

ZONING

235 Attachment 3

Business Districts Table of Use Regulations Town of Harrison

[Amended 9-17-1980; 1-5-1983; 2-17-1993; 12-20-1994; 7-5-1995; 11-15-1995; 11-5-1997; 1-3-2001 by L.L. No. 1-2001; 7-7-2011 by L.L. No. 5-2011; 8-4-2011 by L.L. No. 6-2011; 4-7-2016 by L.L. No. 1-2016; 4-6-2017 by L.L. No. 2-2017; 12-21-2017 by L.L. No. 2-2018; 5-4-2023 by L.L. No. 4-2023; 8-10-2023 by L.L. No. 7-2023; 11-29-2023 by L.L. No. 8-2023; 9-4-2025 by L.L. No. 5-2025]

P = Permitted use

SE = Special exception use

X = Prohibited use

All unlisted uses are prohibited in all districts

Use Classifications	PB	NB 1	CB D	SB- 0	SB- 1	SB- 35	SB- 100	MF R	G C	TO D
1-family detached dwelling	X	X	X	X	X	X	X	P	X	
2-family detached dwelling	X	X	X	X	X	X	X	P	X	
Multiple dwelling	X	SE	X	X	X	X	X	P	X	
Dwelling units over first-floor nonresidential uses	SE	SE	SE	X	X	X	X	P	SE	SE
SB-0 multiple dwelling				SE						
Church, synagogue or similar place of worship, parish house or rectory	SE	SE	SE	SE	SE	SE	SE	SE	SE	
Public library, police station, fire station, Town Hall or municipal service building	P	P	P	P	P	P	P	P	P	P
Bus passenger shelter	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Nonprofit clubs, fraternal, social, educational or philanthropic organizations	P	P	X	X	X	X	X	X	P	
Public off-street parking lot or garage										SE
Public park or plaza										P
Public passenger transportation station or terminal	X	X	SE	X	X	X	X	X	SE	SE
Public utility structure or right-of-way, including offices	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
SB-0 educational school	X	X	X	SE	X	X	X	X	X	
Business uses										
Art gallery SE										
Automobile or boat salesroom, outdoor sales area or repair garage	X	X	SE	X	X	X	X	X	P	
Automobile service stations	X	SE	X	X	X	X	X	X	SE	
Bakery										SE
Bowling alley, billiard parlor and similar indoor recreation uses	X	SE	X	X	X	X	X	X	X	
Cabaret	X	X	P	X	X	X	X	X	X	
Cleaning establishments	X	SE	SE	X	X	X	X	X	X	
Coffee shop										SE
Dance and martial arts studio										SE
Delicatessen										SE
Personal wireless services facilities ²										

HARRISON CODE

Use Classifications	PB	NB 1	CB D	SB-0	SB-1	SB-35	SB-100	MF R	G C	TO D
Structurally mounted	X	X	X	SE	SE	SE	SE	X	X	
Monopole	X	X	X	SE	SE	SE	SE	X	X	
Tower	X	X	X	SE	SE	SE	SE	X	X	
Eating establishment: drive-in, open front or curb service	X	X	X	X	X	X	X	X	X	
Equipment storage building ²	X	X	X	X	X	X	X	X	P	
Executive learning center, corporate management training facility	X	X	X	X	X	SE	SE	X	X	
Food-processing shop	X	X	X	X	X	X	X	X	X	
Guest facilities (See § 235-17K)	X	X	X	X	X	X	SE	X	X	
Health maintenance, rehabilitation and fitness centers	X	SE	X	SE	SE	SE	SE	X	X	
Hotel/motel	X	X	X	SE	X	X	X	X	X	
Job printing	P	X	P	X	X	X	X	X	X	
Newspaper establishment	X	X	X	SE	X	X	X	X	X	
Nursing home	X	X	X	X	X	X	X	X	X	
Private parking garage pursuant to Article VII	SE	SE	SE	SE	SE	SE	SE	SE	SE	
Professional and business offices and financial institutions	P	P	P	P	P	P	P	P	P	SE
Planned office park	X	X	X	SE	SE	SE	SE	X	X	
Public parking garage	SE	X	SE	X	X	X	X	X	SE	
Public off-street parking	P	X	P	X	X	X	X	X	P	
Private off-street parking lot or garage										SE
Restaurants	X	P	P	X	X	X	X	P	X	SE
Retail service establishments	P	P	P	X	X	X	X	P	P	
Retail stores	X	P	P	X	X	X	X	P	P	SE
SB-0 Restaurant				SE						
SB-0 Retail				SE						
SB-0 Retail Service				SE						
SB-0 Stand-alone fitness center	X	X	X	SE	X	X	X	X	X	
SB-0 Stand-Alone Retail	X	X	X	SE	X	X	X	X	X	
Scientific research, excluding manufacturing of products for sale	P	P	P	P	P	P	P	X	X	
Secretarial, business, trade or similar schools	SE	SE	SE	SE	SE	SE	SE	X	SE	
Telephone exchange	SE	SE	SE	SE	SE	SE	SE	X	X	
Theater										SE
Undertaker's establishment	X	X	SE	X	X	X	X	X	X	
Customary accessory uses incidental to a permitted use on the same premises	P	P	P	P	P	P	P	P	P	P
Kiosks										P
Private off-street parking pursuant to Article VII	P	P	P	P	P	P	P	P	P	
Retail service or wholesale trade only as an incidental activity to a permitted use	P	P	P	SE	SE	SE	SE	P	P	P
SB-0 Day-care center	X	X	X	SE	SE	SE	SE	X	X	
Signs pursuant to Article VIII	P	P	P	P	P	P	P	P	P	P

¹**NOTE:** See § 235-29.

²**NOTES:**

ZONING

- (a) All properties owned or operated by the Town/Village of Harrison, excluding streets and public rights-of-way, shall be permitted by special exception use permit.
- (b) All properties owned or operated by Harrison Water District No. 1 shall be permitted by special exception use permit.
- (c) All properties used as places of worship shall be permitted by special exception use permit.
- (d) All properties owned or operated by Westchester Joint Water Works shall be permitted by special exception use permit.
- (e) All golf course and country club properties shall be permitted by special exception use permit.
- (f) All properties operated as universities or colleges shall be permitted by special exception use permit.
- (g) All hospital properties shall be permitted by special exception use permit.
- (h) All airport properties shall be permitted by special exception use permit.
- (i) All business zoned properties within Downtown Harrison and within 100 feet of the Metro-North right-of-way shall be permitted by special exception use permit, provided that any permitted personal wireless services facility situated thereon shall be mounted on a building at least six stories in height, at or above the sixth story thereof, which building is situated in Downtown Harrison, except that no freestanding towers or monopoles shall be permitted.