

ZONING

350 Attachment 19

Township of Rapho

**Table 3-4.6
Accessory Use Area and Bulk Requirements
Highway Commercial (HC) Zone**

Use	Highway Commercial (HC) 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 (feet)	Side (each side) (feet)	Rear (feet)		
Residential accessory uses and structures	N/A	N/A	N/A	Not permitted within the front yard, unless a minimum 100-foot setback is provided	5	5	Included as part of total maximum lot coverage for principal use	20 ¹
Nonresidential accessory uses and structures	N/A	N/A	N/A	17.5 ²	12.5 ²	7.5 ²	Included as part of total maximum lot coverage for principal use	Not to exceed the height of the principal structure

RAPHO CODE

NOTES:

N/A: Not applicable

- ¹ 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.
- ² Regardless of the required minimum yard setbacks required in the applicable zone, any lot used principally for nonresidential, 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.