

ZONING

Township of Raccoon
Lot, Area and Dimensional Requirements
R-1 Suburban Residential Districts
[Amended 11-14-2017 by Ord. No. 2017-5]

Use Category	Area (Acres)Minimum Lot	Minimum Lot Width (Feet)	Minimum Front Setback (Feet from ROW)	Minimum Side Yard (Feet)	Minimum Rear Yard (Feet)	Maximum Bldg. Height (Feet)	Maximum Lot Coverage
Permitted uses							
Single-Family Dwelling	2	120	35	20	20	35	NA
Duplex Dwelling	4	150	35	20	20	35	NA
Public Parks/Playgrounds	NA	NA	NA	NA	NA	NA	NA
Municipal Building/ Fire Station	2	150	50	40	40	35	40%
Conditional Uses							
Adult Daily Living Home Facility	See Article VI, § 185-13G						
Adult Daily Living Center	See Article VI, § 185-13H						
Planned Unit Residential	Subject to requirements of § 185-17A						
Home Occupation	*	*	*	*	*	*	*
Specialized Animal Raising	2	120	#	#	#	35	NA
Special Exceptions							
Church, Educational Facility	2	150	50	40	50	35	NA
Day Care - Family	*	*	*	*	*	*	*
Day Care - Center	2	150	50	40	50	35	40%
Conversion Apartment	*	*	*	*	*	*	*

Notes:

- * Standard for principal use shall apply
- NA Not Applicable
- # Refer to § 185-13E of this chapter.