

ZONING

12 Attachment 1

Township of Harris

Table 1
Land Use Classification for Establishing Buffer Yard Requirements
[Amended 12-10-2012 by Ord. No. 305]

CLASS I

Agriculture
Parks
Single-family residential

CLASS II

Child-care facility
Churches
Community centers
Duplexes
Group homes
Libraries
Mobile home park
Multifamily dwelling

CLASS III

Animal hospitals
Art galleries
Business and professional offices and services
Child-care facility
Golf courses
Government services
Medical and dental offices
Museums
Nursing homes, personal care homes, and other convalescent homes
Riding stables
Studios for instruction in music and performing arts
Veterinary offices

CLASS IV

Ambulance services
Amusement enterprises
Auditoriums and concert halls
Hotels and motels
Motion picture theaters
Photographic studios
Private clubs and fraternal organizations
Radio and television studios
Vacant lands

CLASS V

Assembly from components
Auto wrecking, junk and scrap establishments
Commercial parking lots
Freight and trucking terminals
Neighborhood shopping center
Newspaper publishing
Newspaper publishing
Optical instrument systems development
Plastics assembly
Production, manufacturing, assembly, and storage facilities
Public utility and service structures
Refractories
Research, engineering or testing laboratories
Retail trade
Taxi and limousine services
Wholesale distribution

HARRIS CODE

Land Use Group (1)	Adjacent Land Use Groups			
	II	III	IV	V
II	C	C	C	C
III	B	C	C	C
IV	D(2)	C	B	C
V	E(2)	C	C	B

- (1) Buffer required on sites of these uses.
- (2) In addition to landscaping, an opaque fence is required.

A buffer yard planting is required for all land developments within the Industrial zoning district. If the adjacent property is vacant, it is considered a Class IV land use for the purposes of determining the required buffer yard.

Buffer Yard Type	Required Planting Units/100 Feet	
Buffer Yard B	Canopy Trees:	2
	Understory Trees:	4
	Shrubs:	6
Buffer Yard C	Canopy Trees:	3
	Understory Trees:	6
	Shrubs:	9
Buffer Yard D	Canopy Trees:	5
	Understory Trees:	10
	Shrubs:	15
Buffer Yard E	Canopy Trees:	4
	Understory Trees:	6
	Shrubs:	24
	Evergreen Trees:	12

- * Conifer trees shall have a minimum height of 6 feet.
- * Deciduous trees planted within Industrial zoning district buffer yards shall be a minimum of 2½” caliper measured 12 inches above the ground.