance opportunities for smart growth and economic development. The Township should consider the following:

1. The Township should consider an area in need of redevelopment investigation for Block 24.21, Lot 3.
2. Due to infrastructure issues, the Township should consider an area in need of redevelopment investigation for Braddock Mill Road/Linden Ave area (portions of Block 37.01)

*f. The recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts and, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development of public electric vehicle infrastructure.*

At present, there are three (3) public EV charging stations located within the Township along Route 70 and Route 73. While residents of dwellings that are single-family detached in character generally have the infrastructure to charge their vehicle from their garage or driveway, more formal infrastructure (i.e. stations) is required for multi-unit residential.

The same is true for non-residential development where charging stations can be utilized by employees, customers, and other visitors. As of September 1, 2021, the Model Statewide Municipal Electric Vehicle (EV) Ordinance published by the DCA was written with support from the Department of Environmental Protection (DEP) and Board of Public Utilities (BPU) to comply with P.L. 2021, c. 171, signed into law on July 9, 2021. The law requires that Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready parking spaces be designated as a permitted accessory use in all zoning districts and establishes associated installation and parking requirements related to EVSE.

### **III. CONCLUSION**

This Reexamination Report concludes that while the Township has continuously updated various master plan documents (the 2006 Master Plan, reexamination reports in 2011 and 2012, Pinelands area amendment, various individual master plan documents, etc.), the Township should undertake a universal revision of the Master Plan. While the 2006 Master Plan updated the land use element, the most recent circulation element was drafted in 1990. Clearly, much has happened in the Township since that time (Evesham Circle, etc.) and circulation patterns should be reevaluated and analyzed. Considering that various elements have been updated in various years, a comprehensive master plan update should be considered.

**Exhibit A - Draft RG-1BR, RG-2KG, and FA Ordinances**



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- Streetscape Design
- Economic Development
- Parks and Recreation

December 2, 2021

**Pinelands Area Narrative – Kings Grant, Barton Run, Links Golf Course, Former Barton Run Swim Club, and Forest Area**

**Regional and Local Master Plans**

The 2006, Pinelands Sub-Regional Plan (Pinelands Sub-Plan), was developed by Evesham Township, Medford Township, the New Jersey Department of Environmental Protection, and the New Jersey Pinelands Commission (Commission). *The study area of the Pinelands Sub-Plan began south of Taunton Lakes Road, so the Barton Run development was not included.* The Pinelands Sub-Plan recommended amendments to complete the following:

- Re-designate the Zone Plan from Rural Development (RD) Area to Regional Growth (RG) Area in the existing developed portions of Kings Grant.
- The Pinelands Sub-Plan recommends expansion of the Forest Area to protect critical habitat and valuable natural resources in the southern portion of Evesham.

The Pinelands Comprehensive Management Plan defines the RD, RG, and FA Areas.

*“The Rural Development Areas in the Protection Area represent those transitional areas which generally separate growth areas from the less developed, predominantly forested areas of the Pinelands. These areas are somewhat fragmented by existing development and serve a dual purpose as buffers and reserves for future development.”*

*“The Regional Growth Areas represent those land areas which are: (1) in or adjacent to the existing developed area; (2) experiencing growth demands and pressure for development; and (3) capable of accommodating development without jeopardizing the most critical elements of the Pinelands Environment.”*

*“The Forest Areas of the Protection Area represent largely undisturbed forest and coastal wetland areas adjoining the Preservation Area and extending into the southern section of the Pinelands. The Commission has determined that these areas possess, “the essential character of the existing Pinelands environment,” which the Legislature said it was the Commission’s responsibility to preserve and maintain.”*

The **2006 Master Plan Update** and **2012 Master Plan Reexamination** recommend rezoning Kings Grant from Rural Development to Regional Growth Area, consistent with the built environment and the Pinelands Sub-Plan.

In 2020, the Evesham Planning Board adopted the Pinelands Area Master Plan Amendment (Plan), which provides more detail, supporting the recommendations of the Sub-Regional Plan. The 2020 Plan recommended amendments to the Zone Plan to re-designate Kings Grant and Barton Run, including the former Barton Run Swim Club and existing Links Golf Club clubhouse parcels, from Rural Development to Regional Growth Area. Lastly, the Plan recommends certain Forest Area rezoning, as mapped.

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## Kings Grant and Barton Run Amendment to Regional Growth Areas

The existing Rural Development (RD-1) District's stated purpose is to preserve the existing character and environmental quality while recognizing the higher density development of Kings Grant and Barton Run. Typically, the RD Districts are not served by public water and sanitary sewer and the RD-1 performance regulations set the base density at 1 unit per 6 acres, permitting lot sizes to be reduced to 1 acre where clustering is implemented. The existing developed lots in Kings Grant and Barton Run are served by public water and sanitary sewer.

In both neighborhoods, single family lot areas range from a low of 4,999 to over 8,000 SF. This equates to an underlying density ranging from 5 to almost 9 dwelling units per acre on the single-family parcels. The townhouse and apartment densities range even higher from 17 dwelling units per acre and above, where townhouse lots are typically 2,500 SF and the apartment buildings' minimum lot size is 12,000 SF.

In the 1980s the Evesham Zoning Ordinance accommodated the built patterns within Kings Grant and Barton Run, permitting a wide range of lot areas, as characterized above, and most consistent with the Regional Growth Areas. The ordinance was amended, removing all references to the pre-existing and approved lot sizes; and creating vast nonconformity in the existing **Kings Grant and Barton Run** developments by placing them within the Rural Development Area. The developed portions of both neighborhoods, served by public water and sanitary sewer are more closely aligned with the Regional Growth Area designation. The largely preserved open space surrounding the developments are most closely aligned with the Rural Development Area designation.

The New Jersey Municipal Land Use Law (N.J.S.A. 40:55D et.seq.), discourages communities from creating nonconforming lots and structures. Nonconformity discourages community investment and generates a significant workload for the Zoning Board. The proposed ordinances establishing the **Kings Grant (RG-2KG) and Barton Run (RG-1BR)** Zoning Districts will establish lot area and yard standards consistent with the built environment; and as characterized above.

The **Links Golf Club clubhouse** requires repairs, including a failing septic system, where failing private septic systems negatively impact water quality. The clubhouse property but not the golf course is proposed to be included within the RG District, which will permit functional improvements to the Club, including restaurant, catering, pro-shop, cart barns, maintenance sheds, caretaker apartment, and marital suite consistent with current consumer expectations for these types of facilities. The definition of "golf course" is proposed to be expanded to include these typical accessory uses for all golf clubs within Evesham.

The **RG-2KG** District is created consistent with the RG-2 District, but including the existing land uses and lot sizes as previously provided by the 1980s Zoning Ordinance. The base density with sewer permits 0.5 dwelling units per acre; and density with sewer may be increased up to 2 dwelling units per acre with the purchase of Pinelands Development Credits (PDCs).

The **former Barton Run Swim Club** was a private membership club, which is now closed. Due to the disturbance on the property, which once included a swimming pool, clubhouse, fields, courts, and other improvements and the availability of public water and sanitary sewer, it can be developed with residential dwellings, consistent with the surrounds. In addition, the community is requiring a setback to provide public open space and passive recreation improvements.



The **RG-1BR** District is created consistent with the RG-1 District, but including the existing land uses and lot sizes as previously provided by the 1980s Zoning Ordinance. The base density with sewer permits 0.5 dwelling units per acre; and density with sewer may be increased up to 3 dwelling units per acre with the purchase of Pinelands Development Credits (PDCs).

### **Forest Area**

The **Forest Area** expansion will protect critical habitat and natural resources, contiguous with Wharton State Forest, consistent with the CMP and Pinelands Sub-Plan.

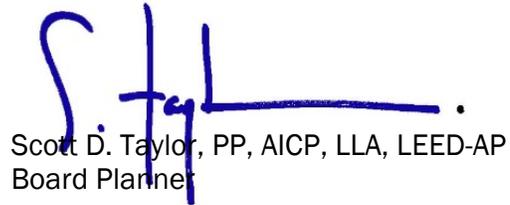
Affixed to this correspondence are the recommended ordinances to effectuate the Zoning amendments.

If you have any question or require additional information, please do not hesitate to contact our office.

Very truly yours,  
**Taylor Design Group, Inc.**

A handwritten signature in black ink that reads "Michelle Taylor".

Michelle Taylor, PP, AICP  
Board Planner

A handwritten signature in blue ink that reads "Scott D. Taylor".

Scott D. Taylor, PP, AICP, LLA, LEED-AP  
Board Planner



## GOLF COURSE

A tract of 75 or more acres containing a full-size professional golf course at least nine holes in length, together with appropriate accessory uses and structures such as club houses, dining, snack bar, and refreshment facilities, restaurants and catering facilities, driving ranges, pro shop, cart barn, maintenance shed(s), gym, caretaker apartment, event preparation suite, and miniature golf courses, providing the operation of such are incidental and subordinate to the operation of golf course.

### EVENT PREPARATION SUITE

Room(s) to prepare physically for an event such as, but not limited to marriage, and typically used for styling hair, applying make-up, and dressing participants, including brides, grooms, and attendants.

### **§160-19 Cluster / Conservation design subdivision development**

§160-19.B(5) Building lots must contain a minimum of 2,000 square feet of developable upland area for townhouse dwellings and a minimum of 8,000 square feet of developable upland area for single-family dwellings.

§160-19.C(4) Where open space areas intended for active or passive recreation are located behind residential lots, the open space must have a minimum street frontage of 75 feet to ensure access to the residents of the development.

### **§160-30 Nonconforming uses, structures, and lots**

§160-30.F Nonconforming lots and structures. Any structure on a nonconforming lot, or a structure on a conforming lot which violates any yard requirements, may have additions added to the principal building or an accessory building added without an appeal to the Zoning Board of Adjustment, providing that the permitted building coverage is not exceeded and the accessory building or the addition to the principal building does not violate any other requirements of this chapter.

### **§ 160-34. Increase of residential density with Pinelands development credits.**

§ 160-34.B Pinelands development credits shall be used in the following manner:

- (1) To permit development of parcels of land in the RG-1, RG-1BR, RG-2 and RG-2KG Zones according to the density and lot area requirements set forth in this chapter;
- (2) When a variance of density or lot area requirements for the RG-1, RG-1BR, RG-2 or RG-2KG Zones is granted by the Township, Pinelands development credits shall be used for all dwelling units or lots in excess of that otherwise permitted without the variance;
- (3) When a variance or other approval for a nonresidential use not otherwise permitted in the RG-1, RG-1BR, RG-2 or RG-2KG Zones located in the Pinelands Area is granted by the Township, Pinelands development credits shall be used at 50% of the maximum rate permitted for Pinelands development credit use in the zone in which

the nonresidential use will be located for parcels under 10 acres in size; at 75% of the maximum rate for parcels between 10 and 20 acres in size; and at 100% of the maximum rate for parcels over 20 acres in size. This requirement shall not apply to a variance or other approval which authorizes the expansion of or changes to existing nonresidential uses in accordance with N.J.A.C. 7:50-5.2;

- (4) When a variance for cultural housing is granted by the Township in accordance with § 160-45; and
- (5) When a waiver of strict compliance is granted by the Pinelands Commission pursuant to N.J.A.C. 7:50-4.61 et seq.
- (6) When a variance or other approval for a residential use in that portion of the OP Zone located in the Pinelands Area is granted by the Township, Pinelands development credits shall be used for 50% of the authorized units for parcels under 10 acres in size; for 75% of the authorized units for parcels between 10 and 20 acres in size; and for 100% of the authorized units for parcels over 20 acres in size.

#### **§160-36 Substandard lots in Pinelands District.**

- A. Except as set forth herein, any existing lot or lots of an acre or more within the Regional Growth, Rural Development, Forest Agriculture and Forest Woodland Districts shall be exempt from the density and minimum lot size requirements of this chapter, provided that:
  - (1) One dwelling unit, which will be the principal residence of the property owner or a member of the immediate family of the property owner, is proposed to be developed;
  - (2) The parcel has been in the continuous ownership since February 7, 1979, of the person whose principal residence the dwelling unit will be, a member of that person's immediate family, or a partnership or corporation in which members of that person's immediate family collectively own more than a majority interest in such partnership or corporation;
  - (3) The parcel was not in common ownership with any contiguous land on or after February 8, 1979, that contains substantial improvements; and
  - (4) The parcel includes all vacant contiguous lands in common ownership on or after February 8, 1979.
- B. All existing lots of 20,000 square feet or more within all of the Regional Growth, Forest Agriculture, Rural Development and Forest Woodland Districts shall be exempt from the minimum dimensional requirements of this chapter and shall be governed instead by the following minimum requirements:
  - (1) Lots 20,000 square feet to 43,559 feet:
    - (a) Front yard: 30 feet.
    - (b) Rear yard: 25 feet.
    - (c) Side yard: 10 feet each, 25 feet aggregate.
    - (d) Frontage: 100 feet.
    - (e) Impervious coverage limit: 25%.

- (2) Lots one acre or larger:
- (a) Front yard: 50 feet.
  - (b) Rear yard: 50 feet.
  - (c) Side yard: 15 feet, 35 feet aggregate.
  - (d) Frontage: 100 feet.
  - (e) Impervious coverage limit: 15% of the parcel.

- C. All existing lots of 20,000 square feet or less within the Regional Growth – 1 Barton Run and Regional Growth – 2 Kings Grant Districts shall be exempt from the minimum dimensional requirements of §160-36B; but shall be governed instead by the area and dimensional regulations as set forth in Table 7A, RG-1BR and Table 8A, RG-2KG Performance Regulations, located at the end of this chapter.

### §160-52 Critical areas and easements; deductions

In all zones encompassed by this chapter, except the FA, FW, RD-1, RD-2, RD-3, RG-1, [RG-1BR](#), RG-2, [RG-2KG](#) and EP Zones, there shall be a deduction of 80% of the critical areas, including streams, ponds and lakes, one-hundred-year floodplains, wetlands, and slopes over 25% in computing gross density (residential zones) or a floor area ratio (nonresidential zones), and easements prior to any development approval, except those for conservation or agricultural purposes, or communications and access.

### §160-53 Designation of districts.

- A. For the purpose of this chapter, the area of Evesham Township shall be divided into zones or districts which shall have the following designations:

... (In addition to the existing list of districts)

[RG-1BR](#)      [Regional Growth – 1 Barton Run District](#)

[RG-2KG](#)      [Regional Growth – 2 Kings Grant District](#)

### §160-57 Rural Development-1 (RD-1), Pinelands Area.

- A. Purpose. To preserve the existing character and environmental quality ~~while recognizing~~surrounding the existing higher density development of Kings Grant and Barton Run.

### §160-60.1 Regional Growth 1 Barton Run (RG-1BR), Pinelands Area.

#### INSERT Table - Barton Run blocks and lots for zone change, provided by others

- A. Purpose. To provide a transitional area between the environmentally sensitive lands of the Pinelands, while recognizing the existing higher density development of Barton Run and the more intensive development of non-Pinelands portions of the Township.

B. Principal permitted uses. Only the following shall be permitted:

~~(1) Agriculture, including silviculture and horticulture.~~

~~(2)(1)~~ Single-family detached dwellings.

~~(3)(2)~~ Group homes.

~~(4)(3)~~ Duplex or two-family dwelling unit consistent with §160-36.C.

~~(5)(4)~~ Single-family semidetached dwelling unit consistent with §160-36.C.

~~(6)(5)~~ Townhouse dwelling unit consistent with §160-36.C.

~~(6) Apartment house or multiple dwelling consistent with §160-36.C.~~

~~(7) Low Intensity Recreational Facility and Intensive Recreation Facility, excluding amusement parks, hotels, and motels.~~

~~C. Conditional uses (subject to Chapter 161).~~

~~(1) Institutional uses, conditional upon the availability of adequate public sewer and water.~~

~~(2) Houses of worship.~~

~~(3) Fraternal organizations.~~

~~(4) Home occupations.~~

D.C. Accessory uses:

(1) Private residential swimming pools.

(2) Sheds.

(3) Tennis courts and similar recreational facilities incidental to the primary uses on detached single-family residential lots only.

(4) Off-street parking for motor vehicles and private garages.

(5) Fences and walls up to four feet in height in front yards and six feet in height in rear yards except that tennis courts may have fencing up to 15 feet in height.

(6) Signs subject to this chapter.

~~(7) Farm buildings and uses, including storage buildings, barns, stables and agricultural commercial establishments for the purpose of display and sale of farm products raised on the premises, of which not less than 60% shall be grown on premises.~~

~~(8)(7)~~ Temporary construction and sales trailers.

~~(9)(8)~~ Home occupation in accordance with the standards in §160-41 in accordance with the standards in the LD District.

E.D. RG-1BR performance regulations.

(1) The area and dimensional regulations as set forth in Table 7A, RG-1BR Performance Regulations, located at the end of this chapter, shall apply.

(2) The following dimensional requirements for accessory uses and structures shall apply:

(a) No accessory use or structure shall be permitted in the front yard setback.

(b) The side and rear setback shall be equal to 1/2 of the requirement for the principal building, except for sheds, less than 150 square feet in area, which may be located no closer than five feet from a property line.

(3) Without public sewers:

- (a) Base density: 0.31 units per acre.
- (4) With public sewers:
  - (a) Base density: ~~2.50.5~~ units per acre.<sup>1</sup>
  - (b) The allowable density may be increased to 3.0 units per acre through the use of Pinelands development credits. . . . When a developer of residential development has utilized Pinelands Development credits to achieve a density greater than ~~2.50.5~~ dwelling units per acre, the developer shall provide a minimum of 25% of the tract as open space compliant with §160-19.B(5) and §160-19C(4).
- (5) No residential dwelling unit or nonresidential use in the RG-1BR District shall be located on a parcel of less than one acre unless served by a centralized wastewater treatment plant.
- (6) Notwithstanding the requirements of Subsection D(5) above, an application for residential development not served by a centralized wastewater treatment plant on lots between 20,000 square feet and one acre in size may be considered without the necessity for a municipal lot size or density variance, provided a waiver of strict compliance is granted by the Pinelands Commission pursuant to N.J.A.C. 7:50-4.61 et seq.

#### §160-61.1 Regional Growth-2 Kings Grant (RG-2KG), Pinelands Area.

##### INSERT Table - Kings Grant blocks and lots for zone change, provided by others.

- A. Purpose. To provide a transitional area between the Pinelands' low-density development, while recognizing the existing higher density development of Kings Grant, and the more intensive development of non-Pinelands portions of the Township.
- B. Principal permitted uses.
  - ~~(1) Agriculture, including silviculture and horticulture.~~
  - ~~(2)(1)~~ \_\_\_\_\_ Single-family detached dwelling units.
  - ~~(3)(2)~~ \_\_\_\_\_ Group homes.
  - ~~(4)(3)~~ \_\_\_\_\_ Golf courses.
  - ~~(5)(4)~~ \_\_\_\_\_ Duplex or two-family dwelling unit consistent with §160-36.C.
  - ~~(6)(5)~~ \_\_\_\_\_ Single-family semidetached dwelling unit consistent with §160-36.C.
  - ~~(6)~~ Townhouse dwelling unit consistent with §160-36.C.
  - ~~(7)~~ Low Intensity Recreational Facility and Intensive Recreation Facility, excluding amusement parks, hotels, and motels.
- C. ~~Conditional uses (subject to Chapter 161).~~
  - ~~(1) Institutional uses, conditional upon the availability of adequate public sewer and water:~~
    - ~~(a) Public, private, or parochial educational institutions.~~

<sup>1</sup> Alternatively, the base density would be eliminated and a mandatory 25% Pinelands Development Credit would apply regardless of density, where the ordinance language will be supplied by the Pinelands Commission.

~~(2) Houses of worship.~~

~~(3) Fraternal organizations.~~

~~(4) Home occupations.~~

D.C. Accessory uses.

- (1) Private residential swimming pools.
- (2) Sheds.
- (3) Tennis courts and similar recreational facilities incidental to the primary uses on detached single-family residential lots only.
- (4) Off-street parking for motor vehicles and private garages.
- (5) Fences and walls up to four feet in height in front yards and six feet in height in rear yards except that tennis courts may have fencing up to 15 feet in height.
- (6) Signs subject to this chapter.
- (7) Farm buildings and uses, including storage buildings, barns, stables, and agricultural commercial establishments for the purpose of display and sale of farm products raised on the premises, of which not less than 60% shall be grown on premises.
- (8) Temporary construction and sales trailers.
- (9) Home occupation in accordance with §160-41.

E.D. RG-2KG performance regulations.

- (1) The area and dimensional regulations as set forth in Table 8A, RG-2KG Performance Regulations, located at the end of this chapter, shall apply.
- (2) The following dimensional requirements for accessory uses and structures shall apply:
  - (a) No accessory use or structure shall be permitted in the front yard setback.
  - (b) The side and rear setback shall be equal to 1/2 of the requirement for the principal building, except for sheds, less than 150 square feet in area, which may be located no closer than five feet from a property line.
- (3) Without public sewers:
  - (a) Base density: 0.31 unit per acre.
- (4) With public sewers:
  - (a) Base density: 0.5 unit per acre.
  - (b) The allowable density may be increased to 2.0 units per acre, through the use of Pinelands development credits. When a developer of residential development has utilized Pinelands Development credits to achieve a density greater than 0.5 dwelling units per acre, the developer shall provide a minimum of 25% of the tract as open space compliant with §160-19.B(5) and §160-19C(4).
- ~~(5) Minimum setback along Tuckerton Road: 75 feet.~~
- ~~(6)~~(5) No residential dwelling unit or nonresidential use in the RG-2 District shall be located on a parcel of less than one acre unless served by a centralized wastewater treatment plant.

~~(7)(6)~~ Notwithstanding the requirements of Subsection D(6) above, an application for residential development not served by a centralized wastewater treatment plant on lots between 20,000 square feet and one acre in size may be considered without the necessity for a municipal lot size or density variance, provided a waiver of strict compliance is granted by the Pinelands Commission pursuant to N.J.A.C. 7:50-4.61 et seq.

Rezoning Table - Recommendations for zone change from Rural Development-2 (RD-2) District to Forest Agricultural (FA) District Area by Block and Lot per Evesham Township Pinelands Area Master Plan Amendment dated August 2020 and the Evesham Township Master Plan Reexamination Report dated December 16, 2021.

Recommendations for Change from Rural Development-2 (RD-2) District to Forest Agricultural (FA) District Area		
Block	Lot	Owner
58	3.02	State of New Jersey - Green Acres
90	p/o 13	Evesham Township
90	11	
90	1.01	The Preserve HOA
90	4	Girl Scouts of the South Jersey Pines, AKA GS of Central & Southern NJ
90	5	
90	6	
90	6.01	
90	6.02	
90	9	Rancocas Watershed Conservation Foundation
90	9.01	
89.07	1	Mainline Realty - Preserved open space as part of settlement with Pinelands Commission
89.07	51	Wynlake Homes - Preserved open space as part of settlement with Pinelands Commission
89.07	61	State of New Jersey - NJDEP
89.05	44	Mainline Realty - Preserved open space as part of settlement with Pinelands Commission

ZONING

160 Attachment 7

Township of Evesham

Table 7: RG-1 Performance Regulations

Permitted Uses	Minimum Lot Area (acres) <u>or (square feet)</u>	Minimum Lot Width at Setback (feet)	Maximum Clearing Limit Ratio	Minimum Yards			Maximum Impervious Coverage
				Front	Side	Rear	
Agriculture	6	100	0.8	25	25	25	0.02
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
Base density without sewer: <del>0.310.225</del> unit per acres; with sewer: 2.5 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, <u>compliant with §160-19.B(5) and §160-19.C(4)</u> . 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							

**NOTES:**

<sup>1</sup> Only in accordance with § 160-45, Cultural housing provisions.

<sup>2</sup> Only in accordance with § 160-38B, Transfer of density in RD areas, and § 160-45, Cultural housing provisions.

ZONING

160 Attachment 7A

Township of Evesham

Table 7A: RG-1BR Performance Regulations

Permitted Uses	Minimum Lot Area (acres) <u>or</u> (square feet)	Minimum Lot Width at Setback (feet)	Maximum Clearing Limit Ratio	Minimum Yards (feet)			Maximum Impervious Coverage
				Front	Side	Rear	
<u>Agriculture</u>	<u>6</u>	<u>100</u>	<u>0.8</u>	<u>25</u>	<u>25</u>	<u>25</u>	<u>0.02</u>
Single-family detached, without public sewer; with	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
<u>Existing lots with dwelling units consistent with §160-36.C and served by public water and sewer</u>							
<u>Single-family detached</u>	<u>Existing Lot Area (square feet)</u>	<u>Minimum Lot Width at Setback (feet)</u>	<u>Maximum Clearing Limit Ratio</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>	<u>Maximum Impervious Coverage</u>
<u>Single-family detached</u>	<u>&gt;8,000</u>	<u>80</u>	<u>0.5</u>	<u>30</u>	<u>10</u>	<u>25</u>	<u>0.45</u>
<u>Single-family detached</u>	<u>&gt;6,000 &lt;7,999</u>	<u>60</u>	<u>0.6</u>	<u>25</u>	<u>5</u>	<u>20</u>	<u>0.55</u>
<u>Single-family detached</u>	<u>&gt;5,000 &lt;4,999</u>	<u>50</u>	<u>0.65</u>	<u>25</u>	<u>5 one 15 aggregate</u>	<u>20</u>	<u>0.60</u>
<u>Townhouse</u>	<u>2,500</u>	<u>20</u>	<u>0.4</u>	<u>35</u>	<u>0 interior wall 15 exterior wall</u>	<u>25</u>	<u>0.70</u>
<u>Apartments</u>	<u>12,000</u>	<u>90</u>	<u>0.65</u>	<u>50</u>	<u>10</u>	<u>25</u>	<u>0.65</u>
Base density without sewer: <u>0.31</u> unit per acres; with sewer: <u>2.5</u> per acre <sup>1</sup>							
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, <u>compliant with §160-19.B(5) and §160-19.C(4)</u> . 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							

<sup>1</sup> Alternatively, the base density would be eliminated and a mandatory 25% Pinelands Development Credit would apply regardless of density, where the ordinance language will be supplied by the Pinelands Commission.

ZONING

160 Attachment 8

Township of Evesham

Table 8: RG-2 Performance Regulations

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	
Agriculture	6	100	0.8	25	25	25	0.02
<u>Golf courses</u>	<u>75</u>	<u>300</u>	<u>0.25</u>	<u>100</u>	<u>75</u>	<u>75</u>	<u>0.20</u>
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	20,000 square feet	<del>110</del> 100	0.45	40	20	30	0.40
Cemeteries	5	200	0.50	50	50	50	0.50
Base density without sewer: 0. <del>225</del> <u>31</u> unit per acres; with sewer: 0.5 per acre							
Minimum open space ratio for major subdivision: 0.175							
Density may be increased to 2.0 units per acre with Pinelands development credits.							
Minimum usable yard area for each yard: 20%							
Maximum building height: 35 feet							

**NOTES:**

<sup>1</sup> Only in accordance with § 160-45, Cultural housing provisions.

<sup>2</sup> Only in accordance with § 160-38B, Transfer of density in RD areas, and § 160-45, Cultural housing provisions.

ZONING

160 Attachment 8A

Township of Evesham

Table 8A: RG-2KG Performance Regulations

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	
<u>Golf courses</u>	<u>75</u>	<u>300</u>	<u>0.25</u>	<u>100</u>	<u>75</u>	<u>75</u>	<u>0.20</u>
Single-family detached, without public sewer; with	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	20,000 square feet	110	0.45	40	20	30	0.40
<b>Existing lots with dwelling units consistent with §160-36.C and served by public water and sewer</b>							
<u>Single-family detached</u>	<u>Existing Lot Area (square feet)</u>	<u>Minimum Lot Width at Setback (feet)</u>	<u>Maximum Clearing Limit Ratio</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>	<u>Maximum Impervious Coverage</u>
<u>Single-family detached</u>	<u>&gt;8,000</u>	<u>80</u>	<u>0.5</u>	<u>30</u>	<u>10</u>	<u>25</u>	<u>0.45</u>
<u>Single-family detached</u>	<u>&gt;6,000 &lt;7,999</u>	<u>60</u>	<u>0.6</u>	<u>25</u>	<u>5</u>	<u>20</u>	<u>0.55</u>
<u>Single-family detached</u>	<u>&gt;5,000 &lt;4,999</u>	<u>50</u>	<u>0.65</u>	<u>25</u>	<u>5 one 15 aggregate</u>	<u>20</u>	<u>.60</u>
<u>Townhouse</u>	<u>2,500</u>	<u>20</u>	<u>0.4</u>	<u>35</u>	<u>0 interior wall 15' exterior wall</u>	<u>25</u>	<u>0.70</u>
Base density without sewer: 0.31 unit per acres; with sewer: 0.5 per acre							
Minimum open space ratio for major subdivision: 0.175							
<u>When a developer of residential development has utilized Pinelands development credits to achieve a density greater than 0.5 dwelling units per acre, the developer shall provide a minimum of 25% of the tract as open space, compliant with §160-19.B(5) and §160-19.C(4).</u> Density may be increased to 2.0 units per acre with Pinelands development credits.							
Minimum usable yard area for each yard: 20%							
Maximum building height: 35 feet							

## **Exhibit B - Split Zone Lots**

## Split Lots

pams_pin	pcblock	pcplot	pcqcode	prop_loc	owner_name	st_address	city_state	zip_code	zoning
0313_11.37_22	11.37	22		127 PREAMBLE DRIVE	OLIVAREZ, PAUL & VIDYA	127 PREAMBLE DRIVE	MARLTON, NJ	08053	MD,LD
0313_35.30_20	35.30	20		880 ROUTE 73 SOUTH	THUNDER ROAD PROPERTIES LLC	1939 EAST ROUTE 70 STE210	CHERRY HILL, NJ	08003	C-1,LD
0313_26_5.01	26	5.01							C-1;INS;MF;MD
0313_35.15_12.03	35.15	12.03							MD;INS
0313_15.03_122	15.03	122		43 MORNING GLORY DRIVE	JOHNSON, PHYLLIS	43 MORNING GLORY DRIVE	MARLTON, NJ	08053	SEN-1;SEN-2
0313_35.30_18.04	35.30	18.04		820 ROUTE 73 SOUTH	INDIA TEMPLE A C C % DADHANIA	34 CALLISON LANE	VOORHEES, NJ	08043	C-1,LD
0313_37.01_17.09	37.01	17.09		962 ROUTE 73 SOUTH	EAST 11TH AVE ASSOC LLC	261 HARVARD AVE	WESTVILLE, NJ	08093	C-1,LD
0313_89.05_1	89.05	1		1 JOHN SINGER SGT WAY	ALICEA, ORLANDO & JILL N	1 JOHN SINGER SGT WAY	MARLTON, NJ	08053	RD-2;RD-1
0313_1.01_2	1.01	2		351 BRANDYWINE DRIVE	EVESHAM TOWNSHIP	984 TUCKERTON ROAD	MARLTON, NJ	08053	MD;INS
0313_81.07_15	81.07	15		351 HOLLY ROAD	EVESHAM TOWNSHIP	984 TUCKERTON ROAD	MARLTON, NJ	08053	RD-1;INS
0313_35.15_12.02	35.15	12.02							MD;INS
0313_15.03_120	15.03	120		47 MORNING GLORY DRIVE	SPITZ, ALAN P & LYNDA A	47 MORNING GLORY DRIVE	MARLTON, NJ	08053	SEN-1;SEN-2
0313_11.02_51	11.02	51		125 GREENBROOK DRIVE	EVESHAM TWP BOARD OF EDUCATION	25 SOUTH MAPLE AVENUE	MARLTON, NJ	08053	MD;INS
0313_26_8.02	26	8.02		129 EAST MAIN STREET	EVESHAM TWP BOARD OF EDUCATION	25 SOUTH MAPLE AVENUE	MARLTON, NJ	08053	SEN-3;INS
0313_58.03_14	58.03	14		74 BORTONS ROAD	LITTLE MILL ASSOC % G VANISTENDAL	104 BORTONS ROAD	MARLTON, NJ	08053	RD-2;RD-2;RD-2;INS
0313_52.19_55	52.19	55		32A PICADILLY CIRCLE	KINGS GRANT OPEN SPACE ASSOCIATION	50 LANDINGS DRIVE	MARLTON, NJ	08053	RD-1;RD-2;RG-2KG
0313_53_1	53	1		60 HOPEWELL ROAD	EVESHAM TOWNSHIP	984 TUCKERTON ROAD	MARLTON, NJ	08053	RD-1;RD-2;RG-2KG
0313_38_1.02	38	1.02		30 ELMWOOD ROAD SOUTH	EVESHAM TOWNSHIP	984 TUCKERTON ROAD	MARLTON, NJ	08053	RD-2;RD-1;RD-1
0313_1.08_76	1.08	76		200 WESTERLY DRIVE	EVESHAM TOWNSHIP	984 TUCKERTON ROAD	MARLTON, NJ	08053	MD;INS
0313_26_6	26	6		99 EAST MAIN STREET	WILEY MISSION INC	99 E MAIN ST-PO BOX 22	MARLTON, NJ	08053	C-1;MF;MD;SEN-3;INS;INS
0313_35.30_19.02	35.30	19.02		850 ROUTE 73 SOUTH	PUBLIC SERVICE ELECTRIC & GAS CO	80 PARK PLACE	NEWARK, NJ	07101	C-1,LD
0313_13.22_2	13.22	2		349 EVESBORO-MEDFORD ROAD	ST ISAAC JOGUES CHURCH	3 LORD PLACE	MARLTON, NJ	08053	LD;MD
0313_15.03_125	15.03	125		37 MORNING GLORY DRIVE	SCHAEFER FAMILY TRUST	37 MORNING GLORY DRIVE	MARLTON, NJ	08053	SEN-1;SEN-2
0313_90_11	90	11		38C GEORGIA OKEEFE WAY	EVESHAM TOWNSHIP	984 TUCKERTON ROAD	MARLTON, NJ	08053	FW;FA
0313_11.37_16	11.37	16		139 PREAMBLE DRIVE	NI, YUAN QING	139 PREAMBLE DRIVE	MARLTON, NJ	08053	MD;LD
0313_26_4	26	4		400 ROUTE 73 SOUTH	EVESHAM TWP BOARD OF EDUCATION	25 SOUTH MAPLE AVENUE	MARLTON, NJ	08053	C-1;INS;C-2;MD
0313_44_3	44	3							RG-2;RG-1BR;RD-1
0313_13.68_8	13.68	8		199 EVESBORO-MEDFORD ROAD	EVESHAM TWP BOARD OF EDUCATION	25 SOUTH MAPLE AVENUE	MARLTON, NJ	08053	MD;INS
0313_15.03_112	15.03	112		50 MORNING GLORY DRIVE	MULLE, HENRY G & KATHERINE E	50 MORNING GLORY DRIVE	MARLTON, NJ	08053	SEN-1;SEN-2
0313_11.37_17	11.37	17		137 PREAMBLE DRIVE	KEHOE, MICHAEL S & DONNA	137 PREAMBLE DRIVE	MARLTON, NJ	08053	MD;LD
0313_44_2.02	44	2.02							RG-2;INS;RD-1
0313_11.37_21	11.37	21		129 PREAMBLE DRIVE	MARTIN, LANCE & JANET	129 PREAMBLE DRIVE	MARLTON, NJ	08053	MD;LD
0313_15.03_121	15.03	121		45 MORNING GLORY DRIVE	CRUZ, ROSARIO H & ROMARICO F	45 MORNING GLORY DRIVE	MARLTON, NJ	08053	SEN-1;SEN-2
0313_58.02_30	58.02	30		9 MILFORD DRIVE	LITTLE MILL COUNTRY CLUB,	104 BORTONS ROAD	MARLTON, NJ	08053	RD-2;RD-2;INS;FA
0313_11.37_23	11.37	23		141A PREAMBLE DRIVE	EVESHAM TOWNSHIP	984 TUCKERTON ROAD	MARLTON, NJ	08053	MD;LD
0313_50_18	50	18		50 TOMLINSON MILL ROAD	EVESHAM TOWNSHIP	984 TUCKERTON ROAD	MARLTON, NJ	08053	RD-3;INS
0313_37.01_14	37.01	14		954 ROUTE 73 SOUTH	EAST 11TH AVENUE ASSOC LLC	261 HARVARD AVENUE	WESTVILLE, NJ	08093	C-1,LD
0313_15.03_113	15.03	113		52 MORNING GLORY DRIVE	PIMLASKAR, SHASHIKANT L & SHEELA S	52 MORNING GLORY DRIVE	MARLTON, NJ	08053	SEN-1;SEN-2
0313_35.30_19.01	35.30	19.01		860 ROUTE 73 SOUTH	SHURGARD STORAGE CTR INC PTNJ 08105	PO BOX 25025	GLENDALE, CA	91201	C-1,LD
0313_8.12_48	8.12	48		1 FIRESIDE LANE	HEARTHSTONE AT EVESHAM COMM ASSOC	169 BATES AVE SUITE E	WEST BERLIN, NJ	08091	C-2;AH-1
0313_11.37_18	11.37	18		135 PREAMBLE DRIVE	DORMER, TIMOTHY J & ANDREA M	135 PREAMBLE DRIVE	MARLTON, NJ	08053	MD;LD
0313_35.30_17	35.30	17		800 ROUTE 73 SOUTH	BELL, CHARLES & BARBARA J	800 ROUTE 73 SOUTH	MARLTON, NJ	08053	C-1,LD
0313_15.03_200	15.03	200		440 ELMWOOD ROAD NORTH	ALL SHORE INC	440 ELMWOOD ROAD NORTH	MARLTON, NJ	08053	SEN-1;C-2
0313_11.37_15	11.37	15		141 PREAMBLE DRIVE	BUENO, SILVIA & JOAQUIN	141 PREAMBLE DRIVE	MARLTON, NJ	08053	MD;LD
0313_35.19_26	35.19	26		100 WILLOW RIDGE ROAD	EVESHAM TOWNSHIP	984 TUCKERTON ROAD	MARLTON, NJ	08053	MD;LD
0313_3.13_25	3.13	25		120 CONESTOGA DRIVE	EVESHAM TOWNSHIP	984 TUCKERTON ROAD	MARLTON, NJ	08053	MD;INS;AH-1;MD
0313_11.37_20	11.37	20		131 PREAMBLE DRIVE	ZAID, JAMIL	131 PREAMBLE DRIVE	MARLTON, NJ	08053	MD;LD
0313_11.37_10	11.37	10		812 DEFENSE DRIVE	HORSLEY, JAMES T & TONI	812 DEFENSE DRIVE	MARLTON, NJ	08053	MD;LD
0313_37.01_17.03	37.01	17.03							C-1,LD
0313_15.03_124	15.03	124		39 MORNING GLORY DRIVE	SAGOT, ROBERT S & WENDY B	39 MORNING GLORY DRIVE	MARLTON, NJ	08053	SEN-1;SEN-2
0313_35_5	35	5		2 ELKINS LANE	COOKE, NICHOLAS & CHELSEY M	2 ELKINS LANE	MARLTON, NJ	08053	LD;MD
0313_11.37_19	11.37	19		133 PREAMBLE DRIVE	MONZO, MICHAEL T & LAUREN	133 PREAMBLE DRIVE	MARLTON, NJ	08053	MD;LD
0313_15.03_123	15.03	123		41 MORNING GLORY DRIVE	GROSSMAN, CARL & SHARON M	118 SANDRINGHAM DR	CHERRY HILL, NJ	08003	SEN-1;SEN-2
0313_90_13	90	13		38B GEORGIA OKEEFE WAY	EVESHAM TOWNSHIP	984 TUCKERTON ROAD	MARLTON, NJ	08053	FW;FA
0313_35.15_12.01	35.15	12.01		151 COMMONWEALTH DRIVE	EVESHAM TOWNSHIP	984 TUCKERTON ROAD	MARLTON, NJ	08053	MD;INS
0313_44_16	44	16		401 TAUNTON LAKE ROAD	KINGS MILL EQUITIES	14000 HORIZON WAY #100	MT LAUREL, NJ	08054	RD-1;C-2;RG-2KG
0313_37.01_13	37.01	13							C-1,LD
0313_44_8.02	44	8.02		151 NEW ROAD	BRITTON REALTY OF LAWRENCEVILLE LLC	227 BAKERS BASIN RD	LAWRENCEVILLE, NJ	08648	RD-1;INS
0313_58.02_1	58.02	1		11 MILFORD DRIVE	MUSUMECI, PETER M JR & LINDA	11 MILFORD DRIVE	MARLTON, NJ	08053	RD-2;INS
0313_19.01_4	19.01	4		260 ELMWOOD ROAD NORTH	EVESHAM MUNICIPAL UTILITIES	PO BOX 467	MARLTON, NJ	08053	INS;MD
0313_19_1.01	19	1.01		625 & 627 EAST MAIN ST	MARLTON ASSEMBLY OF GOD INC	625 EAST MAIN STREET	MARLTON, NJ	08053	INS;MD
0313_49_8	49	8							RD-3;INS
0313_4.09_21	4.09	21		65 ROUTE 70 EAST	PLAZA 70 EAST ASSOCIATION	PO BOX 782	MARLTON, NJ	08053	C-1;C-3
0313_4.09_22	4.09	22		63 ROUTE 70 EAST	MARLTON AC EQUITIES	14000 HORIZON WAY STE 100	MT LAUREL, NJ	08054	C-1;C-3
0313_37.01_11	37.01	11							C-1,LD
0313_19.01_2	19.01	2		785 ROUTE 70 EAST	HUNTERS CHASE ASSOC %SCULLY CO	801 OLD YORK ROAD	JENKINTOWN, PA	19046	INS;C-1;C-1;MD
0313_3_1	3	1		125 CROPWELL ROAD NORTH	DREF BROOKVIEW APTS LLC	PO BOX 209221	AUSTIN, TX	78720	INS;AH-1;MD;C-1
0313_4.01_26.02	4.01	26.02		360 ROUTE 73 SOUTH	PHARMACY DEVELOPMENT-MARLTON, LLC	ONE CVS DRIVE #837-02	WOONSOCKET, RI	02895	C-1;C-3
0313_4.01_21.01	4.01	21.01		26 SOUTH MAPLE AVENUE	REEBADOORCHEE RENTALS INC	2 NORTH MAPLE AVENUE	MARLTON, NJ	08053	C-1;C-3
0313_4.01_12.01	4.01	12.01		300 ROUTE 73 SOUTH	TRPF MARLTON SQUARE LLC	730 THIRD AVE	NEW YORK, NY	10017	C-1;C-3
0313_15.03_167	15.03	167		100 MARI GOLD DRIVE	VILLAGE GREENES COMMUNITY ASSOC	101 MARI GOLD DRIVE	MARLTON, NJ	08053	SEN-1;C-2;SEN-2;LD
0313_54_6	54	6		99 BORTONS ROAD	LITTLE MILL COUNTRY CLUB,	104 BORTONS ROAD	MARLTON, NJ	08053	RD-2;RD-1;RD-2;INS
0313_50.03_4	50.03	4		113 KENILWORTH ROAD	RBG PARTNERS, LLC	326 ROUTE 73 NORTH	VOORHEES, NJ	08043	C-2;RD-3
0313_50.03_2	50.03	2		111 KENILWORTH ROAD	988 ROUTE 73, LLC	123 LOTUS AVENUE	VOORHEES, NJ	08043	C-2;RD-3

**Exhibit C - List of Lots to be Zoned RG-1BR, RG-2KG, and FA**

FA

FA – Forested Agriculture

Block	Lot
58	3.02
89.05	44
89.07	1
89.07	51
89.07	61
90	1.01
90	3
90	4
90	5
90	6
90	6.01
90	6.02
90	9
90	9.01
90	11
90	13

Total Acres:	664.113
Total Number of Lots:	16

RG-1BR

RG-1BR, Regional Growth 1 – Barton Run

Block	Lot	Total Acres:	96.3119
44	2.03	Total Number of Lots:	579
44	10.02		
44	10.03		
44.01	1		
44.02	1		
44.02	2		
44.02	3		
44.02	4		
44.02	5		
44.03	1		
44.03	2		
44.03	3		
44.03	4		
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44.09	1		
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44.10	1		
44.10	2		
44.10	3		
44.11	1		

RG-1BR

44.11	2
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44.12	1
44.12	2
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44.12	5
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44.17	1
44.18	1
44.18	2
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44.18	4
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RG-1BR

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44.19	1
44.19	2

RG-1BR

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RG-1BR

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RG-1BR

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RG-1BR

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RG-1BR

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RG-1BR

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RG-1BR

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44.26	96
44.26	97
44.26	98
44.26	99
44.26	100
44.26	101
44.26	102
44.26	103
44.26	104
44.26	105
44.26	106
44.26	107
44.26	108
44.26	109
44.26	111
44.26	113
44.26	119
44.27	1
44.27	2
44.27	3
44.27	4
44.27	5
44.27	6
44.27	7
44.27	8
44.27	9
44.27	10
44.27	11
44.27	12
44.27	13
44.27	14
44.27	15
44.27	16
44.27	17
44.27	18
44.27	19
44.27	20
44.27	21
44.27	22
44.27	23
44.27	24
44.27	25
44.27	27
44.27	28
44.28	1
44.28	2
44.28	3

RG-1BR

44.28	4
44.28	5
44.28	6
44.29	1
44.30	1
44.30	2
44.30	3
44.30	4
44.30	5
44.30	6
44.30	7
44.30	8
44.30	9
44.30	10
44.30	11
44.30	12
44.30	13
44.30	14
44.30	15
44.30	16

RG-2KG

RG-2KG, Regional Growth 2 – Kings Grant

Block	Lot	Qualifier	Total Acres:	739.217
51	1		Total Number of Lots:	2631
51	1.01			
51	1.02			
51	1.03			
51	1.04			
51	2			
51	4			
51.01	1			
51.01	2			
51.01	3			
51.01	4			
51.01	5			
51.01	6			
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51.01	8			
51.01	9			
51.01	10			
51.01	11			
51.01	12			
51.01	13			
51.01	14			
51.01	15			
51.01	16			
51.01	17			
51.01	18			
51.01	19			
51.01	19.01			
51.01	20			
51.01	21			
51.01	22			
51.01	23			
51.01	24			
51.01	25			
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51.01	29			
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51.01	31			
51.01	32			
51.01	33			
51.01	34			
51.01	35			
51.01	36			
51.01	37			
51.01	38			
51.01	39			
51.01	40			
51.01	41			

RG-2KG

51.01	42
51.01	43
51.01	44
51.01	45
51.01	46
51.01	47
51.01	48
51.01	49
51.01	50
51.01	51
51.01	52
51.01	53
51.01	54
51.01	55
51.01	56
51.01	57
51.01	58
51.01	59
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51.01	62
51.01	63
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51.01	75
51.01	76
51.01	77
51.01	78
51.01	79
51.01	80
51.01	81
51.01	82
51.01	83
51.01	84
51.01	85
51.01	86
51.01	87
51.01	88
51.01	89
51.01	90
51.01	91
51.01	92

RG-2KG

51.01	93	
51.01	94	
51.01	95	
51.01	96	
51.01	97	
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51.01	99	
51.01	100	
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51.01	131	C0137
51.01	131	C0138
51.01	131	C0139
51.01	131	C0140
51.01	131	C0141
51.01	131	C0142
51.01	131	C0143
51.01	131	C0186

RG-2KG

51.01	131	C0187
51.01	131	C0188
51.01	131	C0189
51.01	131	C0190
51.01	131	C0191
51.01	131	
51.01	131.01	
51.01	132	
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51.01	202	
51.01	203	
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51.01	207	
51.01	209	
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51.01	211	
51.01	212	
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51.01	218	
51.01	219	
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51.01	221	
51.01	222	
51.01	223	
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51.01	234	
51.01	235	
51.01	236	
51.01	237	
51.01	238	
51.01	239	
51.01	240	
51.01	241	
51.01	242	
51.01	243	

RG-2KG

51.01	244
51.01	245
51.01	246
51.01	247
51.01	248
51.01	249
51.01	250
51.01	251
51.01	252
51.01	253
51.01	254
51.01	255
51.01	256
51.01	257
51.01	258
51.01	259
51.01	260
51.01	261
51.01	264
51.01	265
51.01	266
51.01	267
51.02	1
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51.02	3
51.02	4
51.02	5
51.02	6
51.02	7
51.02	8
51.02	9
51.02	10
51.02	11
51.02	12
51.02	13
51.02	14
51.02	15
51.02	16
51.02	17
51.02	18
51.02	19
51.02	20
51.02	21
51.02	22
51.02	23
51.02	24
51.02	25
51.02	26
51.02	27
51.02	28
51.02	29

RG-2KG

51.02	30
51.02	31
51.02	32
51.02	33
51.02	34
51.02	35
51.02	36
51.02	37
51.02	38
51.02	39
51.02	40
51.02	41
51.02	42
51.02	43
51.02	44
51.02	45
51.02	46
51.02	47
51.02	48
51.02	49
51.02	50
51.02	51
51.03	1
51.03	2
51.03	3
51.03	4
51.03	5
51.03	6
51.03	7
51.03	8
51.03	9
51.03	10
51.03	11
51.03	12
51.03	13
51.03	14
51.03	15
51.03	16
51.03	17
51.03	18
51.03	19
51.03	20
51.03	21
51.03	22
51.03	23
51.03	24
51.03	25
51.03	26
51.03	27
51.03	28
51.03	29

RG-2KG

51.03	30
51.03	31
51.03	32
51.03	33
51.04	1
51.04	2
51.04	3
51.04	4
51.04	5
51.04	6
51.04	7
51.04	8
51.04	9
51.04	10
51.04	11
51.04	12
51.04	13
51.04	14
51.04	15
51.04	16
51.04	17
51.04	18
51.04	19
51.04	20
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51.04	22
51.04	23
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51.04	25
51.04	26
51.04	27
51.04	28
51.04	29
51.04	30
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51.04	36
51.04	37
51.04	38
51.04	39
51.04	40
51.04	40.01
51.04	41
51.04	42
51.04	43
51.04	44
51.04	45
51.04	46

RG-2KG

51.04	47
51.04	48
51.04	49
51.04	50
51.04	51
51.04	52
51.04	53
51.04	54
51.04	55
51.04	56
51.04	57
51.04	58
51.04	59
51.04	60
51.04	61
51.04	62
51.04	63
51.04	64
51.04	65
51.04	66
51.04	67
51.05	1
51.05	2
51.06	1
51.06	2
51.06	3
51.06	4
51.06	5
51.06	6
51.07	1
51.07	2
51.07	3
51.07	4
51.08	1
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51.08	6
51.09	1
51.09	2
51.09	3
51.09	4
51.09	5
51.09	6
51.10	1
51.10	2
51.10	3
51.10	4
51.11	1
51.11	2

RG-2KG

51.11	3
51.11	4
51.11	5
51.11	6
51.12	1
51.12	2
51.12	3
51.12	4
51.13	1
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51.13	6
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51.14	2
51.14	3
51.14	4
51.15	1
51.15	2
51.15	3
51.15	4
51.15	5
51.15	6
51.16	1
51.16	2
51.16	3
51.16	4
51.17	1
51.17	2
51.17	3
51.17	4
51.17	5
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51.19	1
51.19	2
51.19	3
51.19	4
51.19	5
51.19	6
51.20	1
51.20	2
51.20	3
51.20	4
51.20	5
51.20	6
51.21	1

RG-2KG

51.21	2
51.21	3
51.21	4
51.21	5
51.21	6
51.22	1
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51.22	4
51.22	5
51.22	6
51.23	1
51.23	2
51.23	3
51.23	4
51.23	5
51.23	6
51.24	1
51.24	2
51.24	3
51.24	4
51.24	5
51.24	6
51.25	1
51.25	2
51.25	3
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51.28	1
51.28	2
51.28	3
51.28	4
51.28	5
51.28	6
51.29	1
51.29	2
51.29	3
51.29	4

RG-2KG

51.29	5
51.29	6
51.30	1
51.30	2
51.30	3
51.30	4
51.30	5
51.30	6
51.31	1
51.31	2
51.31	3
51.31	4
51.32	1
51.32	2
51.32	3
51.32	4
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51.32	7
51.32	8
51.32	9
51.32	10
51.32	11
51.32	12
51.32	13
51.32	14
51.32	15
51.32	16
51.32	17
51.32	18
51.32	19
51.32	20
51.32	21
51.32	22
51.32	23
51.32	24
51.32	25
51.45	1
51.45	2
51.45	3
51.45	4
51.45	5
51.45	6
51.45	7
51.45	8
51.45	9
51.45	10
51.45	11
51.45	12
51.45	13
51.45	14

RG-2KG

51.45	15
51.45	16
51.45	17
51.45	18
51.45	19
51.45	20
51.45	21
51.45	22
51.45	23
51.45	24
51.45	25
51.45	26
51.45	27
51.45	28
51.45	29
51.45	30
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51.45	35
51.45	36
51.45	37
51.45	38
51.45	39
51.45	40
51.45	41
51.45	42
51.45	43
51.45	44
51.45	45
51.45	46
51.45	47
51.45	48
51.45	49
51.45	50
51.45	51
51.45	52
51.45	53
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51.45	59
51.45	60
51.45	61
51.45	62
51.45	63
51.45	64
51.45	65

RG-2KG

51.45	66	
51.45	67	
51.45	68	
51.45	69	
51.45	70	
51.45	71	
51.45	72	
51.45	73	
51.45	74	
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51.45	94	
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51.47	1	C0002
51.47	1	C0003
51.47	1	C0004
51.47	1	C0005
51.47	1	C0006
51.47	1	C0007
51.47	1	C0008
51.47	1	C0009
51.47	1	C0010
51.47	1	C0011
51.47	1	C0012
51.47	1	C0013
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51.47	1	C0017
51.47	1	C0018
51.47	1	C0019
51.47	1	C0020
51.47	1	C0021
51.47	1	C0022

RG-2KG

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51.47	1	C0024
51.47	1	C0025
51.47	1	C0026
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51.47	1	C0029
51.47	1	C0030
51.47	1	C0031
51.47	1	C0032
51.47	1	C0033
51.47	1	C0034
51.47	1	C0035
51.47	1	C0036
51.47	1	C0037
51.47	1	C0038
51.47	1	C0039
51.47	1	C0040
51.47	1	C0041
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51.47	1	C0046
51.47	1	C0047
51.47	1	C0048
51.47	1	C0049
51.47	1	C0050
51.47	1	C0051
51.47	1	C0052
51.47	1	C0053
51.47	1	C0054
51.47	1	C0055
51.47	1	C0056
51.47	1	C0057
51.47	1	C0058
51.47	1	C0059
51.47	1	C0060
51.47	1	C0061
51.47	1	C0062
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51.47	1	C0066
51.47	1	C0067
51.47	1	C0068
51.47	1	C0069
51.47	1	C0070
51.47	1	C0071
51.47	1	C0072
51.47	1	C0073

RG-2KG

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51.47	1	C0076
51.47	1	C0077
51.47	1	C0078
51.47	1	C0079
51.47	1	C0080
51.47	1	C0081
51.47	1	C0082
51.47	1	C0083
51.47	1	C0084
51.47	1	C0085
51.47	1	C0086
51.47	1	C0087
51.47	1	C0088
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51.47	1	C0091
51.47	1	C0092
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51.48	1	C0002
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51.48	1	C0025
51.48	1	C0026
51.48	1	C0027
51.48	1	C0028
51.48	1	C0029
51.48	1	C0030
51.48	1	C0031

RG-2KG

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51.48	1	C0034
51.48	1	C0035
51.48	1	C0036
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51.48	1	C0038
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51.48	1	C0064
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51.48	1	C0068
51.48	1	C0069
51.48	1	C0070
51.48	1	C0071
51.48	1	C0072
51.48	1	C0073
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51.48	1	C0077
51.48	1	C0078
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51.48	1	C0080
51.48	1	C0081
51.48	1	C0082

RG-2KG

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51.48	1	C0084
51.48	1	C0085
51.48	1	C0086
51.48	1	C0087
51.48	1	C0088
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51.48	1	C0115
51.48	1	C0116
51.48	1	C0117
51.48	1	C0118
51.48	1	C0119
51.48	1	C0120
51.48	1	C0121
51.48	1	C0122
51.48	1	C0123
51.48	1	C0124
51.48	1	C0125
51.48	1	C0126
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51.48	1	C0128
51.48	1	C0129
51.48	1	C0130
51.48	1	C0131
51.48	1	C0132
51.48	1	C0133

RG-2KG

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51.48	1	C0135
51.48	1	C0136
51.48	1	C0137
51.48	1	C0138
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51.48	1	C0169
51.48	1	C0170
51.48	1	C0171
51.48	1	C0172
51.48	1	C0173
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51.48	1	C0177
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51.48	1	C0182
51.48	1	C0183
51.48	1	C0184

RG-2KG

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51.48	1	C0195
51.48	1	C0196
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51.48	1	C0198
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51.48	1	C0201
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RG-2KG

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51.55	1	C0061
51.55	1	C0062
51.55	1	C0063
51.55	1	C0064
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51.55	1	C0077
51.55	1	C0078

RG-2KG

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51.55	1	C0081
51.55	1	C0082
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51.55	1	C0084
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51.55	1	C0111
51.55	1	C0112
51.55	1	C0113
51.55	1	C0114
51.55	1	C0115
51.55	1	C0116
51.55	1	C0117
51.55	1	C0118
51.55	1	C0119
51.55	1	C0120
51.55	1	C0121
51.55	1	C0122
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51.55	1	C0124
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51.55	1	C0129

RG-2KG

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51.55	1	C0137
51.55	1	C0138
51.55	1	C0139
51.55	1	C0140
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51.55	1	C0154
51.55	1	C0155
51.55	1	C0156
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51.56	1	C0004
51.56	1	C0005
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51.56	1	C0020
51.56	1	C0021

RG-2KG

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51.56	1	C0024
51.56	1	C0025
51.56	1	C0026
51.56	1	C0027
51.56	1	C0028
51.56	1	C0029
51.56	1	C0030
51.56	1	C0031
51.56	1	C0032
51.56	1	C0033
51.56	1	C0034
51.56	1	C0035
51.56	1	C0036
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51.56	1.02	
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51.57	1	C0004
51.57	1	C0005
51.57	1	C0006
51.57	1	C0007
51.57	1	C0008
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51.57	1	C0034
51.57	1	C0035
51.57	1	C0036

RG-2KG

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51.57	1	C0038
51.57	1	C0039
51.57	1	C0040
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51.57	1	C0061
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51.57	1	C0085
51.57	1	C0086
51.57	1	C0087

RG-2KG

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51.57	1	C0091
51.57	1	C0092
51.57	1	C0093
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51.57	1	C0095
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51.57	1	C0097
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51.57	1	C0135
51.57	1	C0136
51.57	1	C0137
51.57	1	C0138

RG-2KG

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51.57	1	C0140
51.57	1	C0141
51.57	1	C0142
51.57	1	C0143
51.57	1	C0144
51.57	1	C0145
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51.57	1	C0182
51.57	1	C0183
51.57	1	C0184
51.57	1	C0185
51.57	1	C0186
51.57	1	C0187
51.57	1	C0188
51.57	1	C0189

RG-2KG

51.57	1	C0190
51.57	1	C0191
51.57	1	C0192
51.57	1	C0193
51.57	1	C0194
51.57	1	C0195
51.57	1	C0196
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51.57	1	C0205
51.57	1	C0206
51.57	1	C0207
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51.57	1	C0209
51.57	1	C0210
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51.57	1	C0214
51.57	1	C0215
51.57	1	C0216
51.57	1	C0217
51.57	1	C0218
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51.57	1	C0220
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51.57	1	C0233
51.57	1	C0234
51.57	1	C0235
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51.57	1	C0238
51.57	1	C0239
51.57	1	C0240

RG-2KG

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51.57	1	C0251
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51.57	1	C0254
51.57	1	C0255
51.57	1	C0256
51.57	1	C0257
51.57	1	C0258
51.57	1	C0259
51.57	1	C0260
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51.57	1	C0262
51.57	1	C0263
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51.57	1	C0271
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51.57	1	C0276
51.57	1	C0277
51.57	1	C0278
51.57	1	
51.57	2	
51.59	2	C0001
51.59	2	C0002
51.59	2	C0003
51.59	2	C0004
51.59	2	C0005
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51.59	2	C0008
51.59	2	C0009
51.59	2	C0010
51.59	2	C0011

RG-2KG

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51.59	2	C0014
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51.59	2	C0021
51.59	2	C0022
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51.59	2	C0026
51.59	2	C0027
51.59	2	C0028
51.59	2	C0029
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51.59	2	C0041
51.59	2	C0042
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51.59	2	C0045
51.59	2	C0046
51.59	2	C0047
51.59	2	C0048
51.59	2	C0049
51.59	2	C0050
51.59	2	C0051
51.59	2	C0052
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51.59	2	C0055
51.59	2	C0056
51.59	2	C0057
51.59	2	C0058
51.59	2	C0059
51.59	2	C0060
51.59	2	C0061
51.59	2	C0062

RG-2KG

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51.59	2	C0064
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51.59	2	C0066
51.59	2	C0067
51.59	2	C0068
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51.59	2	C0075
51.59	2	C0076
51.59	2	C0077
51.59	2	C0078
51.59	2	C0079
51.59	2	C0080
51.59	2	C0081
51.59	2	C0082
51.59	2	
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51.60	3	
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51.60	5	
51.60	6	
51.60	7	
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51.60	21	
51.60	22	
51.60	23	
51.60	24	
51.60	25	
51.60	26	
51.60	27	
51.60	28	
51.60	29	

RG-2KG

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51.60	32	
51.60	33	
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51.62	1	C0045
51.62	1	C0046
51.62	1	C0047

RG-2KG

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51.62	1	C0054
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51.62	1	C0087
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51.62	1	C0094
51.62	1	C0095
51.62	1	C0096
51.62	1	
51.63	1	

RG-2KG

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51.64	1	C0002
51.64	1	C0003
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51.64	1	C0051

RG-2KG

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51.64	1	C0054
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51.64	1	C0058
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51.64	1	C0060
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51.64	1	C0064
51.64	1	C0065
51.64	1	C0066
51.64	1	C0067
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51.66	36	

RG-2KG

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51.66	74
51.66	75
51.66	76
51.66	77
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51.67	4
51.67	5
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51.67	7
51.67	8
51.67	9
51.67	10

RG-2KG

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52.02	21

RG-2KG

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52.02	53
52.02	54
52.02	55
52.02	56
52.02	57
52.02	58
52.02	59
52.02	60
52.02	61
52.03	1
52.03	2
52.03	3
52.03	4
52.03	5
52.03	6
52.03	7
52.03	8
52.03	9
52.03	10
52.03	11

RG-2KG

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52.03	18
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52.04	26
52.04	27
52.04	28
52.04	29
52.04	30
52.04	31
52.04	32
52.04	32.01
52.04	33
52.04	34
52.04	35
52.04	36
52.04	37
52.04	38
52.04	39
52.04	40
52.04	41
52.04	42
52.04	43
52.04	44
52.04	45
52.04	46
52.04	47

RG-2KG

52.04	48
52.04	49
52.04	50
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52.04	54
52.04	55
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52.04	61
52.04	62
52.04	63
52.04	64
52.04	65
52.04	66
52.04	67
52.04	68
52.04	69
52.04	70
52.04	71
52.04	72
52.04	72.01
52.04	73
52.04	74
52.04	74.01
52.04	75
52.04	76
52.04	77
52.04	78
52.04	79
52.04	80
52.04	81
52.04	82
52.04	83
52.04	84
52.04	85
52.04	86
52.04	86.01
52.04	87
52.04	87.01
52.04	88
52.04	89
52.04	90
52.04	91
52.04	92
52.04	93
52.04	94

RG-2KG

52.04	95
52.04	95.01
52.04	96
52.04	96.01
52.04	97
52.04	98
52.04	99
52.04	100
52.04	101
52.04	102
52.05	4.01
52.05	5
52.05	6
52.05	7
52.05	8
52.05	9
52.05	10
52.05	11
52.05	11.01
52.05	12
52.05	13
52.05	14
52.05	15
52.05	16
52.05	17
52.05	18
52.05	19
52.05	20
52.05	21
52.05	22
52.05	23
52.05	23.01
52.05	24
52.05	25
52.05	26
52.05	27
52.05	28
52.05	29
52.05	30
52.05	31
52.05	31.01
52.05	32
52.05	33
52.05	34
52.05	35
52.05	36
52.05	37
52.05	38
52.05	39
52.05	40
52.05	41

RG-2KG

52.05	42
52.05	43
52.05	44
52.05	45
52.05	46
52.05	47
52.05	48
52.05	49
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52.05	62
52.05	63
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52.05	65
52.05	66
52.05	66.01
52.05	67
52.05	68
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52.05	70
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52.05	74
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52.05	80
52.05	81
52.05	82
52.05	83
52.05	84
52.05	85
52.05	86
52.05	87
52.05	87.01
52.06	1
52.06	2

RG-2KG

52.06	3
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52.06	5
52.06	6
52.06	7
52.06	8
52.06	9
52.06	10
52.06	11
52.06	12
52.06	13
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52.06	15
52.06	16
52.06	17
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52.06	24
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52.06	27
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52.06	29
52.06	30
52.06	31
52.06	32
52.06	33
52.06	34
52.06	35
52.07	1
52.07	1.01
52.07	2
52.07	3
52.07	4
52.07	5
52.07	6
52.07	7
52.07	7.01
52.07	8
52.07	9
52.07	10
52.07	11
52.07	12
52.07	13
52.07	14
52.07	15
52.07	16

RG-2KG

52.07	16.01
52.07	17
52.07	18
52.07	19
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52.07	21
52.07	22
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52.07	24.01
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52.07	29
52.07	30
52.07	31
52.07	32
52.07	33
52.07	34
52.07	35
52.07	36
52.07	37
52.07	37.01
52.07	38
52.07	39
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52.07	47
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52.07	48.01
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52.08	3
52.08	4
52.08	5
52.08	6
52.08	7
52.08	8
52.08	9
52.08	10
52.08	11
52.08	12
52.08	13
52.08	14
52.08	15

RG-2KG

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52.08	17
52.08	18
52.08	19
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52.08	23
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52.08	60
52.08	61
52.08	62
52.08	63
52.08	64
52.08	65
52.08	66

RG-2KG

52.08	67
52.08	68
52.08	69
52.08	70
52.08	71
52.08	72
52.08	73
52.08	74
52.08	75
52.08	76
52.08	77
52.08	78
52.08	79
52.08	80
52.08	81
52.08	82
52.08	83
52.09	1
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52.09	4
52.09	5
52.09	6
52.09	7
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52.09	12
52.09	13
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52.09	15
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52.09	19
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52.09	27
52.09	28
52.09	29
52.09	30
52.09	31
52.09	32
52.09	33
52.09	34

RG-2KG

52.09	35
52.09	36
52.09	37
52.09	38
52.09	39
52.09	40
52.09	41
52.09	42
52.09	43
52.10	1
52.10	2
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52.10	4
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52.10	9
52.12	1
52.12	1.02
52.12	1.03
52.13	1
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52.13	16
52.13	17
52.13	18
52.13	19
52.13	20
52.14	1
52.14	2
52.14	3
52.14	4
52.14	5
52.14	6
52.14	7
52.14	8
52.14	9
52.14	10

RG-2KG

52.14	11
52.14	12
52.14	13
52.14	14
52.14	15
52.14	16
52.14	17
52.14	18
52.14	19
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52.14	43
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52.14	45
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52.14	47
52.15	1
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52.15	4
52.15	5
52.15	6
52.15	7
52.15	8
52.15	9
52.15	10
52.15	11
52.15	12
52.15	13
52.15	14

RG-2KG

52.15	15
52.15	16
52.15	17
52.15	18
52.15	19
52.15	20
52.15	21
52.15	22
52.15	23
52.15	24
52.15	25
52.15	26
52.15	27
52.15	28
52.16	1
52.16	2
52.16	3
52.16	4
52.16	5
52.16	6
52.17	1
52.17	2
52.17	3
52.17	4
52.17	5
52.17	6
52.17	7
52.18	1
52.18	2
52.18	3
52.18	4
52.18	5
52.18	6
52.18	7
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52.18	10
52.18	11
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52.18	14
52.18	15
52.18	16
52.18	17
52.18	18
52.18	19
52.18	20
52.18	21
52.18	22
52.18	23
52.18	24

RG-2KG

52.18	25
52.18	26
52.18	27
52.18	28
52.18	29
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52.18	32
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52.18	75

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52.18	95
52.18	96
52.18	97
52.18	98
52.18	99
52.18	100
52.18	101
52.18	102
52.18	103
52.18	104
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52.18	106
52.18	107
52.18	108
52.18	109
52.18	110
52.18	111
52.18	112
52.18	113
52.18	114
52.18	115
52.18	116
52.18	117
52.18	118
52.18	119
52.19	1
52.19	2
52.19	3
52.19	4
52.19	5
52.19	6
52.19	7

RG-2KG

52.19	8
52.19	9
52.19	10
52.19	11
52.19	12
52.19	13
52.19	14
52.19	15
52.19	16
52.19	17
52.19	18
52.19	19
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52.19	27
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52.19	48
52.19	49
52.19	50
52.19	51
52.19	52
52.19	53
52.19	54
52.19	55
52.20	1
52.20	2
52.20	3

RG-2KG

52.20	4
52.20	5
52.20	6
52.20	7
52.20	8
52.20	9
52.20	10
52.20	11
52.20	12
52.20	13
52.20	14
52.20	15
52.20	16
52.20	17
52.20	18
52.20	19
52.20	20
52.20	21
52.20	22
52.20	23
52.20	24
52.20	25
52.20	26
52.20	27
52.20	28
52.20	29
52.20	30
52.20	31
52.20	32
52.20	33
52.20	34
52.20	35

## **Exhibit D - Draft Zoning Map**

