

ORDINANCE NO. 1014

AN ORDINANCE AMENDING HARRISBURG MUNICIPAL CODE TITLE 18 ZONING AND DEVELOPMENT TO REFLECT AND STRENGTHEN CODE LANGUAGE IN RELATION TO GARAGES AND CARPORTS

WHEREAS, since Harrisburg Municipal Code (HMC) Title 18, Zoning and Development was adopted in 2022, the City has been steadily making changes to code language that clarifies the intentions of the City Council and Planning Commission; and,

WHEREAS, the City of Harrisburg has a minimum size requirement of 18'x12' for garages and carports, which has been in place for decades; and,

WHEREAS, the Planner has determined that the current wording is not sufficient for citizens to clearly know and understand those size requirements.

NOW THEREFORE, THE CITY OF HARRISBURG ORDAINS AS FOLLOWS:

Section 1. Harrisburg Municipal Code Chapter 18.45.040. Lot and development standards table is amended as shown in **Exhibit A**; and

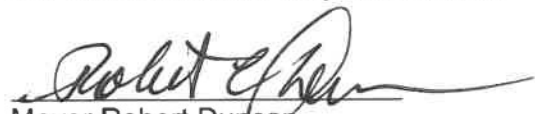
Section 2. Harrisburg Municipal Code Chapter 18.50.120 Manufactured home on a single-family lot is amended as shown in **Exhibit B**; and

Section 3. Harrisburg Municipal Code Chapter 18.65.030 Residential buildings, is amended as shown in **Exhibit C**;

PASSED by the Council this 28th Day of July, 2026.

APPROVED by the Mayor this 28th Day of July, 2026.

EFFECTIVE DATE: August 26, 2026.


Mayor Robert Duncan

ATTEST:

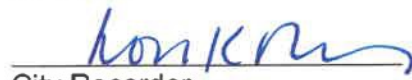

City Recorder

Exhibit A:

§ 18.45.040. Lot and development standards.

4.

Table 18.45.040.4 – Lot and Development Standards for Residential Zones.

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Except as provided by HMC § 18.45.040 through § 18.45.080, as modified under Chapter 19.40 HMC, Adjustments and Variances, or as approved under Chapter 19.45 HMC, Master Planned Developments.				
Standard	R-1	R-2	R-3	(Reserve)
Residential Density, per HMC § 18.45.060 <i>(dwelling units per (net) acre) – minimum and maximum</i>	Min. 1 per acre Max. 6 per acre <i>(Per Comp Plan)</i>	Min. 2 per acre Max. 12 per acre <i>(Per Comp Plan)</i>	Min. 12 per acre Max. 18 per acre <i>(Per Comp Plan)</i>	
Minimum Lot Area* (square feet)				
Single-family, not attached				
Corner lot	7,000 sf	6,000 sf	4,000 sf	
Interior lot	6,000 sf	5,000 sf	4,000 sf	
*Single-family, attached (townhome) dwellings:				
Corner lot	7,000 sf	4,000 sf	4,000 sf	
Interior lot	6,000 sf	3,000 sf	2,500 sf	
(*Special use provisions standards apply as per Chapter 18.50 HMC)				
Single-family, with accessory dwelling	7,000 sf	6,000 sf	5,000 sf	
Duplex	9,000 sf	7,000 sf	6,000 sf	
Multiple-family or cottage cluster	9,000 sf for the first 3 dwelling units, plus 1,500 for each additional unit.	8,000 sf for the first 3 dwelling units, plus 800 – 1,500 for each additional unit.	8,000 sf for the first 3 dwelling units, plus 800 – 1,500 for each additional unit.	
Nonresidential uses	6,000 – 9,000 sf	6,000 – 9,000 sf	6,000 – 9,000 sf	
	Same as single-family, not attached	Same as single-family, not attached	Same as single-family, not attached	

Lot size may be reduced in new subdivisions through lot size averaging per HMC § [19.20.040](#) or through approval of a master planned development under Chapter [19.45](#) HMC, provided the density standards of this section are met. Minimum lot sizes do not apply to open space tracts and similar properties where development is restricted.

Minimum Lot Width

Single-family, not attached:

Corner lot	60 ft	50 ft	40 ft
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Table 18.45.040.4 – Lot and Development Standards for Residential Zones

Except as provided by HMC § [18.45.040](#) through § [18.45.080](#), as modified under Chapter [19.40](#) HMC, Adjustments and Variances, or as approved under Chapter [19.45](#) HMC, Master Planned Developments.

Standard	R-1	R-2	R-3	(Reserve)
Interior lot	50 ft	45 ft	40 ft	
Single-family, attached (townhome):				
Corner lot	40 ft (see also Chapter 18.50 HMC)	40 ft	37.5 ft	
Interior lot	35 ft (see also Chapter 18.50 HMC)	35 ft	35 ft	
Duplex				
Corner lot	60 ft	50 ft	40 ft	
Interior lot	50 ft	45 ft	40 ft	
Multiple-family (3 or more dwelling units on a lot, where allowed)		40 ft	85 ft	
Nonresidential uses	120 ft	85 ft	80 ft	
Minimum Lot Depth <i>Street frontage width may be less than minimum lot width where flag lots are allowed, per HMC § 19.20.040.</i>	1.5 times min. width or 80 feet, whichever is less	1.5 times min. width or 75 feet, whichever is less	1.5 times min. width or 70 feet, whichever is less	
Building or Structure Height. See also HMC § 18.45.050 , Setback yards exceptions, HMC § 18.45.080 , Height measurement, exceptions, and transition, HMC § 18.70.020 (8), Vision Clearance, and HMC § 18.75.040 , Fences and walls.				
Level site (slope less than 15%), maximum height	30 ft	35 ft	40 ft	
Building height transition required abutting R-1 district (HMC § 18.45.080)	No	Yes	Yes	
Fences and Nonbuilding Walls				
Max. height – Front yard	*3 ft – 4 ft	*3 ft – 4 ft	*3 ft – 4 ft	
Max. height – Interior side	7 ft	7 ft	7 ft	
Max. height – Rear yard	7 ft	7 ft	7 ft	
Max. height – Street-side; or reverse frontage lot (rear)	6 ft; with 4 ft landscape buffer	6 ft; with 4 ft landscape buffer	6 ft; with 4 ft landscape buffer	

(See also HMC § [18.75.040](#).)

*A fence that obscures more than 50% of a person's view cannot exceed 3 ft in height.

Lot Coverage (two options):

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Standard	R-1	R-2	R-3	(Reserve)
1. Maximum lot coverage (foundation plane area as percent of site area)				
Single-family, not attached	50%	55%	60%	
Single-family, attached/common wall	Not permitted	70%	75%	
Duplex	60%	70%	75%	
Multifamily or cottage cluster	60%	70%	80%	
Mixed-use/live work/commercial	Not applicable	75%	90%	
Civic/institutional/open space	60%	60%	60%	
2. Coverage bonus	The City Administrator, subject to review through a Type II procedure, may approve an increase to the lot coverage standards, above, pursuant to HMC § 18.45.070 .			
<i>Minimum Landscape Area (percent of lot area)</i> Landscape area may include plant areas and some nonplanted areas as allowed under HMC § 18.75.030 .	The lesser of the front and side yards or 30%	The lesser of the front and side yards or 25%	The lesser of the front and side yards or 20%	
Minimum Setbacks (Feet). See also HMC § 18.45.050 , Setback yards exceptions, HMC § 18.45.080 , Height measurement, exceptions, and transition, HMC § 18.70.020(8), Vision Clearance, and HMC § 18.75.040 , Fences and walls.				
Front and Street-Side Setback Yards				
Standard setback	15 ft	15 ft	12 ft	
Garage or carport opening	20 ft	20 ft	20 ft	
Porch or similar open structure (e.g., balcony, portico, patio, wall) where structure is less than 50% enclosed	15 ft	10 ft	10 ft	
Exception: 0 ft for wheelchair ramp				
Interior Side Setback Yards*				
*No setbacks under 4 ft are allowed.				
Structure >24 ft height	8 ft	8 ft	8 ft	
Structure 12 ft to 24 ft height	7 ft	7 ft	7 ft	
Structure <12 ft height	6 ft	6 ft	6 ft	
Garage or carport opening, except alley	20 ft	20 ft	20 ft	
Paved parking pad – Minimum size 18 ft by 12 ft, to match size of garage/carport	18 ft x 12 ft Minimum	18 ft x 12 ft Minimum	18 ft x 12 ft Minimum	
Exceptions:				
Alley	5 ft	5 ft	5 ft	
Porch or similar open structure (e.g., balcony, wheelchair ramp, portico, patio, wall) where structure is less than 50% enclosed	5 ft	5 ft	5 ft	

Table 18.45.040.4 – Lot and Development Standards for Residential Zones

Except as provided by HMC § [18.45.040](#) through § [18.45.080](#), as modified under Chapter [19.40](#) HMC, Adjustments and Variances, or as approved under Chapter [19.45](#) HMC, Master Planned Developments.

Standard	R-1	R-2	R-3	(Reserve)
Common walls or zero lot line developments	Not permitted	0 ft at shared common wall; 5 ft at interior yard side	0 ft at shared common wall; 5 ft at interior yard side	
Rear Setback Yard				
Structure >24 ft height	15 ft	10 ft	10 ft	
Structure 12 ft to 24 ft height	10 ft	5 ft	5 ft	
Structure <12 ft height	5 ft	5 ft	3 ft	
Garage or carport opening, except alley	20 ft	20 ft	20 ft	
Garage or carport size requirement	18 ft x 12 ft Minimum	18 ft x 12 ft Minimum	18 ft x 12 ft Minimum	
Paved parking pad – Minimum size 18 ft by 12 ft, to match size of garage/carport	18 ft x 12 ft	18 ft x 12 ft	18 ft x 12 ft	
Exception to rear yard setbacks:				
Alley	5 ft	5 ft	5 ft	
Porch or similar open structure (e.g., balcony, portico, patio wall)	5 ft	5 ft	5 ft	
where structure is <50% enclosed	N/A	0 ft	0 ft	

Special Setback for Planned Street Improvements. New structures or structure additions on lots abutting an existing public street that do not meet the minimum standards of HMC § [18.85.020](#) for right-of-way width shall provide setbacks sufficient to allow for the future widening of the right-of-way, plus the minimum required yard setback. Building permits shall not be issued for new structures or additions that do not meet this standard. An exemption to this requirement is allowed where the City Engineer/Public Works Director determines that the street is at its ultimate width and no additional right-of-way is likely to be needed for future improvements, as consistent with the TSP.

Exhibit B:

§ 18.50.120. Manufactured home on a single-family lot.

Manufactured homes are permitted on individual lots, subject to all of the following design standards. Manufactured dwellings relocated into the City of Harrisburg shall conform to City standards. The following standards do not apply to dwellings lawfully established and existing within the City prior to the effective date of this chapter. See also Chapter [18.45](#) HMC and HMC § [18.50.130](#) and § [18.50.140](#), respectively, regarding mobile home and manufactured home parks, and mobile homes and recreational vehicles used as dwellings.

[1.](#) Floor Plan. The manufactured home shall be multi-sectional and have an enclosed floor area of not less than 1,000 square feet and be at least 20 feet wide.

[2.](#) Roof. The manufactured home shall have a pitched roof with a slope not less than three feet in height for each 12 feet in width (14 degrees).

[3.](#) Residential Building Materials. The manufactured home shall have exterior siding and roofing which in color, material, and appearance are similar to the exterior siding and roof material used on nearby residences; horizontal wood or horizontal wood-appearance siding and composite roofing is also permitted.

[4.](#) Garages and Carports. A carport or garage, minimum size 18'x12', and shall be constructed of materials and of similar appearance to those used on the home prior to manufactured home occupancy.

- a. Placement of the manufactured dwelling on the lot will not be allowed until the building permit for the primary garage/carport is issued.

[5.](#) A manufactured home will be considered new construction and all City requirements for curbs, gutters, sidewalks and landscaping shall be complied with.

[6.](#) At time of placement, the manufactured dwelling shall be in good repair, free of damage or any internal or external material defects and built after June 15, 1976, and conform to the NHCSA Act of 1974, as amended, and fully prepared for human habitation.

[7.](#) Wheels, axles, and tongue shall be removed.

[8.](#) Thermal Envelope. The manufactured home shall be certified by the manufacturer to meet the thermal envelope requirements equivalent to those for a single-family dwelling constructed under the State Building Code. Evidence demonstrating that the manufactured home meets "Super Good Cents" energy efficiency standards, or an equivalent standard, is deemed to satisfy the exterior thermal envelope certification requirement.

[9.](#) Manufactured Dwelling Placement Permit. An approved permit is required prior to placement.

10.Placement. The manufactured home shall be placed on an excavated and continuous back-filled foundation and enclosed at the perimeter such that the manufactured home is located not more than 16 inches above grade and complies with the minimum set-up standards of the adopted State Administrative Rules for Manufactured Dwellings, OAR Chapter 918. Where the building site has a sloped grade, no more than 16 inches of the enclosing material shall be exposed on the uphill side of the home.

11.Floodplain. Manufactured homes shall comply with HMC § 15.20.170 and § 15.20.180 and the following standards:

a. The stand shall be a minimum of 12 inches above base flood elevation (BFE) unless the foundation wall is opened on one side or end so that floodwater cannot be trapped.

(Manufactured Dwelling Specialty Code, 4-3.1(5))

b. The bottom of the longitudinal chassis frame beam in A zones, and the bottom of the lowest horizontal structural member supporting the dwelling in V zones shall be a minimum of 12 inches above BFE. See definition of "lowest floor" in Manufactured Dwelling Specialty Code.

c. The manufactured dwelling shall be anchored to prevent flotation, collapse, or lateral movement during the base flood. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors (reference FEMA's "Manufactured Home Installation in Flood Hazard Areas" guidebook for anchoring techniques). (44 CFR 60.3(c)(6))

d. Electrical crossover connections shall be a minimum of 12 inches above BFE.
(Manufactured Dwelling Specialty Code, 6-4.2(1))

12. Foundation Skirt. The foundation area of the manufactured home shall be fully skirted with concrete, horizontal wood or vinyl siding, or other materials, pursuant to applicable building codes and consistent with the rest of the manufactured dwelling. The foundation skirt shall be painted with a color and style consistent with the rest of the manufactured dwelling.

13.Prohibited. The manufactured home shall not be located in the City's designated historic district (H-1) or next to any structure on the Harrisburg register of historic resources.
(Ord. 987 § 1 (Exh. A), 2022)

Exhibit C:

§ 18.65.030. Residential buildings.

1. Purpose. The following requirements are intended to create and maintain a built environment that is conducive to walking; reduces dependency on the automobile for short trips; provides natural surveillance of public spaces; and maintains the historic integrity/architectural character of the community.

2. Applicability. All residential buildings in the R-1, R-2, and R-3 zones shall comply, respectively, with the requirements of this code.

3. Building Orientation. Residential buildings that are subject to the provisions of this chapter, pursuant to HMC § [18.65.020](#), shall conform to all of the following standards:

a. Building Orientation to Street. Except as provided below, dwelling units shall orient toward a street, have a primary entrance opening toward the street, and be connected to the right-of-way with an approved walkway and residential front yard. For purposes of this section, the primary entrance shall face or be within 45 degrees of parallel to an abutting street. A dwelling may have its primary entrance oriented to a yard other than the front or street yards where:

(1) The only permitted access to the property is from a shared driveway or flag lot drive and orienting the dwelling entrance to the street is not practical due to the layout of the lot and driveway;

(2) There is no adjacent street to which a dwelling may be oriented, or it is not practical to orient a dwelling to an adjacent street due to lot layout, topographic, or other characteristics of the site, or if the specific nature of the project or structure as a whole focuses or centers on a feature or area that is not a public street, or the dwelling is designed to face onto a central courtyard or away from the street, then the dwelling may orient to a walkway, courtyard, open space, common area, lobby, or breezeway (i.e., for multiple-family buildings) (see also HMC § [18.50.060](#), Townhomes, attached single-family dwellings, special review criteria); or

(3) Where a flag lot is permitted, building orientation shall conform to the provisions for flag lots under Chapter [19.20](#) HMC.

4. Garages. Garages or carports are required for all residential dwellings, with the exception of ADU's. The minimum size requirement for the primary garage/carport is 18' x 12', and shall conform to Table 18.45.040.4. The following standards apply to all types of vehicle storage, including, but not limited to, buildings, carports, canopies, and other permanent and temporary structures. The standards are intended to balance residents' desire for a convenient, safe, and private vehicle access to their homes with the public interest in maintaining safe and aesthetically pleasing streetscapes. The standards therefore promote pedestrian safety and visibility of public ways, while addressing aesthetic concerns associated with street-facing garages.

a. Alleys and Shared Drives. Where a dwelling abuts a rear or side alley, or a shared driveway, including flag lot drives, the garage or carport opening(s) for that dwelling may orient

to the alley or shared drive, as applicable, or street. Setbacks for garages facing alleys or shared driveways shall be 20 feet or more from the garage or carport to the closest edge of the alley or driveway easement of right-of-way.

b. Setback for Garage Opening Facing Street. No garage or carport opening shall be placed closer than 20 feet to a street or alley right-of-way except where the City approves a reduced setback and parking in front of garages is restricted.

c. Garages for Duplex Dwellings. Duplex design shall conform to Table 18.45.040.4. (Ord. 987 § 1 (Exh. A), 2022)