

ZONING

350 Attachment 12

**Township of Rapho**

**Table 3-3.4  
Accessory Use Area and Bulk Requirements  
Crossroads Community (CC) Zone**

Use	Crossroads Community (CC) Zone							
	Minimum Lot Area	Minimum Lot Frontage	Minimum Lot Width at Minimum Front Yard Setback	Minimum Yard Setbacks			Maximum Lot Coverage	Maximum Height (feet)
				Front	Side (each side) (feet)	Rear (feet)		
Reuse of an existing building on an existing lot for a permitted use <sup>1</sup>	See § 350-303D(1), Community Crossroads (CC) Zone in additional layout, design, and other standards.							
Residential accessory uses and structures <sup>2</sup>								
Single-family detached dwelling and two-family detached dwelling	N/A	N/A	N/A	Not permitted within the front yard	5	5	Included as part of total maximum lot coverage for principal use	20 <sup>3</sup>
Single-family semi-detached dwelling and single-family attached dwelling	N/A	N/A	N/A	Not permitted within the front yard	5 detached side/0 attached side	5	Included as part of total maximum lot coverage for principal use	20 <sup>3</sup>

RAPHO CODE

Use	Crossroads Community (CC) Zone							
	Minimum Lot Area	Minimum Lot Frontage	Minimum Lot Width at Minimum Front Yard Setback	Minimum Yard Setbacks			Maximum Lot Coverage	Maximum Height (feet)
				Front	Side (each side) (feet)	Rear (feet)		
Nonresidential accessory uses and structures <sup>4</sup>	N/A	N/A	N/A	Not permitted within the front yard	10	15	Included as part of total maximum lot coverage for principal use	Not to exceed the height of the principal structure

**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 Excludes multiple-family dwelling developments.
- 3 Greater than 20 feet but less than or equal to 25 feet, provided such structures are set back a minimum horizontal distance equal to their height from the side or rear lot line.
- 4 Includes multiple-family dwelling developments.