

# ZONING

## Township of Raccoon Lot, Area and Dimensional Requirements C-1 Light Commercial Districts

Use Category	Area (Acres)Minimum Lot	Minimum Lot Width (Feet)	(Feet From ROW)Minimum Front Setback	Minimum Side Yard (Feet)	Minimum Rear Yard (Feet)	Maximum Bldg. Height (Feet)	Maximum Lot Coverage
<b>Permitted Uses</b>							
Banks-related	1	120	35	15	15	40	60%
Municipal Facilities	1	120	35	15	15	40	60%
Office	1	120	35	15	15	40	60%
Personal/professional	1	120	35	15	15	40	60%
Recreation-com. Indoor	1	120	35	15	15	40	60%
Restaurant	1	120	35	15	15	40	60%
Retail-sales/service	1	120	35	15	15	40	60%
<b>Conditional Use</b>							
Cellular Communication Tower/Antenna	Subject to Article XIII, § 185-58						
<b>Special Exception</b>							
Ancillary Residential	*	*	*	*	*	*	*
Carwash/Auto Service	1	120	35	15	15	40	40%
Drive-in	1	120	35	15	15	40	40%

**Note:**

\* Standards for principal use shall apply