

ZONING

350 Attachment 18

Township of Rapho

**Table 3-4.5
Principal Use Area and Bulk Requirements
Highway Commercial (HC) Zone**

Use	Highway Commercial (HC) Zone							
	Minimum Lot Area	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	100	100	50	25	50	20%	35
Other principal uses with no public water and no public sewer services	43,560 square feet	200	200	35 ¹	25 ¹	15 ¹	55%	35
Other principal uses with public water service only	32,670 square feet	150	150	35 ¹	25 ¹	15 ¹	60%	35
Other principal uses with public sewer service only	20,000 square feet	125	125	35 ¹	25 ¹	15 ¹	65%	35
Other principal uses with both public sewer and public water services	15,000 square feet	100	100	35 ¹	25 ¹	15 ¹	70%	35
Single-family detached dwelling ²	20,000 square feet	60	100	40	15	50	35%	35

RAPHO CODE

NOTES:

N/A: Not applicable

- ¹ Regardless of the required minimum yard setbacks required in the applicable zone, any lot used principally for non-residential, nonagricultural/forestry purposes, adjoining land or across the street from land within the (R) Zone or Residential Zones shall be maintained with a fifty-foot yard setback which shall be improved with a landscape screening strip and screening in accordance with Article V relating to screening and landscaping (§ 350-526). No principal or accessory use, building, structure, off-street parking lot, loading area, outside storage, or outside display shall be permitted within the additional required setback area.
- ² Existing as of January 25, 1994, and does not comply with the standards for single-family detached dwelling established after January 25, 1994.