

ZONING

Township of Raccoon Lot, Area and Dimensional Requirements C-2 Highway Commercial Districts

Use Category	Minimum Lot Area (Sq. Ft.)	Width (Feet) Minimum Lot	Minimum Front Setback (Feet From ROW)	Minimum Side Yard (Feet)	Minimum Rear Yard (Feet)	Maximum Bldg. Height (Feet)	Maximum Lot Coverage
Permitted Uses							
C-1 Uses by Right	32,000	120	50	25	25	40	50%
Automotive	32,000	150	50	25	25	40	50%
Building materials	43,560	150	50	25	25	40	50%
Distributing/beverage bottling	43,560	150	50	25	25	40	50%
Garden center	43,560	150	50	25	25	40	50%
Light manufacturing	32,000	120	50	25	25	40	50%
Miniwarehouse	43,560	150	50	25	25	40	60%
Packaging/delivery	32,000	120	50	25	25	40	50%
Printing/publishing	32,000	120	50	25	25	40	50%
Shops/custom work	32,000	120	50	25	25	40	50%
Truck terminal	32,000	120	50	25	25	40	50%
Veterinary clinics	87,120	150	50	40	40	35	15%
Warehousing/storage	43,560	150	50	25	25	40	50%
Wholesale distribution	43,560	150	50	25	25	40	60%
Conditional Uses							
Adult business	43,560	150	50	25	25	40	50%
Cellular communication tower ant.	See Article XIII, § 185-58						
Integrated industry	5 acres	150	75	50	50	40	40%
Shopping center	5 acres	150	100	50	50	40	40%