



TOWNSHIP OF HARDING RESIDENTIAL ZONING SCHEDULE & CRITERIA NOTES

Zoning Requirement	RR/R-1 ¹ Zones	R-2 Zone	R-3 Zone	R-4 Zone
Minimum lot size	5 acres ² / ₃ acre (Section 225-152D/122A)	30,000 sq. ft. (Section 225-126A)	15,000 sq. ft. (Section 225-130A)	9,000 sq. ft. (Section 225-134A)
Minimum lot frontage or lot width	300 ft. ³ (Section 225-122G)	120 ft. (Section 225-126B)	85 ft. (Section 225-130B)	65 ft. (Section 225-134B)
Minimum front yard setback ⁴	100 ft.; 150 ft. if building area exceeds 3,920 sq. ft. (Section 225-122F)	50 ft. (Section 225-126F)	35 ft. (Section 225-130F)	25 ft. (Section 225-134F)
Minimum side yard setbacks	100 ft. (Section 225-122F)	20 ft. each side total 40% of lot width (Section 225-126G)	10 ft. each side total 20% of lot width (Section 225-130G)	4 ft. each side total 20% of lot width (Section 225-134G)
Minimum rear yard setback	100 ft. (Section 225-122F)	25% of lot depth 50 ft. maximum (Section 225-126H)	25% of lot depth 25 ft. maximum (Section 225-130H)	25% of lot depth 25 ft. maximum (Section 225-134H)
Building envelope restriction (area free of constraints)	100 ft. x 100 ft. square (Section 225-122B)	N/A	N/A	N/A
Maximum height of principal building	35 ft. 2½ stories (Section 225-122D1)	35 ft. 2½ stories (Section 225-126D1)	35 ft. 2½ stories (Section 225-130D1)	35 ft. 2½ stories (Section 225-134D1)
Maximum height of accessory building or structure ⁵	25 ft. (Section 225-122D2)	25 ft. (Section 225-126D2)	25 ft. (Section 225-130D2)	25 ft. (Section 225-134D2)
Maximum building area	3% if front setback <150 ft. 4% if front setback >150 ft. or on flag lot (Section 225-122C)	8% & 3,000 sq. ft. if lot entirely within R-2 Zone; Otherwise, limits vary based on lot size (Section 225-126C)	Varies based on lot size (Section 225-130C)	15% & 2,100 sq. ft. (Section 225-134C)
Maximum lot coverage	10% (Section 225-122H)	N/A	N/A	N/A

¹ Except for the lot size requirement, the RR Zone is subject to the same zoning requirements as applicable in R-1 Zone pursuant to Section 225-152E. Also, pre-existing undersized lots in the RR Zone do not require separate variance relief for lot size pursuant to Section 225-152G.

² A subdivision with an average lot size of 5 acres and minimum lot sizes of 3 acres may be approved for land in the RR Zone pursuant to Section 225-154.

³ New flag lots may be created by subdivision in the RR Zone pursuant to Section 225-153.

⁴ The front setback requirement applies to all road frontages.

⁵ Building height is calculated in relation to the lower of average existing or finished grade at a distance of 15 feet from the building perimeter. A separate height calculation must be made for the front elevation of a building (facing the front lot line).