

ZONING

12 Attachment 3

Township of Harris

Criteria and Standards for the Natural Areas (NA) District

[Amended 4-12-1993 by Ord. No. 147; 8-23-2001 by Ord. No. 215; 2-9-2015 by Ord. No. 311; 11-9-2015 by Ord. No. 3213-14-2022 by Ord. No. 348]

Permitted Uses Land and structures may be used for only the following:	Lot Requirements The following lot requirements shall be met for each primary use.			Yard Setback Requirements The following yard requirements shall be met.			Maximum Height (feet)
	Minimum Size (acres)	Minimum Width (feet)	Maximum Lot Coverage*	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
<b>Primary Uses</b>							
1. Any one or more of the following uses alone or in combination on a single lot: a. The tilling of the land, the raising of crops, fruits and vegetables, and the raising and keeping of livestock, poultry, and fish 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; lumber mills d. Usual farm structures, including barns, greenhouses, and one single-family detached dwelling** e. Commercial establishments for the processing, storage and sale of farm products produced and raised on the premises f. Farm wineries	10	300	10%	50	100	75	35, except for nonresidential and exempted structures as defined in § 12-2.7

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	Minimum Size (acres)	Minimum Width (feet)	Maximum Lot Coverage*	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)		
2. Single-family detached dwellings*** 3. Game and wildlife and hunting and gun clubs	2	150 at building setback line, 100 at the street line	15%	50	50	75	35, except for nonresidential and exempted structures as defined in § 12-2.7	
4. State game and forest lands	—	—	—	—	—	—		
5. Campgrounds	10	150 at building setback line; 100 at the street line	10%	50	100	75		
6. Public parks	4	150	10%	50	50	75		
7. 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	10%	50	50, 100 for water tanks	75		
8. Communications tower	1	In accordance with § 12-2.4A(20)						
9. Outdoor recreational facility	10	300	10%	50	100	75		
10. Recreational resort (only permitted on parcels located within the regional growth boundary and sewer service area)	50	300	See § 12-2.4A(26)	50	100	75		
<b>Accessory Uses</b>								
Home occupation	See primary use above to which it is accessory							
Agritainment enterprises								
Roadside farm stand								
Customary uses accessory to the above; essential services								

NOTES:

\* Maximum impervious coverage for all permitted uses: for lots that are less than 10 acres, 40%; for lots that are 10 acres or larger, 20%.

\*\* The yard setback requirements for a single-family detached dwelling are reduced to those shown in Chapter 12, Attachment 3, Criteria and Standards for the Natural Areas District, 2. Single-family detached dwellings.

\*\*\* 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.