

City of Harris Building Setbacks/Standards

R1 Urban Residential District	
Lot Dimension Standards	
Minimum Lot Size	15,000 Sq Ft
Minimum Lot Width	100 Ft
Minimum Lot Depth	150 Ft
Setback Requirements	
Front Yard (street access)	30 Ft (principal & accessory)
Side Yard	10 Ft (principal & accessory)
Rear Yard	30 Ft (principal); 10 Ft (accessory)
Lot Coverage	25%

R2 Rural Residential District	
Lot Dimension Standards	
Minimum Lot Size	5 acres
Minimum Lot Width	300 Ft
Minimum Lot Depth	450 Ft
Setback Requirements	
Front Yard/State Hwy	125 Ft from centerline (principal & accessory)
Front Yard/County Hwy	120 Ft from centerline (principal & accessory)
Front Yard/Township Rd	83 Ft from centerline (principal & accessory)
Front Yard/no road frontage	50 Ft from property line
Side Yard	30 Ft (principal & accessory)
Rear Yard	30 Ft (principal & accessory)
Lot Coverage	25%

R3 Multiple Residential District	
Lot Dimension Standards	
Minimum Lot Size	Duplex - 7500 sq ft/unit Attached single-family - 6000 sq ft/unit Multiple-family - 2720 sq ft/unit
Minimum Lot Width	Duplex - 75 ft/unit Other attached - 50 ft/unit Multiple-family - 200 ft
Setback Requirements	
Front Yard/street access	30 Ft (principal & accessory)
Side Yard/Duplex	10 Ft (principal & accessory)
Side Yard/Attached	15 Ft (principal & accessory)
Side Yard/Multiple	30 Ft (principal & accessory)
Rear Yard	30 Ft (principal & accessory)
Lot Coverage - Duplex	30%
Lot Coverage - Attached	40%
Lot Coverage - Multiple	75%

I Industrial District	
Lot Dimension Standards	
Minimum Lot Size	Rural (private utilities) - 2 acres Urban (public utilities) - 20,000 sq ft
Minimum Lot Width	Rural - 220 ft Urban - 100 ft
Setback Requirements	
Rural	
Front Yard/State Hwy	125 Ft from centerline (principal & accessory)
Front Yard/County Hwy	120 Ft from centerline (principal & accessory)
Front Yard/Township Rd	83 Ft from centerline (principal & accessory)
Front Yard/no road frontage	50 Ft from property line
Side Yard	30 Ft (principal & accessory)
Rear Yard	30 Ft (principal & accessory)
Lot Coverage	50%
Urban	
Front Yard (street access)	30 Ft (principal & accessory)
Side Yard	30 Ft (principal & accessory)
Rear Yard	30 Ft (principal & accessory)
Lot Coverage	75%

CI Commercial-Industrial District	
Lot Dimension Standards	
Minimum Lot Size	Rural (private utilities) - 2 acres Urban (public utilities) - 20,000 sq ft
Minimum Lot Width	Rural - 220 ft Urban - 100 ft
Setback Requirements	
Rural	
Front Yard/State Hwy	125 Ft from centerline (principal & accessory)
Front Yard/County Hwy	120 Ft from centerline (principal & accessory)
Front Yard/Township Rd	83 Ft from centerline (principal & accessory)
Front Yard/no road frontage	50 Ft from property line
Side Yard	20 Ft (principal & accessory)
Rear Yard	30 Ft (principal & accessory)
Lot Coverage	50%
Urban	
Front Yard (street access)	30 Ft (principal & accessory)
Side Yard	10 Ft (principal & accessory)
Rear Yard	20 Ft (principal & accessory)
Lot Coverage	75%

B General Business District	
Lot Dimension Standards	
Minimum Lot Size	Rural (private utilities) - 2 acres Urban (public utilities) - 20,000 sq ft
Minimum Lot Width	Rural - 220 ft Urban - 100 ft
Setback Requirements	
Rural	
Front Yard/State Hwy	125 Ft from centerline (principal & accessory)
Front Yard/County Hwy	120 Ft from centerline (principal & accessory)
Front Yard/Township Rd	83 Ft from centerline (principal & accessory)
Front Yard/no road frontage	50 Ft from property line
Side Yard	20 Ft (principal & accessory)
Rear Yard	30 Ft (principal & accessory)
Lot Coverage	50%
Urban	
Front Yard (street access)	30 Ft (principal & accessory)
Side Yard	10 Ft (principal & accessory)
Rear Yard	20 Ft (principal & accessory)
Lot Coverage	75%