



**Harborcreek Township
Zoning Ordinance
Enacted January 8, 2025**

Prepared by: The Harborcreek Planning Commission
Assisted by: Altair Real Estate Services & Mackin Engineering & Consultants
Special thanks to: Steering Committee comprised of resident volunteers & staff

**ARTICLE II
ZONING DISTRICTS**

SECTION 201 ZONING DISTRICTS

- A. Harborcreek Township is hereby divided into the following Zoning Districts:
1. AG - Agricultural
 2. R-1 – Low Residential
 3. R-2 – Medium Density Residential
 4. R-3 – High Density Residential
 5. R-4 – College Related Residential/Commercial
 6. PU – Public University
 7. V - Village
 8. LF - Lakefront
 9. B-1 - Business
 10. B-2 – Interchange Business
 11. I – Industrial/Mixed Use

SECTION 202 OFFICIAL ZONING MAP

The location and boundaries of the aforementioned zones are hereby established as shown on the Zoning Map for Harborcreek Township, which is attached hereto and is hereby made a part of this Ordinance. Said map and all notations, references and designations shown thereon shall be a part of this Ordinance as if the same were all fully described and set forth herein.

SECTION 203 BOUNDARIES OF ZONING DISTRICTS

- A. The boundaries of the Zoning Districts shall be as shown upon the Zoning Map entitled "Harborcreek Township Zoning Map". Where uncertainty exists with respect to the boundaries of the various Zoning Districts, the following rules shall apply:
1. Where a Zoning District Boundary Approximately Follows the Center Line of a Street or Alley - The center line of such street or alley shall be interpreted to be the Zoning District boundary.
 2. Where a Zoning District Boundary Approximately parallels a Street Lot Line or Alley Lot Line - The boundary shall be interpreted as being parallel to it and at such distance from it as indicated on the Zoning Map. If no distance is given, such dimension shall be determined by the use of the scale shown on the official Zoning Map.
 3. Where a Zoning District Boundary Approximately Follows a Lot Line - The lot line shall be interpreted to be the Zoning District boundary.
 4. Submerged Areas - All areas within the Township which are under water and are bounded by two or more zoning districts the boundary line of these districts shall be extended to the center of the body of water.

**ARTICLE XII
B-1 BUSINESS DISTRICT**

SECTION 1201 PURPOSE

The purpose of this district is to provide for a cohesive yet diverse district with increased economic opportunity and to provide an area which business establishments and residential are encouraged.

SECTION 1202 TABLE OF USES

PRINCIPAL USE	TYPE*
Automotive Service Facility	P
Building Material & Supply Facility	P
Car Wash Facility	P
Day Care Facility	P
Eating & Drinking Establishment (Less than 5,000 sq.ft.)	P
Eating & Drinking Establishment (Greater than 5,000 sq.ft.)	P
Emergency Response Facility	P
Essential Service	P
Essential Service Structure	C
Event Venue	P
Funeral Home	P
Gasoline Service Station	P
Hospital/Clinic	P
Hotel/Motel/Motor Inn	P
Laundromat	P
Micro-Brewery	P
Mixed Residential/Commercial Buildings	P
Outdoor Commercial Display Establishment	P
Personal Service Establishment	P
Pet Grooming Establishment	P
Place of Worship (Greater than 20,000 sq.ft.)	P
Professional Office/Service	P
Recreation Facility (Indoor Commercial)	P
Recreation Facility (Outdoor Commercial)	C
Rental Service Facility	P
Research Laboratories	C
Retail (Less than 5,000 sq.ft.)	P
Retail (Greater than 5,000 sq.ft.)	P
Social & Fraternal Club	P
Veterinary Clinic/Hospital	P

ACCESSORY USE	TYPE*
Home Occupation	C
No-Impact Home Based Business	P
Solar Energy System, Small	P
Wind Energy System, Small	P
Wireless Communication, Co-Location	P
<p>* P = Permitted by Right SE = Permitted by Special Exception with a hearing before the Zoning Hearing Board, C = Permitted by Conditional Use with a hearing before the Township Board of Supervisors</p>	

SECTION 1203 LOT, YARD AND HEIGHT REQUIREMENTS (See Appendices for illustrations)

Use Type/Dimension	All Uses
Minimum Lot Area	20,000 sq.ft.
Minimum Lot Width	100 feet
Minimum Lot Depth	200 feet
Minimum Front Yard Setback	50 feet Properties abutting Route 5: 65 feet
Minimum Side Yard Setback	When abutting another commercial or nonresidential uses--10 feet each side or one-half the height of the structure, whichever is greater. When abutting a residential zone--50 feet.
Minimum Rear Yard Setback	When abutting another commercial or nonresidential use--10 feet or one-half the height of the structure, whichever is greater? When abutting a residential zone--50 feet.
Maximum Height of Structure	Principal Use – 45 feet Accessory Use – 30 feet
Maximum Coverage	40%