

ZONING CODE

40 Attachment 3

Village of Harristown

Schedule of Zone Regulations

RE-1 Estate Residential

[Amended by Ord. No. 6-27-94A; 3-24-1997 by Ord. No. 97-2; at time of adoption of Code (see Ch. 1, Art. I, Div. I)]

Permitted Uses

This district shall specifically permit extensive residential developments at a density from one to three acres per unit, depending on the natural capabilities of the site to support residential development.

In addition to single-family dwelling units, the following additional uses shall also be allowed:

- Public open space including public parks
- Public, private or religious schools
- Nursery schools for not more than 10 children
- Athletic fields and
- Solar panels (see § 39-1-3)
- Accessory uses customarily incidental to the above uses

Special Uses

The following uses may be permitted as special uses after a public hearing and a finding by the Board that such uses are necessary and desirable in a particular location:

- Planned developments
- Police and fire stations
- Telephone booths
- Private recreation centers
- Landfills and reclamation projects
- Churches
- Public and private utilities
- Colleges
- Convents
- Monasteries
- Universities
- Dormitories

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Cemeteries

Libraries

Small wind energy systems (see § 39-1-1)

Special Zoning Restrictions

The following are conditions where special restrictions shall apply to the uses allowed in the zone:

Temporary buildings for construction purposes for periods not to exceed the duration of construction

Commercial operated driving ranges, or miniature golf courses

Building, facilities and parking for intensive recreation uses not within 150 feet of any residential lot line

Mobile homes and manufactured homes shall be prohibited in this zone.

After January 1, 1995, no horses shall be allowed on any property smaller than three acres.

Two horses may be kept on acreage greater than three acres.

Furthermore, one additional horse is permitted per each additional acre over three acres.

However, in no case shall swine, cattle or sheep be permitted.

Billboards are prohibited.