

ORDINANCE NUMBER 2011-03

AN ORDINANCE ADOPTING CHAPTER 154 OF THE CITY CODE TO DEFINE AND REGULATE DISTRICTS AND AMENDING SECTION 154 OF THE CITY CODE TO INCLUDE CI COMMERCIAL-INDUSTRIAL DISTRICT AND PERMITTED USES.

The City Council of the City of Harris hereby ordains:

§ 154.14 DISTRICT REGULATIONS.

(A) *District classifications.* For the purpose of this chapter, the city is divided into the following zoning districts.

R-1	Urban Residential District
R-2	Rural Residential District
R-3	Multiple Residential District
B	General Business District
CI	Commercial-Industrial District
I	Industrial District

(G) CI Commercial-Industrial District.

(1) *Permitted uses.*

- (a) Retail sales conducted completely within principal structure.
- (b) Gasoline stations and convenience goods sales.
- (c) Restaurants and coffee shops, except drive-through facilities.
- (d) General and professional offices.
- (e) Medical clinics and facilities.
- (f) Financial institutions.
- (g) New and used automobile sales.
- (h) Recreation vehicle sales and service.
- (i) Boats and recreational equipment sales and service.
- (j) Welding and machine shops not to exceed 5,000 square feet.
- (k) Cabinet shops and sales not to exceed 5,000 square feet.
- (l) Utility trailer sales and service

(2) *Accessory uses.*

- (a) Required off-street parking.

- (b) Authorized signage.
- (c) Authorized outdoor display of merchandise.
- (3) Conditional uses.
 - (a) Repair and service businesses.
- (4) Interim uses. None assigned at this time.
- (5) *Lot dimensional standards.*

Minimum Lot Area	Rural (private utilities) - two acres
	Urban (public utilities) - 20,000 square feet
Minimum Lot Width	Rural - 220 feet
	Urban - 100 feet

- (6) *Yard area/setback requirements (principal and accessory structures).*

Rural	
Front Yard/State Highway*	125 feet from centerline
Front Yard/County Highway*	120 feet from centerline
Front Yard/Township Road*	83 feet from centerline
Front Yard (no road frontage)	50 feet from property line
Side Yard	20 feet
Rear Yard	30 feet
Lot coverage	50%
* Minimum setbacks shall equal the greater of 50 feet from registered road right-of-way or easement or the distance from road centerline	
Urban	
Front Yard/Street Access	30 feet
Side Yard	ten feet
Rear Yard	20 feet
Lot coverage	75%

Section 6. This ordinance shall take effect and be in force from and after its publication in the official newspaper of the City of Harris.

Diane Miller, Mayor

ATTEST:

Dawn Luke, City Clerk