

ZONING

12 Attachment 5

Township of Harris

Criteria and Standards for Single-Family Residential (R-1) District [Amended 4-12-1993 by Ord. No. 146; 4-12-1993 by Ord. No. 148; 10-9-1995 by Ord. No. 170; 2-11-2002 by Ord. No. 219; 6-11-2012 by Ord. No. 303; 11-9-2015 by Ord. No. 321]

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. a. Single-family detached dwellings, with off-site sewer service b. Zero lot line dwellings c. Family-care facility	7,500 square feet	50 at building setback line; 50 at the street line	30%	20 on local and collector streets, 50 on arterial streets	8	30	35
2. a. Single-family detached dwellings, with on-site sewer service b. Zero lot line dwellings c. Family-care facility	20,000 square feet	100 at the building setback line; 75 at the street line					
3. Child day-care centers	1 acre	150 at building setback line; 100 at the street line	50	50	75		
4. Churches and other places of worship, parish houses and convents							
5. Public and private nursery, kindergarten, elementary and secondary schools, and postsecondary schools							
6. Public park and public recreational areas							
7. Farm uses	10 acres	300	10%	100			

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8. Firehouses/ambulance service	Minimum lot size shall be determined on the basis of minimum width, maximum coverage, yard setback, parking and other requirements contained in § 12-4.1 and this chapter	150	30% (60% maximum impervious coverage)	50	15	50	35
9. Designated well sites, potable water well pump station facilities, water treatment facilities, and water storage tanks	1 acre	150 at building setback line; 100 at street line	10% (25% maximum impervious surface coverage)		50; 100 as water tank	75	
10. Community center	1 acre	150 feet at the building setback line; 100 feet at the street line	30%		50	75	
Accessory Uses							
1. Home occupations	See Primary Use above to which it is accessory						
2. Customary uses accessory to the above; essential services							

NOTES:

*Yard setback requirements shall be reduced to those stipulated for the Village District for property lying adjacent to the following street rights-of-way: Pine Street from Tennis Alley to Academy Street, and the first seven properties in existence at the time this chapter was enacted lying along the western boundary of Academy Street and heading south. Maximum impervious coverage for all permitted uses: 40%. Exception: for properties located on Pine Street between Tennis Street and Academy Street, as well as the first seven properties lying along the western boundary of Academy Street beginning at Main Street heading south: 50%.