

ZONING

12 Attachment 13

Township of Harris

Criteria and Standards for the General Industrial (I-1) District

[Amended 5-10-1999 by Ord. No. 205; 5-14-2001 by Ord. No. 211; 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 uses permitted in the Light Industrial District except business, professional, and financial offices; medical and dental offices and clinics; and child day-care centers	The minimum lot size shall be determined on the basis of the minimum width, maximum coverage yard setback, parking, and other requirements contained in § 12-6.1 and this chapter	150	50%	25	50	30%	35
2. Auto wrecking, junk, and scrap establishments							
3. Freight and trucking terminals							
4. The manufacturing, processing, or bulk storage of natural gas, petroleum, gasoline, and other petroleum derivations and explosives							
5. Moving and storage, parcel delivery and express transfer stations							
6. Public and private garages for the storage and maintenance of motor vehicles							
7. Public utility facilities							
8. Refractories							
9. Rendering plants							
10. Incinerators							
11. Wholesale distribution; warehouses							

HARRIS CODE

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)	
12. Assembly from electrical components, including the assembly of radios, television, and other electronic products	The minimum lot size shall be determined on the basis of the minimum width, maximum coverage yard setback, parking, and other requirements contained in § 12-6.1 and this chapter	150	50%	25	50	50	35
13. Fabricating of models or test equipment used in research							
14. Newspaper publishing							
15. Optical instrument systems development							
16. Plastics assembly							
17. Printing and binding							
18. Radio and television studios, transmitters and towers							
19. Research, engineering, or testing laboratories							
20. Public utility facilities							
21. Business, professional, and financial offices							
22. Medical and dental offices and clinics, including animal hospitals and veterinary offices							
23. Self-storage facilities							
24. Indoor recreational facilities							
25. Industrial parks	10 acres				25% (50% maximum impervious coverage)		
26. Designated well sites, potable water well pump station facilities, water treatment facilities, and water storage tanks	1 acre	150 at the building setback line; 50 at street line		50; 100 as water tank	75		

ZONING

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)	
Accessory Uses							
1. Customary uses accessory to the above; essential services	See Primary Use above to which it is accessory						
2. Child care, when the facility is accessory to and serves a primary use on the same property							

NOTES:

* Maximum impervious coverage for all permitted uses: 75%. Exception: for industrial parks: 50%.