

ZONING

235 Attachment 4

Business Districts Table of Dimensional Regulations Town of Harrison

[Amended 7-5-1995; 4-2-1997; 12-21-2017 by L.L. No. 2-2018;
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]

Dimension	PB	NB	CBD	SB-0	SB-1	SB-35	SB-100	MFR	GC	TOD
Minimum	No requirement			5 ac	5 ac	35 ac	100 ac	4,000 sqft	No requirement	2 ac
Minimum per family unit	No requirement			Residential use not permitted				750 sqft	No requirement	1,000 sqft
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%
Lot width (Minimum in feet)	50	50	50	300	300	400	500	50	50	
Front	No requirement			50	50	200	200	No requirement	15	No requirement
Side										
Adjoining a residence district	20	20	20	100	100	200	200	20	20	No requirement
Adjoining a business district	0 or 10' if provided			75	75	200	200	0 or 10' if provided	No requirement	0 or 10' if provided
Rear	20	20	20	100	100	200	200	20	20	No requirement
Habitable floor area (minimum in square feet)	600	600	Residential use not permitted					600	600	600
Buffer strips (minimum in feet)										
Front yard										
Adjoining residence districts	No requirement			50	50	200	200	No requirement		
Adjoining business districts	No requirement			25	25	100	200	No requirement		
Side and Rear Yard										
Adjoining residence districts	No requirement			50	50	200	200	No requirement		
Adjoining business districts	No requirement			50	50	100	200	No requirement		
Feet	35	35	45	55	65	55	55	50	35	50
Stories	2	2	4	4	5	4	4	4	2	4
Floor area ratio	No requirement					0.30	No requirement		0.50	1.25

HARRISON CODE

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.
- (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.
- (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.