

ZONING

12 Attachment 4

Township of Harris

Criteria and Standards for the Agricultural Residential (AR) District [Amended 11-8-1999 by Ord. No. 207; 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)	
Primary use							
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**	5	300	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. Commercial establishments for the processing, storage and sale of farm products produced and raised on the premises	10	300	10%	50	100	75	
2. Single-family detached dwellings (with on-site sewer service)	1.5 (4.99 maximum)	150 at building setback line; 100 at the street line	15%	50	50	75	

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	Minimum Size (acres)	Minimum Width (feet)	Maximum Lot Coverage*	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)		
3. Single-family detached dwellings (with off-site sewer service) on parent tracts less than 10 acres in size	0.5 (4.99 maximum)	50 at the building setback line	30%	20	8	30	35, except for nonresidential and exempted structures as defined in § 12-27	
4. Single-family detached dwellings on parent tracts of 10 acres or larger, as per § 12-2.5.	7,500 square feet	50 at building setback line	30%	20	8	30		
5. Bed-and-breakfast facilities	1.5	150 at building setback line; 100 at the street line	15%	50	50	75		
6. Family care facility								
7. Public parks								
8. Churches and other places of worship	4		10%					
9. 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		
10. Communications tower	1	In accordance with § 12-2.4A(20)						
11. Outdoor recreational facility	10	300	10%	50	100	75		
12. 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		
Accessory Uses	See primary use above to which it is accessory							
Roadside farm stand								
Agritainment enterprises								
Home occupation								
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 4 Criteria and Standards for the Agricultural Residential District, 2. Single-family detached dwellings with off-site sewer service.

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*** 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.