

**City of Harrisburg Planning Commission
Agenda for June 10, 2025, Meeting at 6:00 P.M.
Heritage Board Room
200 E. Willow Street, Harrisburg, SD**

1. Call to Order

2. Roll Call

3. Public Comment on Non-Agenda Items

4. Approval of Agenda

5. Approval of Minutes

- a. Approval of minutes from the May 13, 2025 Planning Commission meeting.

6. Regular Agenda

- a) APPLICATION: Review and recommendation to City Council an application to rezone the property legally described as Lot 3, Niemi-Reit Addition from R-1 Single-Family Detached Residential to R-2 Low Density Residential.
Applicant: Ryan Rozeboom
Location: 602 E. Willow Street, Parcel # 270.18.00.003
 - 1. Public hearing
 - 2. Commission Action
- b) ZONING REGULATIONS AMENDMENT: Review and recommendation to City Council - Proposed amendments to Sections 1, 2, and 3 of the Zoning Regulations.
 - 1. Public hearing
 - 2. Commission Action

7. New Business

8. Old Business

9. Administrative Reports and Commission Input

- a. Commission input.
- b. Building permit reports for May 2025.
- c. Plats filed in May 2025

10. Adjournment

City of Harrisburg Planning Commission
Draft Meeting Minutes for May 13, 2025, Meeting at 6:00 P.M.
Heritage Board Room
200 E. Willow Street, Harrisburg, SD

1. Call to Order

The regular meeting of the City of Harrisburg Planning Commission was called to order by Chairperson Bicknase at 6:00 p.m. on May 13, 2025.

2. Roll Call

Commissioners Collin McKenzie, Rob Doyen, Jason Schipper, Jon Kraft, Jim Nielsen, and Chairperson Bruce Bicknase were present. Chad Huwe and Jen Cleveland were present on behalf of City Planning & Zoning, City Alderman Pete Wodzinski and City Administrator Amanda Mack were also present. Public present included Tyler Mitzel, Dalton Allen, Doug Allen, Tim Mitzel, Mike Hoffman, Damon Rusk, Rob Kurtenbach, Kyle Kelly, Jason Tjeerdsma, and Toby Brown.

3. Public Comment on Non-Agenda Items

No public comment was heard.

4. Approval of Agenda

Chairperson Bicknase asked if there were any changes to the meeting agenda. No changes were presented. A motion was made by Commissioner Nielsen, seconded by Commissioner Schipper, to approve the agenda. A voice vote was taken. Yeas: McKenzie, Doyen, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

5. Approval of Minutes

a. Approval of minutes from the April 8, 2025 Planning Commission meeting.

Chairperson Bicknase asked if there were any changes to the draft meeting minutes for April 8, 2025. No corrections were presented. A motion was made by Commissioner Doyen, seconded by Commissioner Nielsen, to approve the meeting minutes. A voice vote was taken. Yeas: McKenzie, Doyen, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

6. Regular Agenda

a) APPLICATION: Review and recommendation to City Council an application to rezone the property legally described as Lot 2, Block 3, of Flatiron Crossing Addition from I-1 Light Industrial to GB General Business.

Applicant: Black Dog, LLC

Location: 911 Flatiron Avenue, Parcel # 271.28.03.002

1. Public hearing
2. Commission Action

Chad Huwe presented a summary of the application and staff report. Doug Allen was present to speak and answer questions from the Planning Commission. The floor was opened for public comment. Hearing none, Chairperson Bicknase closed the public hearing.

A motion was made by Commissioner Schipper, seconded by Commissioner Nielsen, to recommend approval to City Council. A voice vote was taken. Yeas: McKenzie, Doyen, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

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- b) APPLICATION: Review and recommendation to City Council an application to rezone the property legally described as Lot 12, Block 4, of Sunny Haven Estates from R-2 Low Density Residential to R-1 Single-Family Detached Residential.

Applicant: Shane & Kris Warwick

Location: 537 Brody Court, Parcel # 271.14.04.012

1. Public hearing
2. Commission Action

Chad Huwe presented a summary of the application and staff report. The floor was opened for public comment. Hearing none, Chairperson Bicknase closed the public hearing.

A motion was made by Commissioner Doyen, seconded by Commissioner Nielsen, to recommend approval to City Council. A voice vote was taken. Yeas: McKenzie, Doyen, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

- c) APPLICATION: Review and recommendation to City Council an application to rezone a portion of the SW1/4, except Tract 1 of Oppold Addition, Section 28, Township 100 North, Range 50 West of the 5th Principal Meridian, Harrisburg, Lincoln County, South Dakota from A-1 Agriculture to NR Natural Resource (3.2 acres) and R-2 Low Density Residential (84.2 acres).

Applicant: Artessa, LLC

Location: Parcel ID: 100.50.28.3000

1. Public hearing
2. Commission Action

Chad Huwe presented a summary of the application and staff report. Kyle Kelly, on behalf of Artessa LLC, was present to speak and answer questions from the Planning Commission. The floor was opened for public comment. Hearing none, Chairperson Bicknase closed the public hearing.

A motion was made by Commissioner Doyen, seconded by Commissioner Nielsen, to recommend approval to City Council. A voice vote was taken. Yeas: McKenzie, Doyen, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

- d) APPLICATION: Review and recommendation to City Council the preliminary plan for Artessa, LLC.

Applicant: Artessa, LLC

Location: Parcel ID: 100.50.28.3000

1. Public hearing
2. Commission Action

Chad Huwe presented a summary of the application and staff report. Kyle Kelly, on behalf of Artessa LLC, was present to speak and answer questions from the Planning Commission. The floor was opened for public comment. Damon Rusk and Jason Tjeerdsma asked phasing and access questions. Hearing no additional comments from the public, Chairperson Bicknase closed the public hearing.

A motion was made by Commissioner Doyen, seconded by Commissioner Kraft, to recommend approval to City Council. Commissioner Nielsen commented he would like to see phase 2

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include an access point off Louise Avenue. A voice vote was taken. Yeas: McKenzie, Doyen, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

- e) **COMPREHENSIVE PLAN AMENDMENT:** Review and recommendation to City Council an amendment to the Future Land Use Map of the Comprehensive Plan. Requesting Agricultural to Commercial (273rd Street)
1. Public hearing
 2. Commission Action

Chad Huwe presented a summary of the request and staff report. Mike Hoffman was present to speak and answer questions from the Planning Commission. Toby Brown, Planning Director for Lincoln County, was present to answer questions. The floor was opened for public comment. Hearing none, Chairperson Bicknase closed the public hearing.

A motion was made by Commissioner McKenzie, seconded by Commissioner Doyen, to recommend approval to City Council. A voice vote was taken. Yeas: McKenzie, Doyen, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

- f) **COMPREHENSIVE PLAN AMENDMENT:** Review and recommendation to City Council an amendment to the Future Land Use Map of the Comprehensive Plan. Requesting Agricultural to Residential (274th Street).
1. Public hearing
 2. Commission Action

Chad Huwe presented a summary of the request and staff report. Toby Brown, Planning Director for Lincoln County, was present to speak and answer questions regarding the County's rezone process and site history. The floor was opened for public comment. Hearing none, Chairperson Bicknase closed the public hearing.

A motion was made by Commissioner Doyen, seconded by Commissioner Nielsen, to recommend approval to City Council. A voice vote was taken. Yeas: McKenzie, Doyen, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

7. New Business

8. Old Business

9. Administrative Reports and Commission Input

- a. Commission input.
No comment was received.
- b. Building permit reports for April 2025.
Jen Cleveland provided a summary of the April building permit reports.

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c. Plats filed in April 2025

10. Adjournment

A motion to adjourn was made at 7:00 p.m. by Commissioner Doyen, seconded by Commissioner Schipper. A voice vote was taken. Yeas: McKenzie, Doyen, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

DRAFT



301 E WILLOW STREET • PO BOX 26 • HARRISBURG SD • 57032
PHONE: 605-743-5872

Agenda Item Staff Report

Date: June 10, 2025

To: Planning Commission

From: Planning and Building Services

Agenda Item:

Rezone Lot 3 of the Niemi-Reit Addition to the City of Harrisburg from R-1 to R-2.

Public Hearing: ☒

Business Item: ☒

Informational: ☐

Information:

- The petitioner is Ryan Rozenboom.
- The parcel address is 602 E Willow Street.
- The request is to rezone this property from Single-Family Detached Residential (R-1) to Low Density Residential (R-2).
- The proposed plan is to subdivide the lot and construct a duplex on the north half. Access to the duplex would be by a mutual access easement.

Attachments:

Application

Site Plan

Exhibit

Staff Recommendation:



Zoning Amendment Application

Application Date: 5/16/25

Legal Description: Lot 3 Niemi-Reit Add City of Harrisburg

Property size (acres): .83

Current Zoning District: R1

Proposed Zoning District: R2

Purpose/Reason for zoning change request: Would like to divide the lot to build a duplex on the north half with an easement for a driveway on the south half

Planning and Zoning

301 E. Willow Street

Harrisburg, SD 57032

buildingservices@harrisburgsd.gov

RECEIVED

5/20/25

Applicant Name: Ryan Rozeboom

Mailing Address: 29392 467th Ave.

City/State/Zip: Centerville, SD 57014

Phone: 605-987-7878 Email: Rozeboom@hotmail.com

Applicant Signature [Signature] Date 5/16/25

Property Owner: same as applicant above

Mailing Address: _____

City/State/Zip: _____

Phone: _____ Email: _____

I/we hereby petition to change the zoning classification of the property.

Legal Description: _____

Property Owner Signature [Signature] Date 5/16/25

Please submit completed application, detailed plans, and non-refundable fee payment to City Hall,
301 E. Willow Street, Harrisburg, SD 57032

D 3 OF NIEMI-REIT ADDITION

RG, LINCOLN COUNTY, SOUTH DAKOTA.

RECEIVED

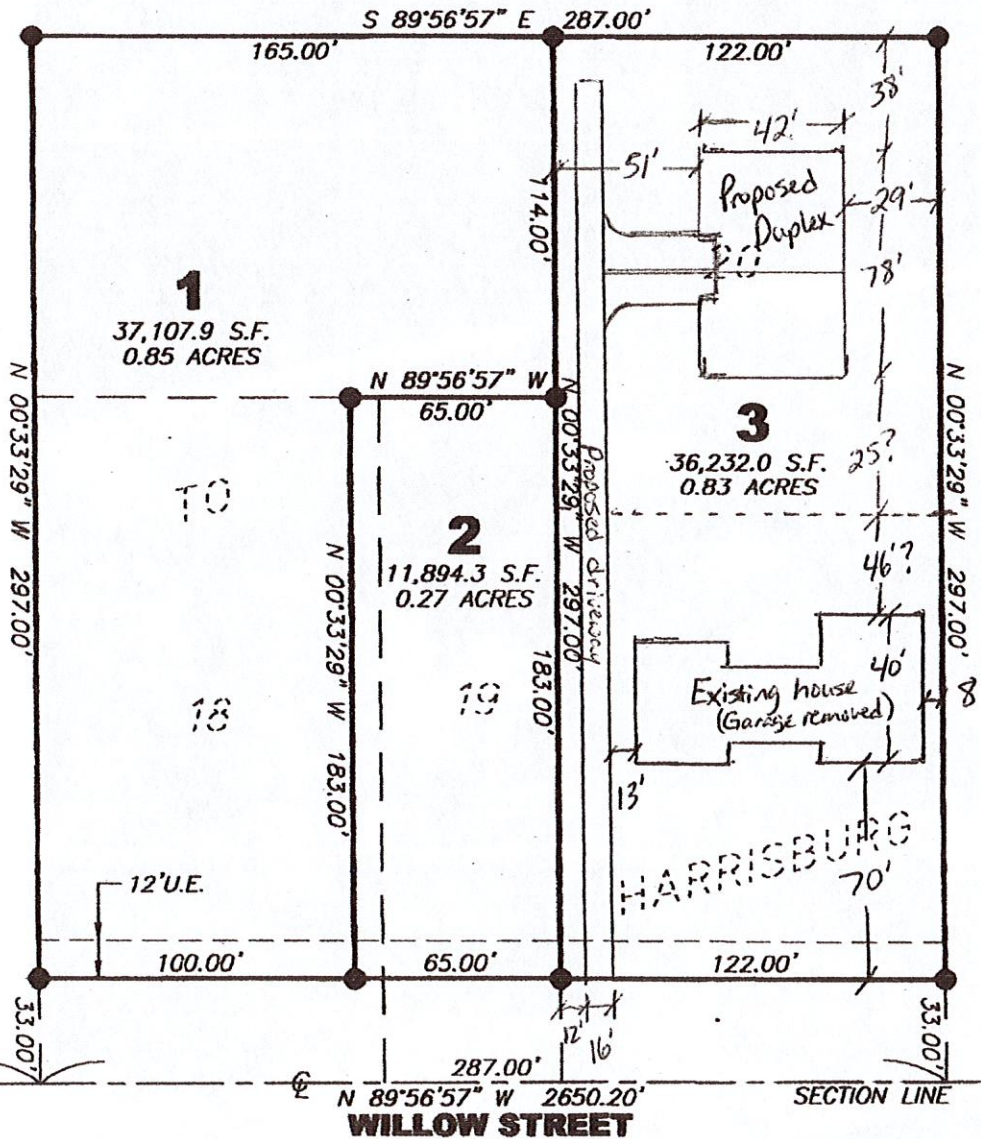
5/20/2025

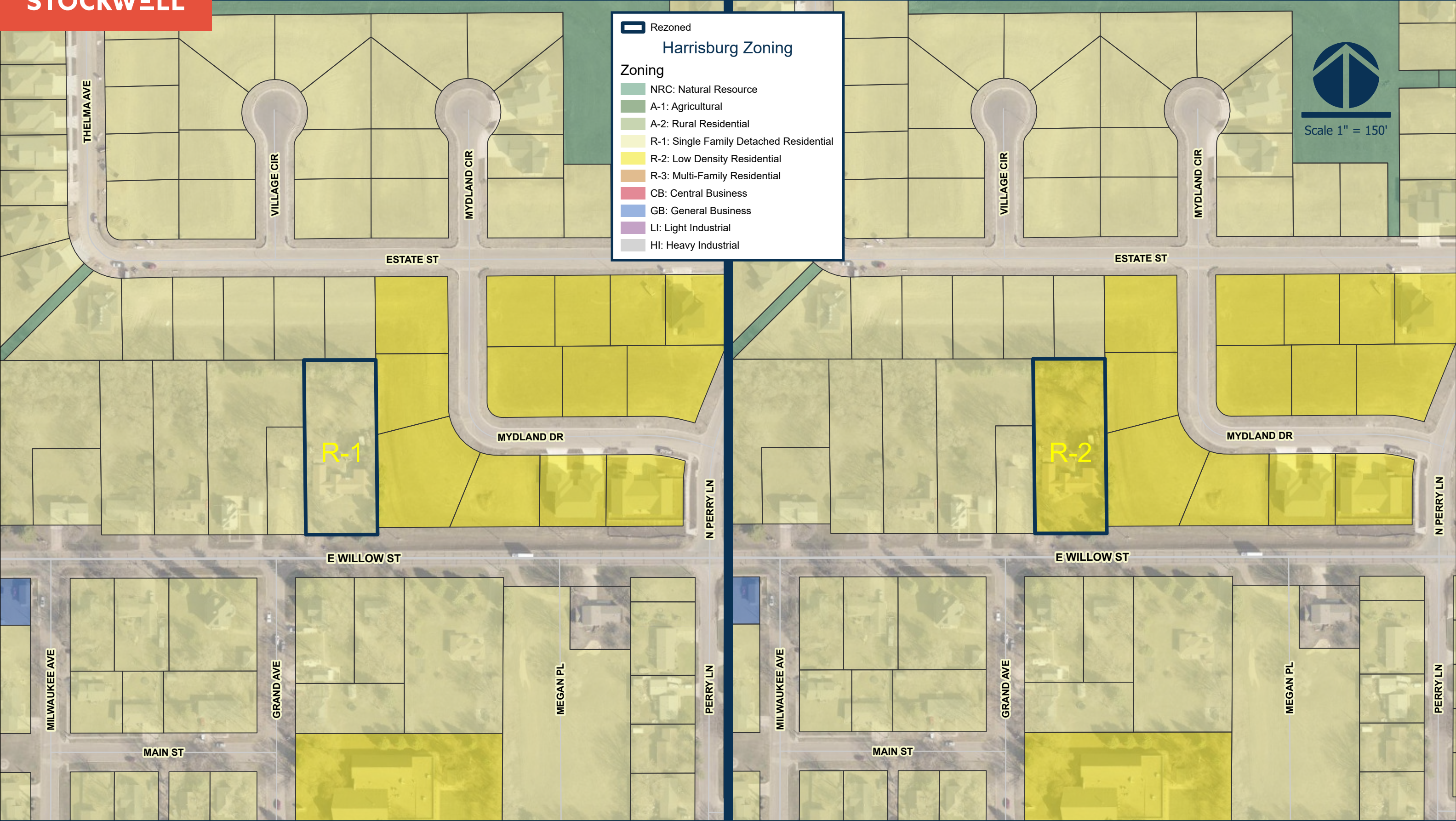
OUTLOT 16



0 60'

SCALE: 1"=60'





Existing Zoning

602 E WILLOW STREET

Proposed Zoning

602 E WILLOW STREET



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PHONE: 605-743-5872

Agenda Item Staff Report

Date: June 10, 2025

To: Planning Commission

From: Planning and Building Services

Agenda Item:**Proposed Revisions to Sections 1, 2, and 3 of the Zoning Ordinance.**

Public Hearing: ☒

Business Item: ☒

Informational: ☐

Information:

- Proposed revisions to Section 1 - Purpose and General Provisions
 - Miscellaneous language edits.
- Proposed revisions to Section 2 – Districts and Boundaries
 - Miscellaneous language edits.
 - Revised zoning language during the annexation process.
- Section 3 – District Regulations
 - Miscellaneous language edits.
 - Updated A-2 Rural Residential District to reflect recent development proposals.
 - Added R-1C Single-Family Detached Residential Compact zoning district.
 - Includes single-family homes on 50' lots with 5' side yard setbacks
 - Added Private Recreational Facility as a conditional use in Light Industrial.

Attachments:

Proposed Revisions

Staff Recommendation:

Approval.

Be it Ordained by the City Council of the City of Harrisburg as follows:

CHAPTER 9.02 ZONING REGULATIONS.

1. PURPOSE AND GENERAL PROVISIONS.

1.1. PURPOSE. These regulations are based upon the Harrisburg Comprehensive Plan and Chapters 11-4 and 11-6 of South Dakota Codified Law. These regulations are designed to carry out the goals, objectives, and policies of the Comprehensive Plan. It is the purpose of these regulations to:

- lessen congestion in the streets.
- secure safety from fire, panic, and other dangers.
- promote health and general welfare.
- provide adequate light and air.
- prevent overcrowding of land.
- avoid undue concentrations of population; and
- facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public necessities.

The City Council of the City of Harrisburg has deemed these regulations and controls to be reasonable and related to the needs of the residents of Harrisburg to control the use and development of land.

1.2. JURISDICTION. The provisions of these regulations shall apply to all territory within the boundaries of the City.

1.3. PROVISIONS DECLARED TO BE MINIMUM REQUIREMENTS. In their interpretation and application, the provisions of these regulations shall be held to be minimum requirements. Wherever the requirements of these regulations ~~are in conflict at variance~~ with the requirements of any other lawfully adopted rules, regulations, ordinances, deed restrictions, or covenants, the most restrictive or that imposing the higher standards shall govern.

1.4. REPEAL OF CONFLICTING ORDINANCES. All prior zoning ordinances or parts of prior zoning ordinances in conflict with these regulations are hereby declared repealed.

1.5. SEVERABILITY AND SEPARABILITY. ~~Should any section or provision of these regulations be declared by the courts~~ Should the courts declare any section or provision of these regulations to be unconstitutional or invalid, ~~such that~~ decision shall not affect the validity of the Ordinance as a whole, or any part other than the part declared to be unconstitutional or invalid.

1.6. ADMINISTRATION AND ENFORCEMENT.

1.6.1. POWERS AND DUTIES. The Planning & Zoning Administrator is hereby authorized and directed to enforce all the provisions of the Zoning Ordinance and establish rules for its administration. For such purposes, ~~they~~ he shall have the powers of a law enforcement officer. The Planning

& Zoning Administrator shall have the power to render interpretations of these regulations. Such interpretations shall be within the intent and purpose of the Zoning Regulations and be set forth in writing. In addition, the Planning & Zoning Administrator may appoint or solicit technical advice, inspectors, city officials and other city employees to assist with the administration of the Zoning Regulations. The Planning & Zoning Administrator shall be a City employee, with ~~work week,~~ hours of work and salary to be determined by the City Council or another person approved by the City Council. With approval of the City Council, the Mayor shall appoint the Planning & Zoning Administrator.

- 1.6.2. RIGHT OF ENTRY. When ~~ever necessary to make~~ an inspection ~~is necessary~~ to enforce any of the provisions of these regulations, the Planning & Zoning Administrator and authorized representatives may enter such building or premises at all reasonable times to inspect. ~~If the~~ Provided ~~such~~ building or premises is occupied, the Planning & Zoning Administrator or authorized representative shall first present proper credentials and request entry. If ~~the~~ such building or premises is unoccupied, the Planning & Zoning Administrator shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and request entry. If ~~such~~ entry is refused, the Planning & Zoning Administrator or authorized representative shall have recourse to every remedy provided by law to secure entry.

When the Planning & Zoning Administrator or authorized representative shall have first obtained a proper inspection warrant or other remedy provided by law to secure entry of the building or premises, no owner or occupant or any other person having charge, care, or control of any building or premises shall fail or neglect to promptly permit entry.

- 1.6.3. STOP ORDER. Whenever any work being done or use conflicts with being done contrary to the provisions of these regulations, the Planning & Zoning Administrator may issue a written stop work order ~~the work or use stopped by notice in writing. The notice order will be~~ served on any person engaged in the doing or causing such work to be done, and any such persons shall ~~forthwith~~ stop such work or use until authorized by the Planning & Zoning Administrator ~~to proceed with the work or use~~.

- 1.7. PENALTIES FOR VIOLATION. Violation of the provisions of these regulations or failure to comply with any of its requirements, including violations of conditions established in the granting of Variances, shall constitute a Class 2 Misdemeanor. Any person who violates these regulations or fails to comply with any of its requirements shall upon conviction be subject to the penalties established by South Dakota law. Each day such a violation continues shall be considered a separate offense. The owner or tenant of any building, structure, or premises, any architect, builder, contractor, agent, or other person who commits, maintains, assists in, or participates in such violation may be found guilty of a separate offense and suffer the penalties provided.

2. DISTRICTS AND BOUNDARIES.

2.1. GENERALLY.

- A. Any use not expressly permitted in a particular district may be prohibited unless such use exists on the effective date of these regulations and qualifies as a nonconforming use or unless a Conditional Use Permit is granted to allow such use as provided for in these regulations.
- B. Non-compliance with the zoning district lot, yard, or related requirements or non-compliance with these zoning regulations shall be prohibited unless a Variance is first granted as provided for in these regulations.

2.2. DISTRICTS DESIGNATED. The City is hereby divided into the following districts:

NR: Natural Resource
A-1: Agricultural
A-2: Rural Residential
R-1: Residential – Single-Family Detached
R-1C: Residential - Single-Family Detached Compact
R-2: Residential – Low Density
R-3: Residential – Multi-Family
~~R-4: Residential – High Density~~
CB: Central Business
GB: General Business
LI: Light Industrial
HI: Heavy Industrial

2.3. INTERPRETATION OF DISTRICT BOUNDARIES. Where uncertainty exists as to the boundaries of the districts as shown on the Official Zoning Map, the following rules shall apply:

- A. Boundaries indicated as approximately following platted lot lines or city limits shall be interpreted to follow such platted lot lines or city ~~limits~~limits.
- B. Boundaries indicated as approximately following railroad lines shall be interpreted to be midway between the main tracks.
- C. Boundaries indicated as approximately following the center lines of streets or other rights-of-way, or streams or other bodies of water, shall be interpreted to follow such center lines.
- D. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map. Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, the Planning & Zoning Administrator shall interpret the district ~~boundaries~~boundaries.
- E. Where a district boundary line divides a lot, which was in single ownership at the time of passage of these regulations, the City may permit, as a Zoning

Amendment, the extension of the regulations for either portion of the lot into the remaining portion of the lot.

2.4. CLASSIFICATION OF ANNEXED TERRITORY~~ANNEXATIONS AND DISTRICT BOUNDARIES~~. In all territories which may hereafter be annexed to the City, the zoning districts as they exist in Lincoln County shall be continued until otherwise changed by ordinance. If the same zoning district does not exist, a comparable rezoning shall be determined with the annexation resolution. ~~City Council may designate the zoning of the property as part of the resolution it adopts to approve the annexation of the property.~~

2.5. AMENDMENTS AND CHANGE OF ZONE. ~~Zoning amendments and~~ A change of zones ~~is a~~ are changes to the City's Zoning Regulations. Applications for a change of zone amendment may be submitted by either the City or any owner of land within the City. The regulations, restrictions, and boundaries set forth in these regulations may from time to time be amended, supplemented, or repealed, provided however, that no such action may be taken until after public hearings, at which parties in interest and citizens shall have an opportunity to be heard.

The following procedure for requesting an amendment shall be followed:

- A. The Planning & Zoning Administrator shall review the application for the ~~amendment or~~ change of zone and forward the application and ~~their~~his/her comments to the Planning Commission for review.
- B. The Planning & Zoning Administrator shall set the date, time, and place for a Planning Commission public hearing. The Planning & Zoning Administrator shall publish the notice of the public hearing in a legal newspaper of the City. Such notice shall be published once not less than ten days prior to the public hearing. A sign shall be posted on the property for a continuous period of at least seven days immediately prior to any public hearing held by the Planning Commission to consider any rezoning application.
- C. ~~A public hearing shall be held by the Commission~~The Planning Commission shall hold a public hearing. Any ~~one person~~ may appear in person, or by agent or attorney, at the public hearing. Minutes of the public hearing shall be recorded and kept in the records of the Planning Commission.
- D. The Planning Commission shall recommend approval, ~~approval with conditions,~~ or denial of the application to the City Council.
- E. The Planning & Zoning Administrator shall then set the date, time, and place for a City Council public hearing. The Planning & Zoning Administrator shall publish a notice of the public hearing in a legal newspaper of the City. Such notice shall be published once not less than ten days prior to the public hearing. A sign shall be posted on the property for a continuous period of at least seven days immediately prior to any public hearing held by the City Council to consider any rezoning application.
- F. The City Council shall approve, ~~approve with conditions,~~ or deny the application and, if approved, adopt an ordinance describing the amendment

or change of zone to these Zoning Regulations and to the Official Zoning Map, in accordance with standard procedures for reading, approval, publication, and effective date.

G. Re-Application: No application requesting a change of zoning on any property amendment whose application includes any property entirely the same or substantially the same requirements for the same or substantially the same property as that which has been denied by the Commission or City Council shall be again considered by the Planning Commission before the expiration date of six months from the date of the final action of the City Council on the application.

2.6. ADOPTION OF THE OFFICIAL ZONING MAP. The Official Zoning Map for the City, dated June 1, 2021, is hereby adopted by reference and declared to be a part of these regulations.

2.7. CHANGES TO THE OFFICIAL ZONING MAP. Changes to or replacement of the Official Zoning Map shall require an amendment of these regulations by ordinance, as provided for in these regulations.

3. DISTRICT REGULATIONS.

3.1. NR: NATURAL RESOURCE DISTRICT. The purpose of this district is to preserve lands best suited for natural drainage areas, public open space, outdoor recreation, and nature corridors from encroachment by incompatible uses. This district will ~~serve to~~ provide protection from floods and erosion, protect views, preserve natural settings for wildlife habitats, add to the aesthetic quality of the community, offer outdoor recreation opportunities, and lessen urban density.

3.1.1. PERMITTED USES.

| <u>Use</u> | <u>Use-Specific Standards</u> |
|-------------------------------|--|
| Cemeteries | Section 5.06. |
| Drainageways | No structures allowed. |
| Electrical Substations | A six-foot opaque screen shall be located at all setback lines. |
| Fences | Section 4.04. |
| Golf Courses | One freestanding sign allowed. |
| Outdoor Recreation Facilities | The site shall be adequate to accommodate the intended use(s), parking, and buffer areas without significant impact on nearby properties in terms of noise, traffic, lighting glare, views, odors, trespassing, dust, or blowing |

debris. One freestanding sign allowed.

Public Open Space/Greenways

Public Parks and Playgrounds

Public Utility Facilities

Telecommunications Facilities
on an Existing Support Structure

Section 5.22.

3.1.2. CONDITIONAL USES.

Use

Use-Specific Standards

Accessory Use and Structures

Section 4.1.

Campgrounds and RV Parks

Section 5.5. One freestanding sign allowed.

Outdoor Entertainment Facilities

The site shall be adequate to accommodate the intended use(s), parking, and buffer areas without significant impact on nearby properties in terms of noise, traffic, lighting glare, views, odors, trespassing, dust, or blowing debris. One freestanding sign allowed.

Solar Energy Systems

Section 5.21.

Wind Energy Conversion
Systems

Section 5.26.

3.1.3. LOT AND YARD REGULATIONS. Yard measurements shall be ~~taken~~ from the lot line to the building line. Values shown for lot area, lot width, and ~~setbacks~~~~yard depth~~ are minimum values.

| | Lot Area (sq ft) | Lot Width (ft) | Front Yard Setback (ft) | Side Yard Setback (ft) | Rear Yard Setback (ft) | Maximum Building Height (ft) |
|----------|------------------------|----------------------|----------------------------------|---------------------------------|---------------------------------|---------------------------------------|
| All Uses | 6,500 | 50 | 25 | 10 | 20 | 35 |

3.2. A-1: AGRICULTURAL DISTRICT. The purpose of this district is to preserve the agricultural and rural use of land until such time as these lands are ready to urbanize and be rezoned in conformance with the Comprehensive Plan and amendments thereto. This District is not intended to allow new intensive uses such as confined animal feeding units, dairies, fish farms, confined fowl feeding units, or feedlots that are, by their nature, incompatible with nearby residential or commercial districts.

3.2.1. PERMITTED USES.

| <u>Use</u> | <u>Use-Specific Standards</u> |
|---|--|
| Agriculture | |
| Agricultural Related Commercial | |
| Bed and Breakfast Establishments | Section 5.04. |
| Electrical Substations | A six-foot opaque screen shall be located at all setback lines. |
| Farm Dwellings, Single-Family Detached | |
| Farmer's Market, temporary | Section 5.10. |
| Fences | Section 4.04. |
| Golf Courses | |
| In-Home Family Day Care Facilities | Section 5.07. |
| Kennels | Kennels shall be a minimum of 500 feet from any residential zoning district. |
| Large-Animal Veterinary Clinics | Section 5.25. |
| Minor Home Occupations | Section 5.11. |
| Neighborhood Utility Facilities | |
| Pet Boarding Facilities | |
| Public Utility Facilities | |
| Small-Animal Veterinary Clinics | Section 5.25. |
| Telecommunications Facilities On a Existing Support Structure | Section 5.22. |

3.2.2. CONDITIONAL USES.

| <u>Use</u> | <u>Use-Specific Standards</u> |
|--------------------------------|-------------------------------|
| Accessory Use and Structures | Section 4.1. |
| Campgrounds and RV Parks | Section 5.05. |
| Major Home Occupations | Section 5.11. |
| Solar Energy Systems | Section 5.21. |
| Telecommunications Facilities | Section 5.22. |
| Wind Energy Conversion Systems | Section 5.26. |

3.2.3. LOT AND YARD REGULATIONS. Yard measurements shall be ~~taken~~ from the lot line to the building line. Values shown for lot area, lot width, ~~and setbacks and yard depth~~ are minimum values.

| | Lot Area (acre) | Lot Width (ft) | Front Yard Setback (ft) | Side Yard Setback (ft) | Rear Yard Setback (ft) | Maximum Building Height (ft) |
|----------|-----------------|----------------|-------------------------|------------------------|------------------------|------------------------------|
| All Uses | 1 | 150 | 25 | 10 | 20 | 35 |

3.3. A-2 RURAL RESIDENTIAL DISTRICT. ~~This e purpose of this d~~District is intended to accommodate single-family dwellings, the transition from County jurisdiction to City jurisdiction of County housing eligibilities and the creation of lots for the homes for such eligibilities. Subdivision for such a lot may occur before or after annexation. Such lots may have one accessory structures, and uses for those areas of the community where it is desirable to maintain a semi-rural environment. Further subdivision of these lots for residential development is discouraged and shall go through the change of zone and preliminary subdivision plan process building of up to 1,500 square feet.

3.3.1. PERMITTED USES

| <u>Use</u> | <u>Use-Specific Standards</u> |
|--|--|
| <u>Single-Family Detached</u> | <u>Limited to one residence per lot.</u> |
| <u>Public Park, Playground, or Swimming Pool</u> | |
| Fences | Section 4.04. |
| In-Home Family Day Care Facilities | Section 5.07. |
| Keeping of Chickens | Permit required. Section 5.12. |

~~Manufactured Homes~~ ~~See Section 5.13~~

Minor Home Occupations Section 5.11.

~~One Single-Family Detached Dwelling Unit~~

3.3.2. CONDITIONAL USES

| <u>Use</u> | <u>Use-Specific Standards</u> |
|------------|-------------------------------|
|------------|-------------------------------|

| | |
|------------------------------|--------------|
| Accessory Use and Structures | Section 4.1. |
|------------------------------|--------------|

| | |
|----------------------------------|---------------|
| Bed and Breakfast Establishments | Section 5.04. |
|----------------------------------|---------------|

| | |
|------------------------|---------------|
| Major Home Occupations | Section 5.11. |
|------------------------|---------------|

3.3.3. LOT AND YARD REGULATIONS. Yard measurements shall be ~~taken~~ from the lot line to the building line. Values shown for lot area, lot width, and setbacks are minimum values. Lot coverage shall not exceed 30%.

| Minimum Lot Size (acres) | Maximum Lot Size (acres) | Lot Width (ft) | Front Yard Setback (ft) | Side Yard Setback (ft) | Rear Yard Setback (ft) | Maximum Building Height (ft) |
|--------------------------|--------------------------|--------------------|-------------------------|------------------------|------------------------|------------------------------|
| 1 | None 1-5 | 125 200 | 34 0 | 15 0 | 34 0 | 35 |

3.4. R-1: SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT. The purpose of this district is to provide for residential areas with single-family, detached dwellings and similar development.

3.4.1. PERMITTED USES

| <u>Use</u> | <u>Use-Specific Standards</u> |
|------------|-------------------------------|
|------------|-------------------------------|

| | |
|------------------------------|--------------|
| Accessory Use and Structures | Section 4.1. |
|------------------------------|--------------|

| | |
|--------|---------------|
| Fences | Section 4.04. |
|--------|---------------|

| | |
|------------------------------------|---------------|
| In-Home Family Day Care Facilities | Section 5.07. |
|------------------------------------|---------------|

| | |
|---------------------|--------------------------------|
| Keeping of Chickens | Permit required. Section 5.12. |
|---------------------|--------------------------------|

| | |
|---------------------|---------------|
| Manufactured Homes. | Section 5.13. |
|---------------------|---------------|

| | |
|------------------------|---------------|
| Minor Home Occupations | Section 5.11. |
|------------------------|---------------|

| | |
|------------------------------|--|
| Public parks and playgrounds | |
|------------------------------|--|

Recreation Facility, Private Section 5.27.

Single-Family Detached

Telecommunications Facilities on a Section 5.22.
Existing Support Structure

Water Supply Facilities

3.4.2. CONDITIONAL USES

| <u>Use</u> | <u>Use-Specific Standards</u> |
|------------|-------------------------------|
|------------|-------------------------------|

| | |
|----------------------------------|---------------|
| Bed and Breakfast Establishments | Section 5.04. |
|----------------------------------|---------------|

| | |
|------------------------|---------------|
| Major Home Occupations | Section 5.11. |
|------------------------|---------------|

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|---------------------------|---------------|
| Planned Unit Developments | Section 5.19. |
|---------------------------|---------------|

| | |
|----------------------|---------------|
| Solar Energy Systems | Section 5.21. |
|----------------------|---------------|

| | |
|--------------------------------|---------------|
| Wind Energy Conversion Systems | Section 5.26. |
|--------------------------------|---------------|

3.4.3. LOT AND YARD REGULATIONS. Yard measurements shall be ~~taken~~ from the lot line to the building line. Values shown for lot area, lot width, and ~~setbacks yard depth~~ are minimum values. Lot coverage shall not exceed 50%.

| | Lot Area (sq ft) | Lot Width (ft) | Front Yard Setback (ft) | Side Yard Setback (ft) | Rear Yard Setback (ft) | Maximum Building Height (ft) |
|----------|------------------|----------------|-------------------------|------------------------|------------------------|------------------------------|
| All Uses | 6,500 | 65 | 25 | 7 | 20 | 35 |

Exceptions:

1. A single-family detached dwelling may be constructed on a lot of record which has less area or less width than herein required.
2. There shall be a required front yard on each street side of a double-frontage lot.
3. There shall be a required front yard on each street side of a corner lot.
4. One required front yard may be reduced to twenty feet on corner lots.

3.5. R-1C: SINGLE-FAMILY DETACHED RESIDENTIAL COMPACT. The purpose of this district is to provide for compact housing developments of single-family detached dwellings for new or redeveloping areas. New development plans shall incorporate transitions from the edge of these developments and comply with building and fire code requirements.

3.5.1. PERMITTED USES

| <u>Use</u> | <u>Use-Specific Standards</u> |
|--|-------------------------------|
| <u>Single-Family Detached</u> | |
| <u>Public Park, Playground, or Swimming Pool</u> | |
| <u>Accessory Use and Structures</u> | <u>Section 4.1.</u> |
| <u>Fences</u> | <u>Section 4.4.</u> |
| <u>In-Home Family Day Care Facilities</u> | <u>Section 5.7.</u> |
| <u>Minor Home Occupations</u> | <u>Section 5.11.</u> |
| <u>Neighborhood Utility Facilities</u> | |
| <u>Recreation Facility, Public or Private</u> | <u>Section 5.27.</u> |
| <u>Telecommunications Facilities on a Existing Support Structure</u> | <u>Section 5.22.</u> |

3.5.2. CONDITIONAL USES

| <u>Use</u> | <u>Use-Specific Standards</u> |
|---------------------------------------|--|
| <u>Major Home Occupations</u> | <u>Section 5.11.</u> |
| <u>Manufactured Home Courts</u> | <u>Section 5.14.</u> |
| <u>Planned Unit Developments</u> | <u>Section 5.19.</u> |
| <u>Pocket Neighborhoods</u> | <u>See Sections 5.20 and 5.23. The maximum tiny house lot size shall be 3,500 square feet.</u> |
| <u>Solar Energy Systems</u> | <u>See Section 5.21.</u> |
| <u>Wind Energy Conversion Systems</u> | <u>See Section 5.26.</u> |

3.5.3. LOT AND YARD REGULATIONS. Yard measurements shall be from the lot line to the building line. Values shown for lot area, lot width, and setbacks are minimum values. Lot coverage may not exceed 60%, except in Pocket Neighborhoods, where lot coverage may not exceed 40%.

| | <u>Lot Area (sq ft)</u> | <u>Lot Width (ft)</u> | <u>Front Yard Setback (ft)</u> | <u>Side Yard Setback (ft)</u> | <u>Rear Yard Setback (ft)</u> | <u>Maximum Building Height (ft)</u> |
|-----------------------------|-------------------------|-----------------------|--------------------------------|-------------------------------|-------------------------------|-------------------------------------|
| <u>Pocket Neighborhoods</u> | <u>1,500/unit</u> | <u>30</u> | <u>20</u> | <u>5</u> | <u>15</u> | <u>25</u> |

| | | | | | | |
|-------------------------------|--------------|-----------|-----------|----------|-----------|-----------|
| <u>Single-Family Detached</u> | <u>5,000</u> | <u>50</u> | <u>20</u> | <u>5</u> | <u>20</u> | <u>35</u> |
| <u>All Other Uses</u> | <u>6,500</u> | <u>65</u> | <u>25</u> | <u>7</u> | <u>20</u> | <u>35</u> |

Exceptions:

1. There shall be a required front yard on each street side of a double-frontage lot.
2. There shall be a required front yard on each street side of a corner lot.
3. One required front yard may be reduced to twenty feet on corner lots.

- 3.6. R-2: LOW DENSITY RESIDENTIAL DISTRICT. The purpose of this District is to provide for areas of low residential density. This district provides for single-family detached dwellings, single-family attached dwellings, low density multi-family dwellings, and such supportive community facilities as parks, playgrounds, schools, and churches. Nonresidential services permitted in this district shall provide for auxiliary services.

3.6.1. PERMITTED USES

| <u>Use</u> | <u>Use-Specific Standards</u> |
|------------------------------------|--|
| Accessory Use and Structures | Section 4.1. |
| Duplexes | |
| Fences | Section 4.04. |
| In-Home Family Day Care Facilities | Section 5.07. |
| In-Home Group Day Care Facilities | Section 5.08. |
| Keeping of Chickens | Permit required. Section 5.12. |
| Manufactured Homes | Section 5.13. |
| Minor Home Occupations | Section 5.11. |
| Municipal Service Buildings | One freestanding sign allowed. |
| Public Parks and Playgrounds | |
| Quadplexes | |
| Recreation Facility, Private | Section 5.27 |
| Schools | One freestanding sign is allowed. Side yards may be up to four times the normal side yard for this district. At least one property line shall abut upon an arterial or collector street. |

| | |
|---|---|
| Single-Family Attached | This includes townhomes and condominiums. |
| Single-Family Detached | |
| Telecommunications Facilities on a Existing Support Structure | Section 5.22. |
| Triplexes | |
| Water Supply Facilities | |

3.6.2. CONDITIONAL USES.

| <u>Use</u> | <u>Use-Specific Standards</u> |
|----------------------------------|--|
| Bed and Breakfast Establishments | Section 5.04. |
| Churches | One property line shall abut upon an arterial or collector street. One freestanding sign is allowed. |
| Group homes | Structure must be a single housekeeping unit. Design, operating, and licensing requirements of appropriate state and federal agencies must be met. |
| Major Home Occupations | Section 5.11. |
| Medical and Dental Clinics | One freestanding sign is allowed. |
| Planned Unit Developments | Section 5.19. |
| Solar Energy Systems | Section 5.21. |
| Telecommunications Facilities | Section 5.22. |
| Wind Energy Conversion Systems | Section 5.26. |

3.6.3. LOT AND YARD REGULATIONS. Yard measurements shall be ~~taken~~ from the lot line to the building line. Values shown for lot area, lot width, and ~~setbacks yard depth~~ are minimum values. Lot coverage shall not exceed 50%.

| | Lot Area (sq ft) | Lot Width (ft) | Front Yard Setback (ft) | Side Yard Setback (ft) | Rear Yard Setback (ft) | Maximum Building Height (ft) |
|-------------------------------------|------------------|----------------|-------------------------|------------------------------|------------------------|------------------------------|
| Duplexes, Triplexes, and Quadplexes | 3,000/unit | 60 | 25 | 7 | 20 | 35 |
| Single-Family Attached | 2,000/unit | 20 | 25 | 0 or 7 on nonparty wall side | 20 | 35 |
| Single-Family Detached | 6,500/unit | 65 | 25 | 7 | 20 | 35 |
| All Other Uses | 6,500 | 65 | 25 | 7 | 20 | 35 |

Exceptions:

1. There shall be a required front yard on each street side of a double-frontage lot.
2. There shall be a required front yard on each street side of a corner lot.
3. One required front yard may be reduced to twenty feet on corner lots.

3.7. R-3: MULTI-FAMILY RESIDENTIAL DISTRICT. The purpose of this district is to provide for areas of high-density residential use. This district provides for single-family attached dwellings, multi-family dwellings, and such supportive community facilities as parks, playgrounds, schools, libraries, and churches.

3.7.1. PERMITTED USES.

Use

Use-Specific Standards

Accessory Use and Structures

Section 4.1.

Day care centers

Section 5.09.

Duplexes, Triplexes, and Quadplexes

Fences

Section 4.04.

In-Home Family Day Care Facilities

Section 5.07.

Long-Term Care Facilities

Manufactured homes

Section 5.13.

Medical and Dental Clinics

One freestanding sign allowed.

| | |
|--|--|
| Minor Home Occupations | Section 5.11. |
| Multi-Level Care Facilities | |
| Multi-Family Dwelling Units | |
| Municipal Service Buildings | One freestanding sign allowed. |
| Neighborhood Utility Facilities | |
| Public Parks and Playgrounds | |
| Recreation Facility, Public or Private | Section 5.27. |
| Schools | One freestanding sign is allowed. Side yards may be up to four times the normal side yard for this district. At least one property line shall abut upon an arterial or collector street. |
| Single-Family Attached | This includes townhomes and condominiums. |
| Telecommunications Facilities on an Existing Support Structure | Section 5.22. |
| Water Supply Facilities | |

3.7.2. CONDITIONAL USES.

| <u>Use</u> | <u>Use-Specific Standards</u> |
|----------------------------------|---|
| Bed and Breakfast Establishments | Section 5.04. |
| Churches | One property line shall abut upon an arterial or collector street. One freestanding sign is allowed. |
| Electrical Substations | A six feet n opaque screen six feet in height shall be located at all setback lines. |
| Group Homes | Structure must be a single housekeeping unit. Design, operating, and licensing requirements of appropriate state and federal agencies must be met. |
| Major Home Occupations | Section 5.11. |

Planned Unit Developments Section 5.19.

Solar Energy Systems Section 5.21.

Telecommunications Facilities Section 5.22.

Wind Energy Conversion Systems Section 5.26.

3.7.3. LOT AND YARD REGULATIONS. Yard measurements shall be taken from the lot line to the building line. Values shown for lot area, lot width, and ~~setbacks~~ ~~yard depth~~ are minimum values. Lot coverage may not exceed 70%.

| | Lot Area (sq ft) | Lot Width (ft) | Front Yard Setback (ft) | Side Yard Setback (ft) | Rear Yard Setback (ft) | Maximum Building Height (ft) |
|-------------------------------------|------------------|----------------|-------------------------|------------------------------|------------------------|------------------------------|
| Duplexes, Triplexes, and Quadplexes | 3,000/unit | 60 | 25 | 7 | 20 | 35 |
| Single-Family Attached | 2,000/unit | 20 | 25 | 0 or 7 on nonparty wall side | 20 | 35 |
| All Other Uses | 6,500 | 65 | 25 | 7 | 20 | 35 |

Exceptions:

1. There shall be a required front yard on each street side of a double-frontage lot.
2. There shall be a required front yard on each street side of a corner lot.
3. One required front yard may be reduced to twenty feet on corner lots.
4. The side yard shall be increased to ten feet when the building is three stories in height or more.

~~3.7 R-4: HIGH DENSITY RESIDENTIAL DISTRICT. The purpose of this district is to provide for high density residential areas for single-family detached dwellings.~~

~~3.7.1 PERMITTED USES.~~

~~Use Use-Specific Standards~~

~~Accessory structures See Section 4.01.~~

~~Amended Ordinance 2024-15, effective 1/15/2025~~

~~Accessory Use and Structures See Section 4.1~~

~~Amended Ordinance 2024-15, effective 1/15/2025~~

~~Campgrounds and RV Parks — See Section 5.05.~~

~~Electrical substations — An opaque screen six feet in height shall be located at all setback lines.~~

~~Fences — See Section 4.04.~~

~~Minor home occupations — See Section 5.11.~~

~~Neighborhood utility facilities~~

~~Recreation Facility, Public or Private — See Section 5.27
Amended Ordinance 2024-05, effective 7/31/2024~~

~~Schools — One freestanding sign is allowed. Side yards
— may be up to four times the normal side yard
— for this district. At least one property line shall
— abut upon an arterial or collector street~~

~~Telecommunications facilities on an — See Section 5.22.
existing support structure~~

~~Water supply facilities~~

~~3.7.2 CONDITIONAL USES.~~

~~Use — Use-Specific Standards~~

~~Major home occupations — See Section 5.11.~~

~~Manufactured home courts — See Section 5.14.~~

~~Planned Unit Developments — See Section 5.19.~~

~~Pocket Neighborhoods — See Sections 5.20 and 5.23. Maximum Tiny
House lot size shall be 3,500 square feet.~~

~~Solar energy systems — See Section 5.21.~~

~~Wind Energy Conversion Systems — See Section 5.26.~~

~~3.7.3 LOT AND YARD REGULATIONS. Yard measurements shall be taken from the lot line to the building line. Values shown for lot area, lot width, and yard depth are minimum values. Lot coverage may not exceed 60% except in Pocket Neighborhoods where lot coverage may not exceed 40%.~~

~~Lot — Lot — Front — Side — Rear — Max.
Area — Width — Yard — Yard — Yard — Ht.~~

~~Pocket Neighborhoods~~

~~1,500 sq. ft. 30 ft. 20 ft. 5 ft. 15 ft. 25 ft.~~

~~All Other Uses 6,500 sq. ft. 65 ft. 25 ft. 7 ft. 20 ft. 35 ft.~~

Exceptions:

~~#1 There shall be a required front yard on each street side of a double frontage lot.~~

~~#2 There shall be a required front yard on each street side of a corner lot.~~

~~#3 One required front yard may be reduced to twenty feet on corner lots.~~

3.8. **CB: CENTRAL BUSINESS DISTRICT.** The purpose of this district is to provide a commercial area for those establishments serving the general shopping needs of the trade area, with specific attention to preserving the City's historic commercial core area. The grouping of uses is intended to preserve and improve the character and economic vitality of downtown Harrisburg.

3.8.1. **PERMITTED USES.**

| <u>Use</u> | <u>Use-Specific Standards</u> |
|---------------------------------|--|
| Accessory Use and Structures | Section 4.1. |
| Arcades | Shall not be located within 500 feet of an adult use. |
| Churches | |
| Commercial Parking Lots/Ramps | |
| Dwellings | Not allowed below the second story. |
| Farmers' Markets, Temporary | Section 5.10 |
| Fences | Section 4.04. |
| Gasoline Dispensing Stations | Gas pumps shall be at least 15 feet from property lines. |
| Hotels/Motels | |
| Medical and Dental Clinics | |
| Mortuaries | |
| Municipal Service Buildings | |
| Offices | |
| Outdoor Smoking Shelters | Section 5.18. |
| Personal Service Establishments | |

Private Clubs

Recreation Facility, Public or Private

Retail Trade or Services

Rooming/Boarding Houses Subject to the residence being constructed above the first floor.

Telecommunications Facilities on a Section 5.22.
Existing Support Structure

3.8.2. CONDITIONAL USES.

| <u>Use</u> | <u>Use-Specific Standards</u> |
|---|---|
| Adult Uses | Section 5.01. |
| Automobile Repair Facilities | Section 5.02. |
| Automobile Service Stations | Section 5.03. |
| Day Care Centers | Section 5.09. |
| Electrical Substations | A six-foot opaque screen shall be located at all setback lines. |
| On/Off-Sale Alcoholic Beverage Establishments | Located at least 1,000 feet from any school or church. |
| Solar Energy Systems | Section 5.21. |
| Telecommunications Facilities | Section 5.22. |
| Vehicle Sales or Rental Establishments | Section 5.24. |

3.8.3. LOT AND YARD REGULATIONS. The average front and rear yard setback existing on each street shall apply. There are no side yard, lot area, or maximum height restrictions.

3.9. GB: GENERAL BUSINESS DISTRICT. The purpose of this district is to provide a commercial area for those establishments serving the general shopping and service needs of the trade area, with specific attention to the carrying capacity of roads and streets, and to encourage provision of adequate off-street parking and loading space. It is not the intent of this district to encourage the extension or enlargement of strip commercial areas.

3.9.1. PERMITTED USES.

| <u>Use</u> | <u>Use-Specific Standards</u> |
|---|---|
| Accessory Use and Structures | Section 4.1. |
| Arcades | Located at least 500 feet away from an adult use. |
| Automobile Service/Gasoline Dispensing Stations | Section 5.03. Gas pumps shall be located more than 15 feet from the nearest property line. |
| Car Washes | Water from the car wash shall be contained on site. Any structure, vacuum, or other machinery shall be located at least 100 feet from any residence or at least 90 feet from the lot line of a vacant residentially zoned parcel. |
| Churches | Parking lots shall be at least eight feet from any residential property. |
| Commercial Parking Lots/Ramps | |
| Day Care Centers | Section 5.09. |
| Drive-In Theaters | |
| Farm/Feed stores | Storage of fertilizer or farm chemicals on site shall only be allowed as an accessory use. |
| Farmers' Markets, Temporary | Section 5.10. |
| Fences | Section 4.04. |
| Greenhouses/Nurseries | |
| Hospitals/Clinics | |
| Hotels/Motels | |
| Medical and Dental clinics | |
| Mortuaries | |
| Municipal Service Buildings | |

Offices

Outdoor Smoking Shelters Section 5.18.

Personal Service Establishments

Pet Boarding Facilities

Printing Plants

Private Clubs

Public Utility Facilities

Recreation Facility, Public or Private

Retail Trade or Services

Schools Side yards may be up to four times the normal side yard for this district. At least one property line shall abut upon an arterial or collector street.

Telecommunications Facilities on an Existing Support Structure Section 5.22.

3.9.2. CONDITIONAL USES.

Use

Use-Specific Standards

Adult Uses Section 5.01.

Automobile Repair Facilities Section 5.02.

Broadcast Towers Siting and separation requirements shall be the same as those for wireless communication facilities.

Bus/Truck Terminals Shall be at least 300 feet from any residential district to minimize effects of diesel fumes and noise.

Campgrounds and RV Parks Section 5.05.

Electrical Substations A six-foot opaque screen shall be located at all setback lines.

Farm Implement Sales, Display, and Service Screening of all outdoor storage required.

| | |
|---|---|
| Kennels | Kennels shall be at least 500' from any residential district. |
| Lumberyards | Screening of all outdoor storage required. |
| Mini Warehouses | Section 5.17. |
| Off-Premise Signs | Section 4.09. |
| On/Off-Sale Alcoholic Beverage Establishments | Located at least 1,000 feet from any school or church. |
| Planned Unit Developments | Section 5.19. |
| Small-Animal Veterinary Clinics | Section 5.25. |
| Solar Energy Systems | Section 5.21. |
| Telecommunications Facilities | Section 5.22. |
| Vehicle Sales or Rental Establishments | Section 5.24. |
| Wind Energy Conversion Systems | Section 5.26. |

3.9.3. LOT AND YARD REGULATIONS. SetbackYard measurements shall be ~~taken~~ from the lot line to the building line. Values shown for lot area, lot width, and ~~setbacksyard depth~~ are minimum values.

| Lot Area (sq ft) | Lot Width (ft) | Front Yard Setback (ft) | Side Yard Setback (ft) | Rear Yard Setback (ft) | Maximum Building Height (ft) |
|------------------|----------------|-------------------------|------------------------|------------------------|------------------------------|
| 10,000 | 0-50 | 15 | 5 | 5 | 45 |
| 10,000 | 51-100 | 20 | 5 | 5 | 45 |
| 20,000 | 101 or more | 25 | 5 | 5 | 45 |

Exceptions:

1. A side yard of fifteen feet shall be required where a lot is adjacent to or abuts a residential district.
2. A rear yard of twenty feet shall be required where a lot is adjacent to or abuts a residential district.
3. There shall be a required front yard on each street side of a corner lot and double frontage lot.

3.10. LI: LIGHT INDUSTRIAL DISTRICT. This district is intended to provide for light manufacturing, wholesale, warehousing, and service uses in an attractive business park setting.

3.10.1. PERMITTED USES.

| <u>Use</u> | <u>Use-Specific Standards</u> |
|--|--|
| Accessory Use and Structures | Section 4.1. |
| Automobile Service Stations | Section 5.03. |
| Bus/Truck Terminals | Shall be at least 300 feet from any residential district to minimize effects of diesel fumes and noise. |
| Electrical Substations | A six feet opaque screen shall be located at all setback lines. |
| Farm Implement Sales/Display/Service | Screening of all outdoor storage required. |
| Farm and Feed Stores | Sections 5.15 and 5.16. |
| Fences | Section 4.04. |
| Frozen Food Lockers | |
| Light Manufacturing | Section 5.15. |
| Lumberyards | Screening of all outdoor storage required. |
| Offices | |
| Printing Plants | Section 5.15. |
| Public Utility Facilities | |
| Retail Trade or Services | Allowed only as an accessory use to the primary use of wholesaling or manufacturing. |
| Telecommunications Facilities on an Existing Support Structure | Section 5.22. |
| Truck or Bus wash | All water from the truck or bus wash shall be contained on the site. |
| Truck Repair, Sales, and Service | Screening of all outdoor storage required. |
| Warehouses | Materials stored on the premises shall be rated at level 1 or below in the Fire Protection Guide on Hazardous Materials. |

Wholesale Trade

3.10.2. CONDITIONAL USES.

| <u>Use</u> | <u>Use-Specific Standards</u> |
|---|--|
| Automobile Repair Facilities | Section 5.03. |
| Automobile Storage Yards | Screening of all outdoor storage required. |
| Broadcast Towers | Siting and separation requirements shall be the same as those for wireless communication facilities. |
| Contractor Shops and Storage Yards | |
| Mini Warehouses | Section 5.17. |
| Off-Premise Signs | Section 4.09. |
| <u>Recreational Facility, Private</u> | |
| Recycling Collection or Processing Facilities | Screening of all outdoor storage required. |
| Solar Energy Systems | Section 5.21. |
| Telecommunications Facilities | Section 5.22. |
| Vehicle Sales or Rental Establishments | Section 5.24. |
| Wind Energy Conversion Systems | Section 5.26. |

- 3.10.3. LOT AND YARD REGULATIONS. SetbackYard measurements shall be ~~taken~~ from the lot line to the building line. Values shown for lot area, lot width, and setbacksyard-depth are minimum values. A parking lot is not included as a part of a side yard or rear yard.

| | Lot Area (sq ft) | Lot Width (ft) | Front Yard Setback (ft) | Side Yard Setback (ft) | Rear Yard Setback (ft) | Maximum Building Height (ft) |
|----------|------------------|----------------|-------------------------|------------------------|------------------------|------------------------------|
| All Uses | 20,000 | 75 | 25 | 10 | 20 | 45 |

Exceptions:

1. A conditional use permit will be required for any structure having a maximum height exceeding 45 feet.
2. A side yard setback of 15 feet shall be required where a lot is adjacent to or abuts a residential district.
3. A rear yard setback of 25 feet shall be required where a lot is adjacent to or abuts a residential district.
4. There shall be a required front yard on each street side of a corner lot and double frontage lot.

3.11. HI: HEAVY INDUSTRIAL DISTRICT. This district is intended to provide for general industrial uses which may create some nuisance, and which are not properly associated with, nor compatible with residential, office, or commercial uses. All uses in this district shall comply with any state or local regulations regarding noise, emissions, dust, odor, glare, vibration, or heat when applicable.

3.11.1. PERMITTED USES.

| <u>Use</u> | <u>Use-Specific Standards</u> |
|--|--|
| Accessory Use and Structures | Section 4.1 |
| Automobile Repair Facilities | Section 5.02. |
| Bus/Truck Terminals | |
| Electrical Substations | A six feet opaque screen shall be located at all setback lines. |
| Fences | Section 4.04. |
| Frozen Food Lockers | |
| Fruit/Vegetable Canning and/or Processing Facilities | Section 5.15. |
| General Manufacturing Other Than Those Listed | Sections 5.15 and 5.16. |
| Public Utility Facilities | |
| Retail Trade or Services | Allowed only as an accessory use to the primary use of wholesaling or manufacturing. |
| Telecommunications Facilities on An Existing Support Structure | Section 5.22. |
| Truck/Bus Washes | All water from the truck or bus wash shall be contained on the site. |

| | |
|----------------------------------|--|
| Truck Repair, Sales, and Service | Screening of all outdoor storage required. |
| Warehouses | Materials stored on the premises shall be rated at level 1 or below in the Fire Protection Guide on Hazardous Materials. |
| Wholesale Trade | |

3.11.3. CONDITIONAL USES.

| <u>Use</u> | <u>Use-Specific Standards</u> |
|--|--|
| Aggregate Storage Facilities | Sections 5.15 and 5.16. |
| Airports | Airport traffic shall not travel on residential streets and the airport will not be within ½ mile of a residential district. |
| Automobile Storage Yards | Screening of all outdoor storage required. |
| Broadcast Towers | Siting and separation requirements shall be the same as those for wireless communications facilities. |
| Contractor Shops and Storage Yard | |
| Distillation of Products | Sections 5.15 and 5.16. |
| Grain Terminals/Processing | Section 5.15. |
| Manufacture/Storage of Electric Transformers | Sections 5.15 and 5.16. |
| Manufacture of Acid, Alcohol, Ammonia, Asphalt, Bleach, Cement, Chlorine, Concrete, Dyestuffs, Explosives, Fertilizer, Glue, Gypsum, Lime, Oils, Paint, Plaster of Paris, Shellac, Sizing, Turpentine, and Yeast | Sections 5.15 and 5.16. |
| Mini Warehouses | Section 5.17. |
| Off-Premise Signs | Section 4.09. |
| Paper Manufacturing, Smelting, Boiler Works | Sections 5.15 and 5.16. |

| | |
|--|---|
| Quarries | The quarry shall be located at least 1,000 feet from commercial or residential districts. Sections 5.15 and 5.16. |
| Recycling Collection/Processing Facilities | All outdoor storage of recyclable materials must be within an opaque screened area at least six feet in height and all processing operations must be fully enclosed within a building. Section 5.15. |
| Refining Facilities | Facility shall not be located within ½ mile of a residential district. Sections 5.15 & 5.16. |
| Rendering Facilities | Facility shall not be located within ½ mile of a residential district. Sections 5.15 & 5.16. |
| Salvage Yard | Facility shall be sited off the main thoroughfares of the City, located at least ½ mile from any residential district, and be screened from view. The owner shall agree to control rodents as a condition of the CUP. |
| Solar Energy Systems | Section 5.21. |
| Solid Waste Transfer Facilities | Facility shall not be located within ½ mile of a residential district. Section 5.15. |
| Stockyards/Slaughtering of Animals | Section 5.15. |
| Tank Farms, Petroleum Product Terminals | Sections 5.15 and 5.16. |
| Telecommunications Facilities | Section 5.22. |
| Transload Facilities | Section 5.15 and 5.16 |
| Wind Energy Conversion Systems | Section 5.26. |

- 3.11.4. LOT AND YARD REGULATIONS. Yard measurements shall be from the lot line to the building line. Values shown for lot area, lot width, and yard depth are minimum values. A parking lot is not included as a part of a side yard or rear yard.

| | Lot Area (sq ft) | Lot Width (ft) | Front Yard Setback (ft) | Side Yard Setback (ft) | Rear Yard Setback (ft) | Maximum Building Height (ft) |
|----------|------------------------|----------------------|----------------------------------|---------------------------------|---------------------------------|---------------------------------------|
| All Uses | 20,000 | 100 | 25 | 5 | 5 | 55 |

Exceptions:

1. A conditional use permit will be required for any structure having a maximum height exceeding 55 feet.
2. A side yard of twenty feet shall be required where a lot is adjacent to or abuts a residential district.
3. A rear yard of 25 feet shall be required where a lot is adjacent to or abuts a residential district.
4. There shall be a required front yard on each street side of a corner lot and double frontage lot.

City of Harrisburg
Building Permits Issued May 2025

| Date | Permit # | Property Owner | Description of Project | Contractor | Total Valuation | Property Address | City |
|-----------|-----------|----------------------------|---|------------------------------------|-----------------|------------------------|------------|
| 5/1/2025 | 2025-0130 | HEDC | Demolition/Moving permit | TBD | - | 47521 Willow Street | Harrisburg |
| 5/1/2025 | 2025-0164 | Lorenzen, Lucas & Kellie | Residential Reshingle | Larson Brothers Roofing | 15,000.00 | 615 Emmett Trail | Harrisburg |
| 5/6/2025 | 2025-0154 | Husby, Kevin & Amanda | Swimming Pool | KH Construction | 7,000.00 | 453 Blue Ox Circle | Harrisburg |
| 5/6/2025 | 2025-0172 | Schuler, Joy | Fence | Schuler, Joy | 200.00 | 505 E. Elm Street | Harrisburg |
| 5/7/2025 | 2025-0167 | Rhines, Karl | Residential Approach Replacement | Tomcrete Concrete | - | 408 United Avenue | Harrisburg |
| 5/8/2025 | 2025-0173 | Genuine Builders, Inc | New Single-Family Home | Genuine Builders, Inc | 240,000.00 | 111 Caulfield Street | Harrisburg |
| 5/8/2025 | 2025-0174 | Genuine Builders, Inc | New Single-Family Home | Genuine Builders, Inc | 220,000.00 | 105 Caulfield Street | Harrisburg |
| 5/9/2025 | 2025-0175 | Bass, Derek & Kay | Deck | Daletree Decks | 24,000.00 | 903 Rosewood Drive | Harrisburg |
| 5/12/2025 | 2025-0176 | King, Danielle | Mechanical | Waterbury Heating & Cooling | 6,488.00 | 409 Arlene Avenue | Harrisburg |
| 5/12/2025 | 2025-0099 | Grand Vision Homes, LLC | Non- Residential Structure (Contractor Shops) | Grand Vision Homes, LLC | 1,065,000.00 | 919 Flatiron Avenue | Harrisburg |
| 5/12/2025 | 2025-0181 | Rozeboom, Ryan & Mitzi | Demolition | Rozeboom, Ryan | - | 602 E. Willow Street | Harrisburg |
| 5/12/2025 | 2025-0179 | Botello, Ivan Abonce | Fence | Botello, Ivan Abonce | 2,643.00 | 1005 Birch Street | Harrisburg |
| 5/12/2025 | 2025-0178 | Johnson Development, LLC | Fence | American Fence Company | 10,400.00 | 413 Brody Court | Harrisburg |
| 5/13/2025 | 2025-0182 | Bok-Nel Management | Alteration | Bok-Nel Management | 9,800.00 | 708 Highland Street | Harrisburg |
| 5/13/2025 | 2025-0183 | Martens, Jordan | Fence | Martens, Jordan | 2,000.00 | 502 Columbia Street | Harrisburg |
| 5/14/2025 | 2025-0668 | LaBrie, Brandon & Kayla | New Single-Family Home | McCoy Construction, Inc. | 1,093,323.00 | 508 Andrew Avenue | Harrisburg |
| 5/14/2025 | 2024-0510 | Junck, Thomas & Rachel | Accessory Structure (Pool House) | Johnson, Ross | 80,000.00 | 1800 Tom Sawyer Trail | Harrisburg |
| 5/16/2025 | 2025-0177 | Cooper, Scott | Swimming Pool | Cooper, Scott | 4,000.00 | 412 Claudia Avenue | Harrisburg |
| 5/19/2025 | 2025-0190 | Long, Michael | Accessory Structure (Pavillion) | Long, Michael | 3,000.00 | 1951 Ethan Street | Harrisburg |
| 5/19/2025 | 2025-0192 | Waldner, Joseph | Fence | Waldner, Joseph | 2,000.00 | 509 United Avenue | Harrisburg |
| 5/19/2025 | 2025-0180 | Hayashi, Doris | Residential Remodel | Your Home Improvement Co. | 5,000.00 | 1005 Hemlock Street | Harrisburg |
| 5/20/2025 | 2025-0186 | Signature Companies | New Single-Family Home | Signature Companies | 350,000.00 | 201 Plainside Avenue | Harrisburg |
| 5/20/2025 | 2025-0188 | Signature Companies | New Single-Family Home | Signature Companies | 250,000.00 | 205 Plainside Avenue | Harrisburg |
| 5/20/2025 | 2025-0166 | Faber, Kayla | Lower-Level Finish | Faber, Kayla | 12,000.00 | 801 Cedar Drive | Harrisburg |
| 5/21/2025 | 2025-0116 | Ellingsen-Jungling, Amber | Detached Garage | TBD | 14,000.00 | 207 E. Elm Street | Harrisburg |
| 5/21/2025 | 2025-0195 | Lopez, Anderson | Lower-Level Finish | Lopez, Anderson | 18,000.00 | 429 Thelma Avenue | Harrisburg |
| 5/21/2025 | 2025-0196 | Slouka, Gene | Residential Reshingle | Vision Roofing | 12,231.00 | 701 Kent Street | Harrisburg |
| 5/21/2025 | 2025-0198 | Stoecker, Matthew | Swimming Pool | Stoecker, Matthew | 3,000.00 | 264 Central Park Court | Harrisburg |
| 5/21/2025 | 2025-0199 | Stoecker, Matthew | Deck | Stoecker, Matthew | 4,000.00 | 264 Central Park Court | Harrisburg |
| 5/22/2025 | 2025-0200 | Korian, Ryan | Residential Reshingle | Vision Roofing | 15,000.00 | 416 Pittsburgh Avenue | Harrisburg |
| 5/22/2025 | 2025-0204 | Munson, Blake & Jasmine | Fence | EX Elite Fence, LLC | 1,000.00 | 624 Hickory Lane | Harrisburg |
| 5/22/2025 | 2025-0205 | Braaten, Rebecca | Fence | Carter, Becky | 2,300.00 | 704 Teddy Street | Harrisburg |
| 5/27/2025 | 2025-0208 | Tracy, Benjamin & Kristin | Residential Reshingle | Savey Roofing | 15,000.00 | 406 Emmett Trail | Harrisburg |
| 5/27/2025 | 2025-0171 | Nagel, Dean | Deck | Rapp, Alex dba B&B Construction | 65,000.00 | 302 S. Columbia Circle | Harrisburg |
| 5/27/2025 | 2025-0211 | Signature Companies, LLC | Fence | American Fence Company | 4,000.00 | 533 Brookside Place | Harrisburg |
| 5/27/2025 | 2025-0212 | Schabacker, Matthew | Shed | Schabacker, Matthew | 2,000.00 | 614 Highland Street | Harrisburg |
| 5/28/2025 | 2025-0206 | Bosman, Joe & Kristin | Swimming Pool | Bosman, Joe | 500.00 | 609 Honeysuckle Drive | Harrisburg |
| 5/28/2025 | 2025-0216 | Welshons, Joel & Nicole | Fence | Welshons, Joel | 3,000.00 | 125 Central Park Court | Harrisburg |
| 5/28/2025 | 2025-0201 | Levchenko, Vitaliy | Fence | Levchenko, Vitaliy | 4,000.00 | 313 Marie Circle | Harrisburg |
| 5/28/2025 | 2025-0197 | Ballard, Jared & Shelby | Lower-Level Finish | Ballard, Jared | 20,000.00 | 318 Thelma Avenue | Harrisburg |
| 5/29/2025 | 2025-0212 | Johnson, Michael & Dawn | Fence | AJ&D Contracting | 25,000.00 | 304 N. Perry Lane | Harrisburg |
| 5/29/2025 | 2025-0215 | Harrisburg School District | Roof Alteration | ARS, a Tecta America Company, LLC | 41,735.00 | 600 S. Cliff Avenue | Harrisburg |
| 5/29/2025 | 2025-0217 | Richards, Cleon & Abigail | Mechanical | Schempp Heating & Air Conditioning | 5,710.00 | 605 Kent Street | Harrisburg |
| 5/30/2025 | 2025-0214 | 3H Properties, LLC | New Single-Family Home | Huggins, Bruce | 465,000.00 | 837 Sallie Avenue | Harrisburg |

4,122,330.00

44 Permits

City of Harrisburg
Month-by-Month Comparison



CITY OF
HARRISBURG™