

ZONING

525 Attachment 1

Harmony Township Zoning Ordinance
SCHEDULE OF AREA, YARD AND BULK REGULATIONS

[Amended 11-6-1979 by Ord. No. O:79-6; 3-3-1981 by Ord. No. O:81-3; 7-17-1990 by Ord. No. O:90-12; 3-5-1996 by Ord. No. O:96-4; 12-7-1999 by Ord. No. O:99-12; 11-8-2001 by Ord. No. 01-7; 2-1-2005 by Ord. No. 05-2; 4-14-2005 by Ord. No. 05-5; 5-5-2009 by Ord. No. 09-7; 12-3-2019 by Ord. No. 19-14; 12-22-2020 by Ord. No. 20-8; 7-1-2025 by Ord. No. 25-05]

Zone District	Permitted Uses	Minimum Area Requirements		Maximum Bulk Requirements			Minimum Yard Requirements (feet)					
		Minimum Lot Area (acres)	Lot Width	Maximum Lot Coverage (%)	Maximum Building Height		Front Yard	Side Yard		Rear Yard	Accessory	
					(feet)	(stories)		One	Both		Side	Rear
AR-500	Farms ^a	5	500	5	35	2.5	75	50	100	75	40	40
	Single-family dwellings	7 1/2	500	5	35	2.5	75	60	120	75	40	40
	Single-family dwellings prior to 12-31-2004	5	500	5	35	2.5	75	40	100	75	40	40
	Home occupation ^b (apply standards for single-family dwellings)											
	Home professional office ^b (apply standards for single-family dwellings)											
	Public building and facilities pursuant to § 525-9B(1) ^c	10	500	5	35	2.5	75	40	100	75	40	40
	Other public and semipublic buildings and churches, etc., pursuant to § 525-9D ^d	6	300	20	35	2.5	75	40	100	75	40	40
	Cluster residential development - open (60 acres min) ^d	3	300	10	35	2.5	50	40	100	75	20	20
	Cluster residential development - wooded (60 acres min) ^d	4	400	10	35	2.5	50	40	100	75	20	20
AR-300	Farms ^a	5	500	5	35	2.5	75	50	100	75	40	40
	Single-family dwellings	4	300	10	35	2.5	75	50	100	75	20	20
	Single-family dwellings prior to 12-31-2004	3	300	10	35	2.5	50	40	100	75	20	20
	Home professional office ^d (apply standards for single-family dwellings)											
	Home occupation ^b (apply standards for single-family dwellings)											
	Public building and facilities pursuant to § 525-10B(1) ^c	6	300	20	35	2.5	75	40	100	75	40	40
	Other public and semipublic buildings and churches, etc., pursuant to § 525-10D ^d	6	300	20	35	2.5	75	40	100	75	40	40
	Cluster - open (60 acres min) ^d	2 1/2	175	15	35	2.5	50	25	60	50	10	10
	Cluster - wooded (60 acres min) ^d	3	300	10	35	2.5	50	40	100	75	20	20
AR-250	Farms ^a	5	500	5	35	2.5	75	50	100	75	40	40
	Single-family dwellings	3	250	10	35	2.5	75	50	60	50	10	10
	Single-family dwellings prior to 12-31-2004	2 1/2	175	15	35	2.5	50	25	60	50	10	10
	Home professional/home occupation ^d (apply standards for single-family dwellings)											
	Public building and facilities pursuant to § 525-11B ^c	5	300	20	35	2.5	75	40	100	75	40	40
	Other public and semipublic buildings and churches, etc., pursuant to § 525-11D ^d	5	300	20	35	2.5	75	40	100	75	40	40
	Cluster - open (60 acres min) ^d	2	175	15	35	2.5	50	25	60	50	10	10
	Cluster - wooded (60 acres min) ^d	2 1/2	175	15	35	2.5	50	25	60	50	10	10

HARMONY CODE

Zone District	Permitted Uses	Minimum Area Requirements		Maximum Bulk Requirements			Minimum Yard Requirements (feet)					
		Minimum Lot Area (acres)	Lot Width	Maximum Lot Coverage (%)	Maximum Building Height		Front Yard	Side Yard		Rear Yard	Accessory	
					(feet)	(stories)		One	Both		Side	Rear
AR-150	Farms ^a	5	500	5	35	2.5	75	50	100	75	40	40
	Single-family dwellings	20,000 square feet	100	25	35	2.5	40	25	60	50	10	10
	Single-family dwellings prior to 12-31-2004	20,000 square feet	100	25	35	2.5	40	15	30	35	10	10
	Public buildings and facilities pursuant to § 525-12B ^c	5	300	20	35	2.5	75	40	100	75	40	40
	Other public and semipublic buildings and churches, etc., pursuant to § 525-12D ^d	5	300	20	35	2.5	75	40	100	75	40	40
AH	Planned residential development	See § 525-13										
R-HB	Farms ^a	5	500	5	35	2.5	75	50	100	75	40	40
	Single-family dwellings	3	225	10	35	2.5	75	50	60	50	10	10
	Home professional office ^c (apply standards for single-family dwellings)											
	Home occupational use ^c (apply standards for single-family dwellings)											
	Historic business uses ^c	2 1/2	200	30	35	2.5	25	25	40	20	10	10
	Public building and facilities pursuant to § 525-14B ^c	5	300	20	35	2.5	75	40	100	75	40	40
	Other public and semipublic buildings and churches, etc., pursuant to § 165-14D ^d	5	300	20	35	2.5	75	40	100	75	40	40
CO-1	Farms ^a	5	500	5	35	2.5	75	50	100	75	40	40
	Single-family dwellings when used as the dwelling house for a farm	2 1/2	175	15	35	2.5	50	25	60	50	10	10
	Home occupational uses ^c (apply standards for single-family dwellings)											
	Home professional uses ^c (apply standards for single-family dwellings)											
	Business and service uses, office uses, medical service/care facilities ^c	1	175	30	35	2.5	25	25	40	20	10	10
	Public building and facilities pursuant to § 525-15B ^c	5	300	20	35	2.5	75	40	100	75	40	40
	Other public and semipublic buildings and churches, etc., pursuant to § 525-15D ^d	5	300	20	35	2.5	70	40	80	60	40	40
	Services stations ^d	1	175	10	25	1	40 ^d	20	40	20	10	10
CO-2	Farms ^a	5	500	5	35	2.5	75	50	100	75	40	40
	Single-family dwellings when used as the dwelling house for a farm	2 1/2	175	15	35	2.5	50	25	60	50	10	10
	Home occupational uses ^c (apply standards for single-family dwellings)											
	Home professional uses ^c (apply standards for single-family dwellings)											
	Business centers, business and service uses ^c	4	200	30	35	2.5	50	40	80	60	20	20
	Office uses (general professional, medical) ^c	4	200	30	35	2.5	50	40	80	60	20	20
	Hotels, motels ^c	5	300	30	35	2.5	50	40	80	60	20	20
	Public buildings and facilities pursuant to § 525-16B(6) ^c	6	300	20	35	2.5	75	40	100	75	40	40
	Other public and semipublic buildings and churches, etc., pursuant to § 525-15D ^d	5	300	20	35	2.5	25	40	100	75	40	40
Services stations ^d	1	175	10	25	1	40 ^d	20	40	20	10	10	
LI-O	Farms ^a	5	500	5	35	2.5	75	50	100	75	40	40
	Single-family dwellings when used at the dwelling house for a farm	2 1/2	175	15	35	2.5	50	25	60	50	10	10
	Light industrial/business offices	5	400	15	35	3	150	75	200	100	40	40
	Cannabis Business, Indoor	2 1/2	300	15	25	1	100 ^h	60 ^h	150 ^h	50 ^h	40 ^h	40 ^h
	Cannabis Business, Outdoor	5	200	5	25	1	100 ^h	60 ^h	150 ^h	50 ^h	40 ^h	40 ^h
	Professional offices	4	400	30	45	3	100	60	150	50	40	40
	Offices	4	400	30	45	3	100	60	150	50	40	40
	Public buildings and facilities pursuant to § 525-17B(4) ^c	6	300	20	35	2.5	75	40	100	75	40	40
Other public and semipublic buildings and churches, etc., pursuant to § 525-17D ^d	5	300	20	35	2.5	70	40	80	60	40	40	

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					(feet)	(stories)		One	Both		Side	Rear
LI-O/C	Farms ^a	5	500	5	35	2.5	75	50	100	75	40	40
	Single-family dwellings when used at the dwelling house for a farm	2 1/2	175	15	35	2.5	50	25	60	50	10	10
	Light industrial/business offices, warehouse and distribution centers	5	400	30	35	3	150	75	200	100	40	40
	Cannabis Business, Indoor	2 1/2	300	15	25	1	100 ^h	60 ^h	150 ^h	50 ^h	40 ^h	40 ^h
	Cannabis Business, Outdoor	5	200	5	25	1	100 ^h	60 ^h	150 ^h	50 ^h	40 ^h	40 ^h
	Commercial office park development											
	External tract ^f	20	500	20	45	3	100	60	150	50	40	40
	Internal components ^g	5	300	25	45	3	50	40	80	50	20	20
	Professional offices, offices	4	400	30	45	3	100	60	150	50	40	40
	Hotels, motels	5	400	30	45	3	100	60	150	50	40	40
	Public buildings and facilities pursuant to § 525-18B(5) ^c	6	300	20	35	2.5	75	40	100	75	40	40
	Other public and semipublic buildings and churches, etc., pursuant to § 525-18D ^d	5	300	20	35	2.5	70	40	80	60	40	40
Service stations	2	200	20	25	1	40	20	40	50	25	25	
I-1	Farms ^a	5	500	5	35	2.5	75	50	100	75	40	40
	Single-family dwellings when used at the dwelling house for a farm	2 1/2	175	15	35	2.5	50	25	60	50	10	10
	Industrial/light industrial/business offices	5	400	15	35	3	150	75	200	100	40	40
	Cannabis Business, Indoor	2 1/2	300	15	25	1	100 ^h	60 ^h	150 ^h	50 ^h	40 ^h	40 ^h
	Cannabis Business, Outdoor	5	200	5	25	1	100 ^h	60 ^h	150 ^h	50 ^h	40 ^h	40 ^h
	Warehouse and distribution centers ^e	5	400	15	35	3	150	75	200	100	40	40
	Retail business and personal service establishments pursuant to § 525-19B(1) and (2) ^c	2 1/2	200	30	35	2.5	75	40	80	60	40	40
	Business offices ^c	4	300	30	35	2.5	75	40	80	60	20	20
	Industrial park development: ^c											
	External tract ^f	15	500	15	35	3	150	75	200	100	40	40
	Internal components ^g	2 1/2	200	20	35	3	50	40	80	50	20	20
	Public buildings and facilities pursuant to § 525-19B(6) ^c	6	300	20	35	2.5	75	40	100	75	40	40
	Public buildings and facilities, churches, etc., clubs, etc., and other public and semipublic buildings pursuant to § 525-19D ^d	5	300	20	35	2.5	70	40	80	60	40	40
	Services stations ^d	2	200	20	25	1	40 ^d	20	40	20	10	10

NOTES:

- a Subject to the special provisions of § 525-8B(2).
- b Conditional use.
- c Site plan review required.
- d Conditional use pursuant to Article VIII and site plan review.
- e (Reserved)
- f Governs use of overall development tract and setback from tract perimeter.
- g Governs placement of buildings and uses within the development tract relative to the setback of buildings from roads constructed in the development and the size of lots created.
- h When adjoining a residential property, the minimum buffer/setback shall be 300 feet for outdoor and 150 feet for indoor businesses.