

ZONING

Township of Raccoon
Lot, Area and Dimensional Requirements
R-2 General Residential District
[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	40%
Duplex Dwelling	4	140	35	20	20	35	40%
Public Park/Playground	NA	NA	NA	NA	NA	NA	NA
Municipal Building/Fire Station	2	150	50	40	40	35	40%
Conditional Uses							
Bed and Breakfast	*		*	*	*	*	*
Multifamily Dwelling	Subject to requirements of § 185-21B						
Institutional Facility	3	200	50	100	100	35	40%
Funeral Home	2	140	50	35	40	35	NA
Office-Business/Prof.	2	120	35	20	40	35	40%
Home Occupation	*	*	*	*	*	*	*
Specialized Animal Raising	2	120	#	#	#	35	40%
Adult Daily Living Home Facility	See Article VI, § 185-13G						
Adult Daily Living Center	See Article VI, § 185-13H						
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%
Group Residential Facility	*	*	*	*	*	*	*
Conversion Apartment	*	*	*	*	*	*	*

Notes:

* Standard for principal use shall apply

NA Not Applicable

Refer to § 185-13E of this chapter