

ZONING

12 Attachment 6

Township of Harris

Criteria and Standards for Two-Family Residential (R-2) District

[Amended 4-12-1993 by Ord. No. 148; 2-11-2002 by Ord. No. 219; 5-13-2002 by Ord. No. 221; 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)	
<b>Primary Uses</b>							
1. Single-family detached dwellings, with off-site sewer service	6,500 square feet	80 at building setback line; 50 at the street line	30%	On local and collector streets, 20 for single-family dwellings; 30 for two-family dwellings on arterial streets	10	30	
2. Family-care facility	8,500 square feet per building				15 for single-family and two-family dwellings; 20 for multi-family dwellings		
3. Two-family detached dwellings					15		
4. Single-family semidetached dwellings							
5. Group homes	8,500 square feet	90 at the building setback line; 60 at the street line			10		
6. Two-family semidetached dwellings	10,000 square feet per building						
7. Single-family attached dwellings	4,500 square feet per dwelling unit						
8. Public park and public recreational areas							
Permitted Uses Land and structures may be used for	Lot Requirements The following lot requirements shall be met			Yard Setback Requirements The following yard requirements shall be met.			Maximum Height

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only the following:	for each primary use.			Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	(feet)
	Minimum Size (acres)	Minimum Width (feet)	Maximum Coverage				
9. Child day-care centers	25,000 square feet	150 at building setback line; 100 at street line	30%	On local and collector streets, 20 for single-family dwellings; 30 for two-family dwellings on arterial streets	10		
10. Churches and other places of worship, parish houses and convents	1 acre						
11. Public and private nursery, kindergarten, elementary and secondary schools, and postsecondary schools							
12. Designated well sites, potable water well pump station facilities, water treatment facilities, and water storage tanks			10	50	50; 100 as water tank	75	
<b>Accessory Uses</b>							
1. Home occupations	See Primary Use above to which it is accessory						
2. Customary uses accessory to the above; essential services							

**NOTES:**

\* Maximum impervious coverage for all permitted uses: 50%.