

Harvard, IL – Green Meadow

Bulk Standards

5-1: Residential Districts Dimensional Standards							
BULK	RA	R-1	R-2	R-3	R-4	R-5	R-6
Minimum Lot Area	100,000 SF	13,000 SF	8,712 SF	6,000 SF	8,712 SF	7,500 SF	20,000 SF
Lot Area per Dwelling	-	-	-	-	6,000 SF	2,500 SF	1,750 SF
Minimum Lot Width	225'	66'	66'	50'	66'	66'	100'
Maximum Building Height	35'	35'	35'	35'	35'	35'	35'
Maximum Building Coverage	10%	30%	35%	40%	40%	45%	45%
Maximum Impervious Surface	25%	35%	40%	55%	50%	55%	55%
Minimum Floor Area per Dwelling	1,600 SF	1,600 SF	1,200 SF	1,200 SF	1,000 SF	750 SF	750 SF
SETBACKS							
Minimum Front Setback	25'	25'	25'	25'*	25'	25'*	25'
Minimum Total Interior Side Setback Combined (Interior Lots)	25'	25'	15'	12'	15'	12'	15'
Minimum <u>Single</u> Interior Side Setback	12'	12'	6'	6'	6'	6'	6'
Minimum Corner Side Setback	25'	25'	25'	15'	25'	15'	25'
Minimum Rear Setback	40'	30'	30'	30'	30'	30'	30'

* The required front yard shall be the lesser of 25 feet or the average setback along the block face.

Permitted and Conditional Uses

TABLE 8-1: USE MATRIX															
Use	A	RA	R1	R2	R3	R4	R5	R6	B1-RC	B1-MU	B2	M1	BP	TC	Use Standard
Agricultural Equipment & Supply Sales	C										C				
Agriculture	P														
Agriculture, Specialty	P	P													Sec. 8.3.Q
Agri-tourism	P	P													
Amusement - Recreation Facility: Indoor									C	C	P	C			
Amusement - Recreation Facility: Outdoor											C	C			
Animal Care Facility	C								P	P	P		C		Sec. 8.3.A
Animal Kennel: Commercial	P										P	C			Sec. 8.3.A
Animal Shelter											C	P			Sec. 8.3.A
Art Gallery									P	P	P				
Arts Studio									P	P	P				
Bed and Breakfast	C	C	C	C	C	C	C	C							Sec. 8.3.B
Body Modification Establishment									C	C	C				
Broadcasting Facility - With Antenna									C	C	C	P	C	C	
Broadcasting Facility - No Antenna									P	P	P	P	P	P	
Bar									P	P	P				
Brew Pub									P	P	P	P			
Campground	C														
Car Wash											C				Sec. 8.3.C
Cemetery	C														
Community Center									P	P	P				
Community Garden	P	P	C	C	C	C	C		C	C	P				Sec. 8.3.D
Contractor Office - No Outdoor Equipment Storage									P	P	P	P			
Contractor Office - With Outdoor Equipment Storage												P			
Conservation Area	P	P													
Cultural Facility									P	P	P				

Permitted and Conditional Uses (cont.)

TABLE 8-1: USE MATRIX																
Use	A	RA	R1	R2	R3	R4	R5	R6	B1-RC	B1-MU	B2	M1	BP	TC	Use Standard	
Day Care Center									P	P	P				Sec. 8.3.E	
Day Care Home	P	P	P	P	P	P	P	P							Sec. 8.3.E	
Drive-Through Facility										P	P				Sec. 8.3.F	
Dwelling, Above the Ground Floor									P	P	C					
Dwelling, Detached Single-Family	P	P	P	P	P	P	C	C							Sec. 8.3.H	
Dwelling, Townhouse							P	P		P					Sec. 8.3.G	
Dwelling, Two-Family						P	C	C							Sec. 8.3.H	
Dwelling, Multi-Family							P	P		P					Sec. 8.3.G	
Dwelling, Manufactured Home	P															
Energy System - Solar (Principal Use)												C	C	C	Sec. 8.3.I.1	
Energy System - Wind (Principal Use)												C	C	C	Sec. 8.3.I.2	
Farmstead	P	P								P	P					
Financial Institution									P	P	P		P	P		
Funeral Home									P	P	P					
Gas Station									C	C	P		C	C	Sec. 8.3.J	
Golf Course/Driving Range	C															
Government Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Group Home	P	P	P	P	P	P	P	P							Sec. 8.3.K	
Healthcare Facility				C							P			P		
Heavy Retail, Rental, & Service											C	P				
Hotel									P	P	P		C	C		
Industrial Design									P	P	P	P	P	P		
Industrial, General												P	P	P		
Landscape Business	P											P				
Live Entertainment									P	P	P	C				
Medical/Dental Office or Clinic									P	P	P			P		
Micro-Brewery/Distillery/Winery										C	C	P				
Nursery/Greenhouse - Retail										P	P			P		
Mining and Mineral Extraction	C												C		Sec. 8.3.T	
Office									P	P	P	P	P	P		
Outdoor Dining									P	P	P		P	P	Sec. 8.3.L	
Outdoor Storage											C	C		C	Sec. 8.3.M	
Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Parking Lot (Principal Use)									C	C	C	P	C	C	Article 10	
Parking Structure (Principal Use)									C	C	C	P	C	C	Article 10	
Parking Designated Area Multi-Tenant																
Personal Service Establishment									P	P	P					
Places of Worship	P	P	P	P	P	P	P	P		P	P					
Private Clubs or Lodge	P								P	P	P	P	P	P	Sec. 8.3.N	
Public Safety Facility							C	C	P	P	P	P	P	P		
Public Works Facility									P	P	P	P	P	P		
Reception/Banquet Facility	C								C	C	P				Sec. 8.3.O	
Research & Development												P	P	P		
Residential Care Facility							C	C		C	P			C	Sec. 8.3.P	
Restaurant									P	P	P	P	P	P		
Retail Goods Establishment									P	P	P	P	P	P		
School - Primary or Secondary	C	C	C	C	C	C	C	C								
School - College or University													P	P		
School - Trade or Vocational									C	C	C	C	P	P		
School - Trade or Vocational, Dormitory																

Permitted and Conditional Uses (cont.)

TABLE 8-1: USE MATRIX															
Use	A	RA	R-1	R-2	R-3	R-4	R-5	R-6	B-1-RC	B-1-MU	B-2	M-1	B-P	T-C	Use Standard
Self-Storage											C	P			
Specialty Food Service		P							P	P	P	P			
Stable	P	C													
Vehicle Dealership											C				Sec. 8.3.R
Vehicle Operation Facility											C	C		C	
Vehicle Rental Agency											C	C	C		
Vehicle Repair									C	C	C	C		C	Sec. 8.3.S
Warehouse												P	P	C	
Wholesale												P	P		
Temporary Uses	A	RA	R-1	R-2	R-3	R-4	R-5	R-6	B-1	B-1	B-2	M-1	B-P	T-C	
Farmer's Market	T								T	T	T	T	T	T	Sec. 8.4.A
Temporary Contractor's Office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 8.4.B
Temporary Mobile Food Sales									T	T	T	T	T	T	Sec. 8.4.C
Temporary Outdoor Entertainment									T	T	T	T	T	T	Sec. 8.4.D
Temporary Outdoor Sales									T	T	T	T	T	T	Sec. 8.4.E