

HARRIMAN CODE

140 Attachment 1

Village of Harriman
Zoning Law
Schedule of District Regulations
Part 1

[Amended 10-10-2006 by L.L. No. 5-2006; 10-18-2016 by L.L. No. 4-2016; 3-10-2020 by L.L. No. 4-2020]

1	2	3	4	5		6				7	8	9			
				Minimum Lot Size		Minimum Yard Setback Dimensions							Maximum Lot Coverage	Maximum Building Height	Minimum Habitable Dwelling Area
				Minimum Lot Area	Minimum Lot Width	Front Yard	Side Yard		Rear Yard						
District	Principal Permitted Uses	Accessory Uses	Special Permitted Uses Subject to Authorization and Site Plan Approval by the Planning Board	(square feet)	(feet)	(percent)	(feet)	(stories)	(square feet)	Use	Required Off-Street Parking Spaces				
R-100	Single-family dwellings not to exceed 1 dwelling unit per lot	<ol style="list-style-type: none"> Home occupations Keeping of not more than 3 dogs, cats or other common domestic household animals over 6 months of age Signs according to Article IV Private garages, carports or parking areas Greenhouses not intended for retail or wholesale sale or use Playhouses or tool or storage sheds Wading or swimming pools not operated for gain. No pool shall be located in any front yard, or required side yard of a corner lot which abuts a street. The minimum yard setback dimension for each side yard and rear yard shall be 10 feet for all districts. 	<ol style="list-style-type: none"> Municipal recreational buildings, parks and playgrounds Bus passenger waiting shelters Day nurseries Fire stations Public utility rights-of-way, transformer, pumping and related installations 	15,000	100	40	20	40	40	20%	35	2 ½	1,200 per dwelling unit	<ol style="list-style-type: none"> <ol style="list-style-type: none"> All residential uses except as provided in B below In an R-M District, required parking spaces for apartment buildings shall be calculated based on 2.5 spaces per dwelling unit with 2 or more bedrooms; and 1.5 spaces per dwelling unit with 1 bedroom or less; only 1 vehicle per parking space Hospitals Clubhouses and lodges Home occupations or professional offices Auditoriums, theaters or other places of public assembly Nursing homes 	<ol style="list-style-type: none"> 3 per dwelling unit; only 1 vehicle per parking space 1 per bed plus 2 per 3 employees 1 per 150 square feet of floor area 1 per employee plus 1 per 200 square feet devoted to business uses 1 per 3 seats or 1 per 25 square feet of floor area devoted to seats where fixed seating is not provided 1 per 2 beds plus 2 per 3 employees
			<ol style="list-style-type: none"> Veterinarians' offices and animal hospitals, provided that there are no outside kennels Clubhouses and lodges for social, fraternal and veterans' organizations Places of worship and related uses Museums, art galleries, community center buildings or other municipal buildings Medical clinics and offices 	1 acre	150										
			<ol style="list-style-type: none"> Hospitals, nursing homes and sanatoriums for general medical care Public or private schools and related facilities Cemeteries Public or private recreation facilities other than for a single-family residence, including swimming pools, lakes, golf courses, playgrounds, etc., with accessory structures for administration, operation or clubhouse purposes, including sale of food or drink Live entertainment as provided in § 140-21 	5 acres	300	50	50	100	50	20%	40	3			
			16. Accessory apartments subject to and in accordance with the provisions of §§ 140-42 and 140-43 of the Village Code	Refer to §§ 140-42 and 140-43 of the Village Code											

HARRIMAN CODE

Zoning Law
Schedule of District Regulations
Part 2

[Amended 10-10-2006 by L.L. No. 5-2006; 12-12-2006 by L.L. No. 6-2006; 6-13-2017 by L.L. No. 3-2017; 3-10-2020 by L.L. No. 4-2020]

1	2	3	4	5		6					7	8	9		
						Coverage									
						Minimum Lot Size			Minimum Yard Setback Dimensions					Maximum Lot Coverage	Maximum Building Height
Minimum Lot Area	Minimum Lot Width	Front Yard	Side Yard		Maximum Building Height	Minimum Habitable Dwelling Area	Off-Street Parking								
			Minimum Lot Area	Minimum Lot Width				Front Yard	1	Both	Rear Yard	Maximum Building Height	Minimum Habitable Dwelling Area	Off-Street Parking	
District	Principal Permitted Uses	Accessory Uses			Special Permitted Uses Subject to Authorization and Site Plan Approval by the Planning Board	(square feet)	(feet)								(percent)
R-50	Same as permitted in R-100 District	1. Same as permitted in R-100 District	1. Municipal recreational buildings, parks and playgrounds 2. Fire stations 3. Public utility rights-of-way, transformer, pumping and related installations 4. Bus passenger waiting shelters 5. Places of worship and related facilities 6. (Reserved) 7. Museums, art galleries, community center buildings or other municipal buildings 8. Clubhouses and lodges for social, fraternal and veterans organizations 9. Live entertainment as provided in § 140-21	5,000	50	25	8	18	35	25%	35	2 ½	900 per dwelling unit	1. A. All residential uses except as provided in B below B. In an R-M District, required parking spaces for apartment buildings shall be calculated based on 2.5 spaces per dwelling unit with 2 or more bedrooms; and 1.5 spaces per dwelling unit with 1 bedroom or less; only 1 vehicle per parking space 2. Hospitals	3 per dwelling unit; only 1 vehicle per parking space 1 per bed plus 2 per 3 employees 1 per 150 square feet of floor area
R-M	Same as permitted in R-100 District	1. Same as permitted in R-50 District 2. Public garages, used only for the storage of passenger motor vehicles of apartment residents, for 4 or more vehicles per garage structure 3. Off-street parking areas	1. Same as permitted in R-50 District 2. Mobile home parks or trailer courts on lots at least 10 acres in area	5,000	50	25	8	18	35	25%	35	2 ½	900 per dwelling unit in single-family and townhouse dwelling structures 800 per dwelling unit in 2-family dwelling structures 600 per dwelling unit in apartment buildings 500 per dwelling unit in mobile homes	3. Clubhouses and lodges 4. Home occupations or professional offices 5. Auditoriums, theaters or other places of public assembly 6. Nursing homes	1 per employee plus 1 per 200 square feet devoted to business uses 1 per 3 seats or 1 per 25 square feet of floor area devoted to seats where fixed seating is not provided 1 per 2 beds plus 2 per 3 employees
	2-family dwellings not to exceed 2 dwelling units per lot			6,000	60	25	10	20	25	25%					
	Townhouses in groups of 4 or more dwelling units			2,500	20	20	10	20	30	50%					
	Apartment buildings			20,000	100	30	12	30	30	20%					
			Accessory apartments subject to and in accordance with the provisions of §§ 140-42 and 140-43 of the Village Code	Refer to §§ 140-42 and 140-43 of the Village Code.											

HARRIMAN CODE

Village of Harriman
Zoning Law
Schedule of District Regulations
Part 3

[Amended 11-13-2018 by L.L. No. 6-2018; 6-11-2019 by L.L. No. 7-2019]

1	2	3	4	5		6				7	8	9		
						Coverage								
				Minimum Lot Area	Minimum Lot Width	Front Yard	Minimum Yard Setback Dimensions		Rear Yard	Maximum Lot Coverage	Maximum Building Height	Minimum Habitable Dwelling Area	Off-Street Parking	
1	Both	Use	Required Off-Street Parking Spaces											
District	Principal Permitted Uses	Accessory Uses	Special Permitted Uses Subject to Authorization and Site Plan Approval by the Planning Board	(square feet)	(feet)				(percent)	(feet)	(stories)	(square feet)		
B-1	<ol style="list-style-type: none"> Retail establishments Business and professional offices Municipal buildings Post offices and banks Personal service establishments, such as barbershop, beauty parlor, appliance repair, tailor or dry-cleaning establishment Fast-food restaurants with or without a drive-through window, excluding taverns and excluding live entertainment as provided in § 140-21 Nursery school or day-care center Indoor sports, fitness or dance training center Any combination of the above uses in a single structure 	<ol style="list-style-type: none"> Outdoor vending machines Signs according to Article IV A maximum of 10,000 square feet of manufacturing, cleaning or processing of goods where the product will be sold on the premises Off-street parking areas Private storage facilities which shall not exceed 10,000 square feet as accessory to any permitted or special permit use Outdoor café as accessory to a restaurant 	<ol style="list-style-type: none"> 1-bedroom or efficiency dwelling units in buildings containing a retail, service or office use, with a maximum of 3 such units for each professional or retail unit use 	5,000	50	--	None required, except along lot lines abutting a residential district. Side yards shall be at least 10 feet in width where required or provided.	20	80%	35	3	450 per unit (dwelling or commercial)	<ol style="list-style-type: none"> Same requirements as in residential districts for uses permitted in residential districts Retail stores, offices and service establishments Restaurants Indoor sports, fitness or dance training 	<ol style="list-style-type: none"> 1 per 150 square feet of floor area 1 per 4 seats 1 per 400 square feet but not less than 3 total
			<ol style="list-style-type: none"> Accessory apartments for existing, nonconforming, detached single-family homes, subject to and in accordance with the provisions of §§ 140-42 and 140-43 of the Village Code 	Refer to §§ 140-42 and 140-43 of the Village Code.										

HARRIMAN CODE

Village of Harriman
Zoning Law
Schedule of District Regulations
Part 4

[Amended 12-13-2000 by L.L. No. 4-2000; 11-13-2018 by L.L. No. 6-2018; 6-11-2019 by L.L. No. 7-2019]

1	2	3	4	5		6				7	8	9			
				Minimum Lot Area	Minimum Lot Width	Coverage			Maximum Lot Coverage				Maximum Building Height	Minimum Habitable Dwelling Area	Off-Street Parking
Front Yard	Minimum Yard Setback Dimensions		Rear Yard			Maximum Building Height	Minimum Habitable Dwelling Area	Off-Street Parking							
	District	Principal Permitted Uses		Accessory Uses	Special Permitted Uses Subject to Authorization and Site Plan Approval by the Planning Board				(square feet)	(feet)				(percent)	(feet)
Side Yard			1			Both	2								
B-2	<ol style="list-style-type: none"> Hotels and motels Business and professional offices Banks Appliance repair establishments Motor vehicle accessory retail establishments Funeral homes Restaurants providing services exclusively within a building, excluding live entertainment as provided in § 140-21 Bus or railroad passenger or freight terminals. B-1 business uses, either separately or in combination in a single or multiple structure, at the discretion of the Planning Board. 	<ol style="list-style-type: none"> Same as permitted in B-1 District Commercially operated swimming pools accessory to motels and hotels Offices, meeting rooms, auditoriums or restaurants as accessory uses to a motel or hotel Public garages Used motor vehicle sales as an accessory to new car sales establishments located on the same lot. 	<ol style="list-style-type: none"> Motor vehicle sales establishments for new cars, motorcycles, boats or RVs Indoor amusement establishments, such as a bowling alley, theater or skating rink, excluding live entertainment as provided in § 140-21 Gasoline service stations and repair garages, provided that: <ol style="list-style-type: none"> No gasoline pump shall be located closer than 25 feet to any street line All major repair work is done within a completely enclosed structure Motor vehicle body repair work is specifically prohibited Storage together with retail sale of liquefied petroleum gas incidental to the operation of gasoline service stations pursuant to the National Fire Prevention Standards as enacted by the Village of Harriman as Local Law No. #1 of 2000.¹ Light processing, manufacturing and machine shops, subject to the following standards: <ol style="list-style-type: none"> All uses shall be subject to § 140-17. Building area shall not exceed 10,000 square feet. Building height shall not exceed 20 feet. Outdoor storage of materials is specifically prohibited. Landscaping shall be provided to buffer this use from adjacent business and residential uses. Automobile car washes Public storage facilities Retail sales with outdoor product display and storage, including garden centers, pools, play area equipment or sheds 	15,000	100	50	15	30	35	50%	35	2	--	<ol style="list-style-type: none"> Hotels and motels Banks and offices Retail and service establishments Bowling alleys Funeral homes Gasoline service stations or repair shops Restaurants or other eating and drinking places Vehicle showrooms and outdoor retail display lots Theaters Skating rinks Public storage 	<ol style="list-style-type: none"> 1 per room plus 1 per employee 1 per 200 square feet of floor area 1 per 150 square feet of floor area 5 per alley 1 per 40 square feet of public room area 5 plus 1 per employee 1 per 2 seats plus 1 per employee 1 per employee plus 1 per 1,000 square feet of interior and exterior display area 1 per 3 seats 1 per 60 square feet 3 spaces plus one per every 50 storage units

¹Editor's Note: See Ch. 78, Art. II.

HARRIMAN CODE

Village of Harriman
Zoning Law
Schedule of District Regulations
Part 5

[Amended 9-28-2004 by L.L. No. 5-2004; 2-13-2013 by L.L. No. 3-2013; 7-8-2014 by L.L. No. 3-2014]

1	2	3	4	5						6			7	8	9	
				Minimum Lot Size		Minimum Yard Setback Dimensions			Maximum Lot Coverage	Maximum Building Height		Minimum Habitable Dwelling Area			Off-Street Parking	
						Front Yard	Side Yard			Rear Yard	(feet)					
District	Principal Permitted Uses	Accessory Uses	Special Permitted Uses Subject to Authorization and Site Plan Approval by the Planning Board	(square feet)	Minimum Lot Width	Front Yard	(feet)		(percent)	(feet)	(stories)	(square feet)	Use	Required Off-Street Parking Spaces		
I	<ol style="list-style-type: none"> Manufacturing, altering, fabricating, assembling, finishing or other processing of products or materials involving the use of only oil, gas or electricity for fuel Warehouses Industrial office and research buildings 	<ol style="list-style-type: none"> Cafeterias, clinics and recreation facilities for the exclusive use of employees engaged on the premises Signs according to Article IV Off-street parking or loading areas, provided that no such area shall be located closer than 50 feet to a residential use or district 	<ol style="list-style-type: none"> Outdoor storage of building supplies, raw materials, fuels, finished products, machinery and equipment only when screened by a solid wall or fence of a uniform color at least 8 feet in height. Such storage shall only be as an accessory use to a principal permitted use on the same property. Public garages accessory to permitted uses only Adult bookstore Educational facilities for the conduct of training of employees and vocational programs, including instruction relating to the maintenance, repair or replacement of parts for such manufactured items whose manufacture is permitted in the Industrial Zone. This includes, but is not limited to, the training programs for repair, replacement or maintenance of motor vehicles. 	40,000	100	40	20	40	20	50%	50	--	--	Manufacturing uses, warehouses and research and industrial offices Adult bookstore Training facilities/vocational programs	2 per 3 employees of the 2 largest successive shifts 1 per employee and 1 additional space for each 100 square feet of floor area 1 for each student and instructor at peak occupancy in addition to such parking as may be required with such additional approved uses as may be authorized by the Planning Board	
	<ol style="list-style-type: none"> On lots of at least 10 acres, more than 1 industrial office or commercial use may be permitted in multiple buildings as specified in Items 1, 2 and 3 above. The minimum separation between buildings shall be 100 feet. 			10 acres	250	50	30 or 1.5 times the building height, whichever is greater	Twice the side yard requirement	30	35%	35					
	Hotels as permitted and regulated in the B-2 Zone with the following exceptions:	Same as Items 2 and 3 permitted in B-2 Zone for hotels ¹ (Parking, see column 9.)		40,000	100	40	20	40	20	50%	50	Not to exceed a maximum of four stories	400 per hotel room	One parking space for each guest room and one for each employee; breakfast area for guests will not require additional parking; any accessory uses for guests only shall not require additional parking. Accessory uses open to nonregistered guests shall require parking for peak occupancy of such use(s) by nonregistered patrons.		

¹ Editor's Note: See also Schedule of District Regulations, Part 4.

HARRIMAN CODE

Village of Harriman
Zoning Law
Schedule of District Regulations
Part 6

[Amended 10-10-2006 by L.L. No. 5-2006; 11-13-2018 by L.L. No. 6-2018; 6-11-2019 by L.L. No. 7-2019]

1	2	3	4	5		6				7	8	9				
				Minimum Lot Size		Minimum Yard Setback Dimensions			Maximum Lot Coverage			Maximum Building Height		Minimum Habitable Dwelling Area	Off-Street Parking	
				Minimum Lot Area	Minimum Lot Width	Front Yard	Side Yard	Rear Yard				(feet)	(stories) ³		Use	Required Off-Street Parking Spaces
District	Principal Permitted Uses	Accessory Uses	Special Permitted Uses Subject to Authorization and Site Plan Approval by the Planning Board	(square feet)		(feet)			(percent)	(feet)		(square feet)				
PAD	1. Single-family dwellings not to exceed 1 dwelling unit per lot	Same as permitted in R-100 District	1. Same as permitted in R-100 District 2. Planned unit developments subject to Article VI	5 acres	--	50 ¹	30 ¹	60 ¹	50 ¹	35% ²	35	--	800 per 1-bedroom dwelling unit; 1,200 per 2-bedroom dwelling unit	All dwelling units containing 1 or 2 bedrooms shall provide 2 parking spaces per dwelling unit. 3-bedroom dwelling units shall provide 3 parking spaces per dwelling unit.		
	2. Crops and orchards		1. Same as permitted in I District 2. Colleges, universities and other institutions of higher learning giving regular instruction, including classrooms, administration buildings and customary accessory uses	5 acres	400	100	30	60	30	25%	35	2	--			
	3. Same as permitted in I District, Items 1,2 and 3	Same as permitted in I District	3. On lots of at least 10 acres, more than 1 industrial office or commercial use may be permitted in multiple buildings as specified in Items 1, 2 and 3 of the I District principal permitted uses cited above. The minimum separation between buildings shall be 100 feet.	10 acres	250	50	30 or 1.5 times the building height, whichever is greater	Twice the side yard requirement	30	35%	35					
			4. Accessory apartments subject to and in accordance with the provisions of §§ 140-42 and 140-43 of the Village Code	Refer to §§ 140-42 and 140-43 of the Village Code												

NOTES:

1. Setbacks shall apply to outer property lines only. See Article VI for additional clarification.
2. Coverage shall apply to the entirety of the tract to be developed as a PUD. See Article VI for additional clarification.
3. Refer to definition of "story" in § 140-4.