

ZONING

12 Attachment 11

Township of Harris

Criteria and Standards for the General Commercial C-1 District

[Amended 10-9-1995 by Ord. No. 170; 10-13-1997 by Ord. No. 187; 11-8-1999 by Ord. No. 207; 12-10-2012 by Ord. No. 305;
11-9-2015 by Ord. No. 321; 12-9-2024 by Ord. No. 372]

Permitted Uses Land and structures may be used for only the following:	Lot Requirements The following lot requirements shall be met for each primary use.			Yard Setback Requirements The following yard requirements shall be met.			Maximum Height (feet)
	Minimum Size	Minimum Width (feet)	Maximum Coverage*	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
Primary Uses							
1. All retail establishments for the sale, service, and rental of goods; except aircraft	The minimum lot size shall be determined on the basis of the minimum width, maximum coverage yard setback, parking, and other requirements contained in § 12-5.2 and this chapter.	150	30%	50	15	50	35
2. All service establishments, including but not limited to automobile service stations; barbers and beauticians, dry cleaning, health clubs							
3. All permitted uses of the Residential Office District							
4. Ambulance service							
5. Amusement enterprises, including billiard parlors, bowling alleys, skating rinks, or similar uses							
6. Arenas, stadiums, commercial auditoriums, and motion picture theaters							
7. Animal hospitals and veterinary offices							
8. Bus passenger stations							
9. Commercial dairies							
10. Eating and drinking establishments.							
11. Hotels and motels							

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12. Public and private garages for the storage and maintenance of motor vehicles	The minimum lot size shall be determined on the basis of the minimum width, maximum coverage yard setback, parking, and other requirements contained in § 12-5.2 and this chapter.	150	30%	50	15	50	35
13. Public utility facilities							
14. Taxi and limousine service							
15. Bed-and-breakfast facilities							
16. Indoor recreational facilities							
17. Community centers							
18. Halfway houses/rehabilitation centers							
19. Commercial parking lots							
20. Newspaper publishing							
21. Adult business uses							
22. Nursing homes, personal care homes, and other convalescent homes	2 acres	150 feet	30%	25 feet	25 feet	50 feet	35 feet
Accessory Uses							
1. Customary uses accessory to the above; essential services	See Primary Use above to which it is accessory						

NOTES:

* Maximum impervious coverage for all permitted uses: 70%.