

ZONING

12 Attachment 2

Township of Harris

Criteria and Standards for the Agricultural (A) District

[Amended 4-12-1993 by Ord. No. 148; 10-9-1995 by Ord. No. 170; 10-13-1997 by Ord. No. 187; 4-13-1998 by Ord. No. 196;
8-23-2001 by Ord. No. 215; 2-11-2002 by Ord. No. 219; 10-10-2011 by Ord. No. 296; 4-9-2012 by Ord. No. 302;
2-9-2015 by Ord. No. 311; 1-28-2015 by Ord. No. 318; 11-9-2015 by Ord. No. 321; 5-9-2016 by Ord. No. 325; 3-14-2022 by Ord. No. 348]

Permitted Uses Land and structures may be used for only the following:	Lot Requirements The following lot requirements shall apply to each lot created after adoption of this chapter.		Minimum Area and Coverage Requirements The following shall apply to all lots:		Yard Setback Requirements The following yard requirements shall be met.			Maximum Height (feet)
	Minimum Lot Area (acres)	Minimum Width (feet)	Minimum Lot Area per Primary Use (acres)	Maximum Lot Coverage*	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
Primary Uses								
1. Any one or more of the following agricultural uses alone or in combination on a single lot: a. The tilling of the land and the raising of crops, fruits and vegetables b. Horticultural uses related to the raising, propagating and selling of trees, shrubs, flowers and other plant materials c. Forestry uses related to the harvesting of lumber products d. Usual farm structures, including barns, greenhouses, and one single-family detached dwelling**	20	300	5	10%	50	100	75	35, except for nonresidential and exempted structures as defined in § 12-2.7
e. The raising and keeping of livestock, poultry, and fish f. Farm wineries g. Commercial establishments for the processing, storage and sale of farm products produced and raised on the premises	20	300	10	10%	50	100	75	
2. Landscape contractor business								

HARRIS CODE

Permitted Uses Land and structures may be used for only the following:	Lot Requirements The following lot requirements shall apply to each lot created after adoption of this chapter.		Minimum Area and Coverage Requirements The following shall apply to all lots:		Yard Setback Requirements The following yard requirements shall be met.			Maximum Height (feet)
	Minimum Lot Area (acres)	Minimum Width (feet)	Minimum Lot Area per Primary Use (acres)	Maximum Lot Coverage*	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
3. Single-family detached dwellings on parent tracts less than 6 acres***	1.5 (4.99 maximum)	150 at building setback line; 100 at the street line	1.5	15%	50	50	75	35, except for nonresidential and exempted structures as defined in § 12-2.7
4. Single-family detached dwellings on parent tracts of 6 acres or more	As per § 12-2.5D(9), Conservation design subdivision regulations							
5. Veterinary office and boarding kennel	1.5							
6. Bed-and-breakfast facilities								
7. Family care facility								
8. Churches and other places of worship	2	150	2	10%	50	50	75	
9. Public parks	4	100	4	20%	50	50	75	
10. Designated well sites, potable water well pump station facilities, water treatment facilities, and water storage tanks	2	150 at building setback line; 100 at the street line	2	10%	50	50, 100 for water tanks	75	
11. Communications tower	1	In accordance with § 12-2.4A(20)						
12. Outdoor recreational facility	10	300	10	10%	50	100	75	
13. Recreational resort (only permitted on parcels located within the Regional Growth Boundary and Sewer Service Area)	50	300	50	See § 12-2.4A(26)	50	100	75	
14. Dog training facility	1.5	150 at building setback line; 100 at the street line	1.5	10%	50	50	75	
Accessory Uses								
Home occupation	See primary use above to which it is accessory							
Customary uses accessory to the above; essential services								
Roadside farm stand								
Agritainment enterprise								

ZONING

NOTES:

- * Maximum impervious coverage for all permitted uses: for lots that are less than five acres, 40% for lots that are five acres or larger, 20%.
- ** The yard setback requirements for a single-family detached dwelling are reduced to those shown in Chapter 12, Attachment 2, Criteria and Standards for the Agricultural District, 3. Single-family dwellings on parent tracts less than six acres.
- *** Yard setback requirements for single-family detached dwellings on parcels that are less than one acre in size and that existed as of the date of adoption of this district shall be reduced to those listed in Chapter 12, Attachment 5, Criteria and Standards for Single Family Residential R-1 District, 2.a Single-family detached dwellings with on-site sewer service.