

ZONING

350 Attachment 1

Township of Rapho

**Table 3-1.3
Principal Use Area and Bulk Requirements
Agricultural (A) Zone**

Use	Agricultural (A) Zone								
	Minimum Lot Area	Maximum Lot Area ¹	Minimum Lot Frontage (feet)	Minimum Lot Width at Minimum Front Yard Setback (feet)	Minimum Yard Setbacks			Maximum Lot Coverage	Maximum Height (feet)
					Front (feet)	Side (each side) (feet)	Rear (feet)		
Agricultural operation	10 acres	N/A	100	100	50	50	50	20%	35
Forestry (commercial timber operations); and crops and gardening (other than an agricultural operation)	43,560 square feet ³	N/A	60	100	50	25	50	20%	35
Single-family detached dwelling ²	43,560 square feet ³	87,120	60	100	50	25	50	20%	35
Single-family detached dwelling ⁴	20,000 square feet	87,120 square feet	60	100	40	15	50	35%	35
Other principal uses	43,560 square feet	10 acres	100	100	50	50	50	20%	35

RAPHO CODE

NOTES:

N/A: Not applicable

- 1 The maximum lot area shall not apply if the applicant can demonstrate by credible evidence that the area proposed for the proposed nonagricultural use:
 - (a) Does not consist of more than 50% Class I, II and/or III soils, as identified in the Soil Survey;
 - (b) Is generally unsuitable for agricultural purposes; or
 - (c) Where an applicant desires to subdivide an existing nonagricultural structure or use from the parent tract, the applicant may opt to impose the maximum lot area requirements of this subsection [§ 350-301C(1)] upon such nonagricultural structure or use, rather than on a proposed nonagricultural structure or use located on the remainder of the parent tract.
- 2 Established after January 25, 1994.
- 3 The minimum lot size for lots served with both public sewer service and public water service may be reduced to 15,000 square feet, and shall otherwise comply with the standards for single-family detached dwellings existing as of January 25, 1994.
- 4 Existing as of January 25, 1994, and does not comply with the standards for single-family detached dwelling established after January 25, 1994.