525 Attachment 1

Harmony Township Zoning Ordinance

SCHEDULE OF AREA, YARD AND BULK REGULATIONS

[Amended 11-6-1979 by Ord. No. O:79-6; 3-3-1981 by Ord. No. O:81-3; 7-17-1990 by Ord. No. O:90-12; 3-5-1996 by Ord. No. O:96-4;

12-7-1999 by Ord. No. O:99-12; 11-8-2001 by Ord. No. 01-7; 2-1-2005 by Ord. No. 05-2; 4-14-2005 by Ord. No. 05-5; 5-5-2009 by Ord. No. 09-7; 12-3-2019 by Ord. No. 19-14; 12-22-2020 by Ord. No. 20-8]

		Minimum Area Requirements		Maximum Bulk Requirements			Minimum Yard Requirements (feet)					
				Maximum Building Height			Side Yard			Acce	ssory	
		Minimum Lot		Lot			1					
Zone		Area	Lot Width	Coverage	(feet)	(stories)	Front Yard	One	Both	Rear Yard	Side	Rear
District	Permitted Uses	(acres)	(feet)	(%)				50	100	75	40	40
AR-500	Farms ^a	5	500	5	35	2.5 2.5	75 75	50 60	120	75	40	40
	Single-family dwellings	7½	500 500	5 5	35 35	2.5	75	40	100	75	40	40
	Single-family dwellings prior to 12/31/04	5	300	3	33	2.5	, ,	••	100			
	Home occupation ^b (apply standards for single-family dwellings) Home professional office ^b (apply standards for single-family dwellings)											i
	Public building and facilities pursuant to § 525-9B(1)°	10	500	5	35	2.5	75	40	100	75	40	40
	Other public and semipublic buildings and churches, etc., pursuant to § 525-9D ^d	6	300	20	35	2.5	75	40	100	75	40	40
	Cluster residential development - open (60 acres min) ^d	3	300	10	35	2.5	50	40	100	75	20	20
	Cluster residential development - wooded (60 acres min) ^d	4	400	10	35	2.5	50	40	100	75	20	20
AR-300	Farms ^a	5	500	5	35	2.5	75	50	100	75	40	40
700	Single-family dwellings	4	300	10	35	2.5	75	50	100	75	20	20
	Single-family dwellings prior to 12/31/04	3	300	10	35	2.5	50	40	100	75	20	20
	Home professional office ^d (apply standards for single-family dwellings)											
	Home occupational used (apply standards for single-family dwellings)		200	20	25	2.5	75	40	100	75	40	40
	Public buildings and facilities pursuant to § 525-10B(1)°	6	300	20 20	35 35	2.5	75	40	100	75	40	40
	Other public and semipublic buildings and churches, etc., pursuant to § 525-10D ^d	6 21/2	300 175	15	35	2.5	50	25	60	50	10	10
	Cluster - open (60 acres min) ^d Cluster - wooded (60 acres min) ^d	3	300	10	35	2.5	50	40	100	75	20	20
			500	5	35	2.5	75	50	100	75	40	40
AR-250	Farms ^a	5 3	250	10	35	2.5	75	50	60	50	10	10
•	Single-family dwellings	2½	175	15	35	2.5	50	25	60	50	10	10
	Single-family dwellings prior to 12/31/04 Home professional/home occupation ^d (apply standards for single-family dwellings)	2/2	173									
	Public building and facilities pursuant to § 525-11B°	5	300	20	35	2.5	75	40	100	75	40	40
	Other public and semipublic buildings and churches, etc., pursuant to § 525-11D ^d	5	300	20	35	2.5	75	40	100	75	40	40
	Cluster - open (60 acres min) ^d	2	175	15	35	2.5	50	25	60	50	10	10
	Cluster - wooded (60 acres min) ^d	21/2	175	15	35	2.5	50	25	60	50	10	10
AR-150	Farms ^a	5	500	5	35	2.5	75	50	100	75	40	40
	Single-family dwellings	20,000 square feet	100	25	35	2.5	40	25	60	50	10	10
	Single-family dwellings prior to 12/31/04	20,000 square feet	100	25	35	2.5	40	15	30 100	35 75	10 40	10 40
	Public buildings and facilities pursuant to § 525-12B°	5	300	20	35	2.5 2.5	75 75	40 40	100	75	40	40
	Other public and semipublic buildings and churches, etc., pursuant to § 525-12Dd	5	300	20	35			40	100		1 40	1 40
AH	Planned residential development	<u></u>				***************************************	See § 525-13					1
R-HB	Farms ^a	5	500	5	35	2.5	75	50	100	75	40 10	40 10
11111	Single-family dwellings	3	225	10	35	2.5	75	50	60	50	10	10
	Home professional office (apply standards for single-family dwellings)				1				1			
	Home occupational use ^c (apply standards for single-family dwellings)	21/	200	20	25	2,5	25	25	40	20	10	10
	Historic business uses ^c	2½ 5	200 300	30 20	35 35	2.5	75	40	100	75	40	40
	Public building and facilities pursuant to \$525-14Bc	5	300	20	35	2.5	75	40	100	75	40	40
	Other public and semipublic buildings and churches, etc., pursuant to § 165-14Dd	J	300	40	1	4.5						

		Minimum	- A was	Maxin	num Bulk Requi	irements	Minimum Yard Requirements (feet)						
	Permitted Uses	Minimum Area Requirements		Maximum	Maximum Building Height			Side Yard			Acces	ssory	
Zone District		Minimum Lot Area (acres)	Lot Width (feet)	Lot Coverage (%)	(feet)	(stories)	Front Yard	One	Both	Rear Yard	Side	Rear	
CO-1	Farms ^a Single-family dwellings when used as the dwelling house for a farm Home occupational uses ^c (apply standards for single-family dwellings) Home professional uses ^c (apply standards for single-family dwellings)	5 2½	500 175	5 15	35 35	2.5 2.5	75 50	50 25	100 60	75 50	40 10	40 10	
	Business and service uses, office uses, medical service/care facilities ^c Public building and facilities pursuant to § 525-15B ^c Other public and semipublic buildings and churches, etc., pursuant to § 525-15D ^d Services stations ^d	1 5 5	175 300 300 175	30 20 20 10	35 35 35 25	2.5 2.5 2.5 1	25 75 70 40 ^d	25 40 40 20	40 100 80 40	20 75 60 20	10 40 40 10	10 40 40 10	
CO-2	Farms ^a Single-family dwellings when used as the dwelling house for a farm Home occupational uses ^c (apply standards for single-family dwellings)	5 2½	500 175	5 15	35 35	2.5 2.5	75 50	50 25	100 60	75 50	40 10	40 10	
	Home professional uses ^c (apply standards for single-family dwellings) Business centers, business and service uses ^c Office uses (general professional, medical) ^c Hotels, motels ^c Public buildings and facilities pursuant to § 525-16B(6) ^c Other public and semipublic buildings and churches, etc., pursuant to § 525-16D ^d Services stations ^d	4 4 5 6 5	200 200 300 300 300 175	30 30 30 20 20 10	35 35 35 35 35 35 25	2.5 2.5 2.5 2.5 2.5 2.5	50 50 50 75 25 40 ^d	40 40 40 40 40 20	80 80 80 100 100 40	60 60 60 75 75 20	20 20 20 40 40 10	20 20 20 40 40 10	
LI-O	Farms ^a Single-family dwellings when used at the dwelling house for a farm Light industrial/business offices Professional offices Offices Public buildings and facilities pursuant to § 525-17B(4) ^c Other public and semipublic buildings and churches, etc., pursuant to § 525-17D ^d	5 2½ 5 4 4 6 5	500 175 400 400 400 300 300	5 15 15 30 30 20 20	35 35 35 45 45 35 35	2.5 2.5 3 3 3 2.5 2.5	75 50 150 100 100 75 70	50 25 75 60 60 40 40	100 60 200 150 150 100 80	75 50 100 50 50 75 60	40 10 40 40 40 40 40	40 10 40 40 40 40 40	
LI-O/C	Farms ^a Single-family dwellings when used at the dwelling house for a farm Light industrial/business offices, warehouse and distribution centers	5 2½ 5	500 175 400	5 15 30	35 35 35	2.5 2.5 3	75 50 150	50 25 75	100 60 200	75 50 100	40 10 40	40 10 40	
	Commercial office park development External tractf Internal componentsg Professional offices, offices Hotels, motels Public buildings and facilities pursuant to § 525-18B(5)c Other public and semipublic buildings and churches, etc., pursuant to § 525-18Dd Service stations	20 5 4 5 6 5 2	500 300 400 400 300 300 200	20 25 30 30 20 20 20	45 45 45 45 35 35 25	3 3 3 2.5 2.5	100 50 100 100 75 70 40	60 40 60 60 40 40 20	150 80 150 150 100 80 40	50 50 50 50 75 60 50	40 20 40 40 40 40 25	40 20 40 40 40 40 25	
I-1	Farms ^a Single-family dwellings when used at the dwelling house for a farm Industrial/light industrial/business offices Warehouse and distribution centers ^c Retail business and personal service establishments pursuant to § 525-19B(1) & (2) ^c Business offices ^c	5 2½ 5 5 2½ 4	500 175 400 400 200 300	5 15 15 15 30 30	35 35 35 35 35 35 35	2.5 2.5 3 3 2.5 2.5	75 50 150 150 75 75	50 25 75 75 40 40	100 60 200 200 80 80	75 50 100 100 60 60	40 10 40 40 40 40 20	40 10 40 40 40 40 20	
	Industrial park development: External tractf Internal components ⁸ Public buildings and facilities pursuant to § 525-19B(6)° Public buildings and facilities, churches, etc., clubs, etc., and other public and semipublic	15 2½ 6 5	500 200 300 300	15 20 20 20	35 35 35 35	3 3 2.5 2.5	150 50 75 70	75 40 40 40	200 80 100 80	100 50 75 60	40 20 40 40	40 20 40 40	
	buildings pursuant to § 525-19D ^d Services stations ^d	2	200	20	25	1	40 ^d	20	40	20	10	10	

NOTES:

a Subject to the special provisions of § 525-8B(2).

b Conditional use.

- Site plan review required.
 Conditional use pursuant to Article VIII and site plan review.
 (Reserved)

- Governs use of overall development tract and setback from tract perimeter.

 Governs placement of buildings and uses within the development tract relative to the setback of buildings from roads constructed in the development and the size of lots created through subdivision or lease.