

ZONING

235 Attachment 4

**Business Districts
Table of Dimensional Regulations
Town of Harrison**

Dimension	PB	NB	CB D	SB-0	SB-1	SB-35	SB- 100	MFR	GC ¹	TOD ²
Lot area (square feet)										
Minimum	—No requirement—			5 acres	5 acres	35 acres	100 acres	4,000	No requirement	2 acres
Minimum per family unit	—No requirement—			—Residential use not permitted—				750	No requirement	1,000
Lot coverage										
Maximum building coverage	—No requirement—			20%	20%	10%	10%	50%	50%	95%
Maximum coverage for multiple dwellings	50 %	50 %	—Residential use not permitted—					50%	No requirement	50% (f)
Lot width (minimum, in feet)	50	50	50	300	300	400	500	50	50	
Required yards (minimum, in feet)										
Front	—No requirement—			50	50	200 (a,b,c)	200	No requirement	15	No requirement
Side										
Adjoining a residence district	20	20	20	100	100	200 (b,c)	200	No requirement, but if provided, 10 feet	20	No requirement, but if provided, 10 feet
Adjoining a business district	—No requirement— but if provided, 10 feet			75	75	200	200	No requirement, but if provided, 10 feet	No requirement	No requirement, but if provided, 10 feet
Rear	20	20	20	100	100	200(b,c)	200	20	20	No requirement (g)
Habitable floor area (minimum in square feet)	600	600	—Residential use not permitted—					600	600	600
Buffer strips (minimum, in feet)										

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Front yard										
Adjoining residence districts	—No requirement—			50	50	200(c)	200	—No requirement—		No requirement
Adjoining business districts	—No requirement—			25	25	100	200	—No requirement—		No requirement
Side and rear yard										
Adjoining residence districts	—No requirement—			50	50	200(c)	200	—No requirement—		No requirement
Adjoining business districts	—No requirement—			50	50	100	200	—No requirement—		No requirement
Height (maximum)										
Feet	35	35	45	55(d)	65(d,e)	55	55	50	35	50 (h)
Stories	2	2	4	4	5	4	4	4	2	4 (i)
Floor area ratio	—No requirement—					0.30	—No requirement—		0.50	1.25

NOTES:

- (a) The minimum required front yard on a street entirely within the SB-35 District shall be one hundred (100) feet.
- (b) The minimum required yard on Purchase Street shall be six hundred fifty (650) feet, except that the Planning Board may reduce this requirement to not less than five hundred (500) feet in the site plan approval procedure if it finds that adequate alternate screening is provided. No parking garage shall be permitted within the minimum required yard on Purchase Street. No part of any parking garage shall be higher than the natural terrain between it and the lot's frontage on Westchester Avenue or Purchase Street. **[Amended 4-2-1997]**
- (c) Except that the minimum required yard shall be not less than one hundred (100) feet where the property is bordered by a public or semipublic use as shown on the Master Plan or the Hutchinson River Parkway or Route I-684. **[Amended 4-2-1997]**
- (d) The highest elevation of the measured building height of buildings located within two hundred (200) feet of any residence district shall be no greater than the highest elevation permitted in adjoining residence districts, using the average grade at the common property line as the datum for such measurement.
- (e) This restriction shall be measured from the average established curb grade on Hamaroneck Avenue.
- (f) Applies to buildings in the TOD District used exclusively for multifamily residential use. A TOD development is subject to the 95% coverage requirement.
- (g) The rear yard setback for any parking structure in the TOD District shall be zero feet.
- (h) The maximum height of a TOD development on the MTA parcels shall be 75 feet. In the TOD District, necessary architectural features such as roof parapets shall be permitted to exceed the maximum height, subject to the approval of the Planning Board and Architectural Review Board, and in accordance with the provisions of § 235-23A.
- (i) The maximum number of stories for a TOD development on the MTA parcels shall be five stories. Any level of a parking structure that is more than one-half of its clear height below the average finished grade around the structure, for at least one-half of its length, shall be considered a cellar.

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¹ [Added 7-5-1995]

² [Added 12-21-2017 by L.L. No. 2-2018]