

# ZONING

12 Attachment 14

## Township of Harris Criteria and Standards for the Village Commercial VC District

<b>Permitted Uses</b> Land and structures may be used for only the following:	<b>Lot Requirements</b> The following lot requirements shall apply to each lot created after date.		<b>Minimum Area and Coverage Requirements</b> The following shall apply to all lots:			<b>Yard Setback Requirements</b> The following yard requirements shall be met			<b>Maximum Height</b> (feet)
	<b>Minimum Lot Area</b>	<b>Minimum Width</b> (feet)	<b>Minimum Lot Area Per Primary Use</b>	<b>Maximum Coverage</b>	<b>Maximum Impervious Coverage</b>	<b>Front Yard</b> (feet)	<b>Side Yard</b> (feet)	<b>Rear Yard</b> (feet)	
Primary Uses									
1. All retail establishments for the sale, service, and rental of goods; except aircraft, boat and marine supplies, contractors and farm equipment, lumber yards, mobile homes and accessories.	7,500 square feet	100	5,000 square feet	30%	70%	10 minimum/ 20 maximum	10 minimum/20 for lot lines adjacent to residentially zoned properties	20	35
2. All service establishments, including but not limited to automobile service stations; barbers and beauticians, dry cleaning, health clubs.									
3. Business, professional, and financial offices.									
4. Medical and dental offices and clinics, excluding hospitals.									
5. Amusement enterprises, including billiard parlors, bowling alleys, skating rinks, or similar uses.									
6. Motion picture studios.									
7. Eating and drinking establishments.									
8. Hotels and motels.									
9. Public utility facilities.									
10. Community centers.									
11. Opticians and optical goods.									

HARRIS CODE

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	Minimum Lot Area	Minimum Width (feet)	Minimum Lot Area Per Primary Use	Maximum Coverage	Maximum Impervious Coverage	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
12. Studios for the arts and handcrafts; photographic studios, radio and television studios.									
13. Child day-care centers.									
14. Animal hospitals and veterinary offices									
<b>Accessory Uses</b>									
1. Customary uses accessory to the above; essential services	See Primary Use above to which is it accessory								
2. Accessory Dwelling Unit	Must comply with the requirements of Section 12-5.5.1								