

	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; 2-22-10 by L.L. 1-2010; 3-29-10 by L.L. 4-2010]												
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 acres	2 acres	1 acre	1/2 acre	1/3 acre	7,500	5,000	5,000	80,000	4,000			
Minimum per dwelling unit	2.5 acres	2 acres	1 acre	1/2 acre	1/3 acre	7,500	5,000	2,500	2,500	750			
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) ¹	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	1,200	permitted	1,200			
Multifamily dwellings (per dwelling unit)	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****			
Height (maximum) ³													
Stories ⁴	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2			
Feet	30	30	30	30	30	26	26	26	26	26			
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			

¹All 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.

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

³In the "B" Zone, the 1st floor elevation shall be no greater than 7 feet, and the elevation of the 2nd floor wall plate shall be no greater than 24 feet above the lower of the following: (1) the elevation of the roadway centerline, measured at the midpoint of the lot, or (2) the mean pre-existing elevation measured across the width of the lot at the front face of the proposed main structure.

⁴For lots within a "B" Zone in a flood plain (as defined in section 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 9 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.