

# ZONING

## 12 Attachment 7

### Township of Harris

#### Criteria and Standards for Multi-Family Residential (R-3) District

[Amended 4-12-1993 by Ord. No. 147; 4-12-1993 by Ord. No. 148; 2-11-2002 by Ord. No. 219; 5-13-2002 by Ord. No. 222; 11-9-2015 by Ord. No. 321]

<b>Permitted Uses</b> Land and structures may be used for only the following:	<b>Lot Requirements</b> The following lot requirements shall be met for each primary use.			<b>Yard Setback Requirements</b> The following yard requirements shall be met.			<b>Maximum Height (feet)</b>
	<b>Minimum Size</b>	<b>Minimum Width (feet)</b>	<b>Maximum Coverage*</b>	<b>Front Yard (feet)</b>	<b>Side Yard (feet)</b>	<b>Rear Yard (feet)</b>	
<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; 50 for all dwellings on arterial streets  30; 50 on an arterial streets	10	30	35
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							
4. Single-family semidetached dwellings	4,250 square feet						
5. Group homes	8,500 square feet	90 at the building setback line; 60 at the street line			15	40	
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	—	—					

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	<b>Minimum Size</b>	<b>Minimum Width (feet)</b>	<b>Maximum Coverage</b>	<b>Front Yard (feet)</b>	<b>Side Yard (feet)</b>	<b>Rear Yard (feet)</b>	
9. Child day-care centers	25,000 square feet	150 at building setback line; 100 at street line	30%		15	40	35
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			10%	50	50; 100 as water tank	75	
12. Designated well sites, potable water well pump station facilities, water treatment facilities, and water storage tanks							
13. Nursing homes, personal care homes, and other convalescent homes							
<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%.