

ZONING

235 Attachment 2

Residence Districts Table of Dimensional Regulations Town of Harrison

[Amended 11-7-1990; 9-4-1996; 1-8-2004 by L.L. No. 1-2004; 9-15-2005 by L.L. No. 1-2005; 3-18-2010 by L.L. No. 4-2010; 4-6-2010 by L.L. No. 6-2010; 1-29-2018 by L.L. No. 1-2018]

Dimensional	R-2.5	R-2	R-1	R-1/2	R-1/3	R-75	R-50	B	GA	MF
Lot area (square feet)										
Minimum	2.5	2	1	1/2	1/3	7,500	5,000	5,000	80,000	4,000
	acres	acres	acre	acre	acre					
Minimum per dwelling unit	2.5	2	1	1/2	1/3	7,500	5,000	2,500	2,500	750
	acres	acres	acre	acre	acre					
Lot coverage (maximum percentage of total lot area occupied by main and accessory buildings)	10%	10%	15%	20%	20%	20%	25%	35% ¹	20%	50%
Lot width (minimum at building setback line, in feet) ²	200	200	100	100	100	70	50	50	80	50
Yards (minimum, in feet) ²										
Front	50	75	40	30	30	30	25	20	50	20
Side										
Minimum for 1	50	50	20	15	15	10	5	7	30	15
Total for both on interior lot	100	100	40	30	30	20	15	15	60	30
Abutting side street on corner lot	50	50	40	30	30	15	15	8	30	15
Rear	150	100	50	25	25	25	30	25	50	20
Habitable floor area (minimum, in square feet)										
1-family dwelling	2,400	2,400	2,400	1,800	1,700	1,200	1,200	800 ⁵	Not permitted	1,200
									600	
Multifamily dwellings (per dwelling unit)	--Multifamily dwellings not a permitted use in these districts--									600
Height (maximum) ^{3,4}										
Stories	2½	2½	2½	2½	2½	2½	2.5	2½	2½	4
Feet	30	30	30	30	30	30	30	30	26	45
Accessory buildings (feet)										
Maximum height	15	15	15	15	15	15	15	15	15	15
Minimum setback from property line in required rear yard	50	50	15	10	10	10	5	5	10	5

NOTES:

¹ All area under a roof shall be measured at the outermost exterior wall or the outward most structural component and included as Lot Coverage in this zone.

HARRISON CODE

² No lot in the R-1 Residence District in Blocks 591, 592, 601, 603 and 604 shall be less than 200 feet in width or frontage, with a minimum front yard of 50 feet and minimum side yards of 50 feet.

³ For lots within a "B" Zone in a floodplain (as defined in § 146-2 of this Code), the building height shall be increased to a maximum of 33 feet with a maximum of 2 1/2 stories of habitable space, with the garage floor at the mean pre-existing elevation measured across the width of the lot at the front face of the proposed main structure. The 1st floor elevation shall be no greater than nine feet above the garage floor; and the elevation of the 2nd floor wall plate shall be no greater than 27 feet above the mean pre-existing elevation established at the garage floor elevation. The area below the 1st floor shall not be considered to be a story for purposes of determining building height.

⁴ For lots within the R-2-5, R-2, R-1, R-1/2, R-1/3, R-75, R-50 Zones in a floodplain, the building height shall be measured from the base flood elevation (BFE) as determined by the floodplain manager.

⁵ The total minimum habitable floor area for a two-dwelling unit shall be 2,400 square feet.