

ZONING

235 Attachment 1

**Residence Districts
Table of Use Regulations
Town of Harrison**
[Amended 5-17-1989; 11-7-1990; 1-20-1993; 11-15-1995; 11-5-1997;
1-8-2004 by L.L. No. 1-2004; 5-19-2016 by L.L. No. 2-2016]

P = Permitted use
SE = Special exception use
X = Prohibited use
All unlisted uses are prohibited in all districts.

Use Classification	R-2.5	R-2	R-1	R-1/2	R-1/3	R-75 and R-50	B	GA	MF
Residential uses									
1-family detached dwelling	P	P	P	P	P	P	P	X	P
2-family detached dwelling	X	X	X	X	X	X	P	X	P
Multiple dwelling	X	X	X	X	X	X	X	P	P
Community facilities, residential									
Church, synagogue or similar place of worship, parish house or rectory	SE	SE	SE	SE	SE	SE	SE	SE	SE
Park, playground or recreation area operated by the Town of Harrison or a school district	P	P	P	P	P	P	P	P	P
Seminary or convent	SE	SE	SE	X	X	X	X	X	X
Private recreation area, nonprofit	SE	SE	SE	SE	SE	SE	SE	X	X
Nursery school	SE	SE	X	X	X	X	X	X	X
Public library, police station, Town Hall or municipal service buildings	P	P	P	P	P	P	P	P	P
Public and private nonprofit schools, chartered by New York State Education Department	SE	SE	SE	SE	SE	SE	SE	SE	SE
Gatehouse	SE	SE	SE	X	X	X	X	X	X
Community facilities, general									
Bus passenger shelter	SE	SE	SE	SE	SE	SE	SE	SE	SE
Cemetery	SE	SE	SE	X	X	X	X	X	X
College or university	SE	SE	X	X	X	X	X	X	X
Hospital, including auxiliary services and functions	SE	SE	SE	X	X	X	X	X	X
Nonprofit club, fraternal, social, philanthropic or educational organizations	X	X	X	X	X	X	X	X	X
Nonprofit club, recreation	SE	SE	SE	X	X	X	X	X	X
Nursing home	SE	SE	SE	X	X	X	X	X	X
Public medical research building or similar facility	X	X	X	X	X	X	X	X	X
Public utility structure or right-of-way, excluding business offices and repair or storage of equipment	SE	SE	SE	SE	SE	SE	SE	SE	SE
Senior living facility pursuant to § 235-17Z	X	SE	SE	X	X	X	X	X	X
Business uses									
Farms, excluding retail sales	P	P	P	X	X	X	X	X	X
Animal husbandry -- minimum 25 acre lot size and maximum 1 head per acre	P	P	P	X	X	X	X	X	X
Greenhouse, excluding retail sales	X	X	X	X	X	X	X	X	X
1 professional office	X	X	X	X	X	X	X	X	SE
Veterinarian, veterinary hospital or clinic	X	X	X	X	X	X	X	X	X
Guest facilities	SE	SE	X	X	X	X	X	X	X
Personal wireless services facilities¹									
Structurally mounted	X	X	X	X	X	X	X	X	X
Monopole	X	X	X	X	X	X	X	X	X

HARRISON CODE

Use Classification	R-2.5	R-2	R-1	R-1/2	R-1/3	R-75 and R-50	B	GA	MF
Tower	X	X	X	X	X	X	X	X	X
Accessory uses									
Customary accessory use or structure	P	P	P	P	P	P	P	P	P
Home occupation	P	P	P	P	P	P	P	P	P
Home professional office	P	P	P	P	P	P	P	P	P
Private off-street parking pursuant to Article VII	P	P	P	P	P	P	P	P	P
Private parking garage pursuant to Article VII	P	P	P	P	P	P	P	SE	SE
Private swimming pool pursuant to § 235-28	P	P	P	P	P	P	P	P	P
Signs pursuant to Article VIII	P	P	P	P	P	P	P	P	P
Private stables	SE	SE	SE	SE	X	X	X	X	X

NOTES:

- (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.
- (j) No main or principal structure or any portion thereof on property abutting or adjacent to New Street shall be erected at a distance of more than 85 feet from the property line abutting or adjacent to New Street. **[Added 6-23-2004 by L.L. No. 5-2004]**