

DEVELOPMENT STANDARDS

7-307 Attachment 1

**City of Harrisburg  
Development Standards**

| <b>Development Standards</b>    |                                                                                                                      |                                                                 |                                                                                                                                      |                                  |                                                                                  |                                        |                                                                                        |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------------------------------------------------------------------------------|----------------------------------------|----------------------------------------------------------------------------------------|
| <b>Zoning Districts</b>         | <b>Minimum Lot Area and Density</b>                                                                                  | <b>Minimum Lot Width at Lot Frontage</b>                        | <b>Front Yard Setback</b>                                                                                                            | <b>Minimum Rear Yard Setback</b> | <b>Minimum Side Yard Setback</b>                                                 | <b>Maximum Impervious Lot Coverage</b> | <b>Principal Building Height and Width</b>                                             |
| Open Space Recreation (OSR)     | 2,000 square feet                                                                                                    | 20 feet                                                         | 15 feet                                                                                                                              | 15 feet                          | 5 feet each                                                                      | 30%                                    | Height: 45 feet maximum                                                                |
| Low Density Residential (RL)    | 5,000 square feet or 8,000 square feet for nonresidential uses<br><br>4-8 dwelling units per acre                    | 50 feet for residential uses or 80 feet for nonresidential uses | Minimum of 20 feet or shall conform to existing prevailing setback                                                                   | 15 feet                          | 5 feet each                                                                      | 50%                                    | Height: 36 feet maximum<br><br>Width: no greater than 20% of prevailing width on block |
| Medium Density Residential (RM) | 1,500 square feet per dwelling unit or 3,000 square feet for nonresidential uses<br><br>8-20 dwelling units per acre | 20 feet                                                         | Shall conform to the existing prevailing building setback within the block, or minimum of 5 feet where no such setback is prevailing | 10 feet                          | 4 feet each except 0 feet at the shared lot line of lawfully attached dwellings  | 70%                                    | 45 feet maximum height<br><br>Width no greater than 20% of prevailing width on block   |
| Commercial Neighborhood (CN)    | 1,200 square feet per dwelling unit or 2,000 square feet for nonresidential                                          | 20 feet                                                         | Shall conform to the existing prevailing setback within the block, except a maximum of 5 feet where no such setback is prevailing    | 5 feet                           | 4 feet each except 0 feet at the shared lot line of lawfully attached structures | 95%                                    | Height: 75 feet maximum                                                                |

HARRISBURG CODE

| Development Standards   |                              |                                                                    |                                                                                                                                                                                                    |                                                                                     |                                                                                  |                                 |                                            |
|-------------------------|------------------------------|--------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|---------------------------------|--------------------------------------------|
| Zoning Districts        | Minimum Lot Area and Density | Minimum Lot Width at Lot Frontage                                  | Front Yard Setback                                                                                                                                                                                 | Minimum Rear Yard Setback                                                           | Minimum Side Yard Setback                                                        | Maximum Impervious Lot Coverage | Principal Building Height and Width        |
| Commercial General (CG) | 3,000 square feet            | 20 feet                                                            | Shall conform to the existing prevailing setback within the block, except a minimum of 5 feet where no such setback is prevailing                                                                  | 5 feet                                                                              | 5 feet each except 0 feet at the shared lot line of lawfully attached structures | 95%                             | Height: 100 feet maximum                   |
| Downtown Center (DC)    | 1,200 square feet            | 20 feet                                                            | Shall conform to the existing prevailing setback within the block, except a minimum of 5 feet where no such setback is prevailing                                                                  | No minimum                                                                          | No minimum                                                                       | 100%                            | Height: 45 feet minimum, no maximum        |
| Riverfront (RF)         | 2,000 square feet            | 20 feet south of Reily Street<br><br>50 feet north of Reily Street | 50 feet along Front Street north of Reily Street; 15 feet along Front Street south of Reily Street or conforming to existing setbacks. Setbacks on State Street shall conform to existing setbacks | 15 feet for parcels along Front Street<br><br>5 feet for parcels along State Street | 10 feet each                                                                     | 75%                             | Height: 36 feet minimum<br>45 feet maximum |
| Institutional (INS)     | 5,000 square feet            | 50 feet                                                            | 20 feet or shall conform to the prevailing setback in the block                                                                                                                                    | 20 feet                                                                             | 20 feet each                                                                     | 75%                             | Height: 100 feet maximum                   |
| Industrial (IND)        | 5,000 square feet            | 30 feet                                                            | 10 feet                                                                                                                                                                                            | 5 feet                                                                              | 5 feet each                                                                      | 75%                             | No maximum                                 |