

ZONING

350 Attachment 11

Township of Rapho

**Table 3-3.3
Principal Use Area and Bulk Requirements
Crossroads Community (CC) Zone**

Use	Crossroads Community (CC) Zone								
	Minimum Lot Area	Maximum Density	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	25	50	20%	35
Reuse of an existing building on an existing lot for a permitted use ¹	See § 350-303D(1), Community Crossroads (CC) Zone in additional layout, design, and other standards.	1	See See § 350-303D(1), Community Crossroads (CC) Zone in additional layout, design, and other standards.						
Principal uses with no public water and no public sewer services	43,560 square feet	1	280	280	40 ²	140 feet one side/165 feet other side	50	20%	35
Single-family detached dwelling with both public sewer and public water services	5,500 square feet	8	50	50	15 ²	10	15	60%	35
Single-family semi-detached dwelling with both public sewer and public water services	3,500 square feet/DU	8	30/DU	35/DU	15 ²	10 detached side/0 attached side	15	60%	35
Two-family detached dwelling with both public sewer and public water service	3,500 square feet/DU	8	30/DU	35/DU	15 ²	10	15	60%	35
Single-family attached	2,000 square	8	20/DU	20/DU	15 ²	10 detached	15	70%	35

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					Front (feet)	Side (each side) (feet)	Rear (feet)		
dwelling with both public sewer and public water services	feet/DU					side/0 attached side			
Other principal uses with both public sewer and public water services	5,500 square feet	8	50	50	15 ²	15	15	60%	35

NOTES:

N/A: Not applicable

- 1 Existing as of January 25, 1994, and does not comply with the standards for principal uses established after January 25, 1994.
- 2 Or see Article V of this Zoning Ordinance relating to yard setback and setback exceptions/modifications (§ 350-535), whichever is less.