

| | 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 | Not permitted | 1,200 |
| Multifamily dwellings (per dwelling unit) | *****Multifamily dwellings not a permitted use in these districts***** | | | | | | | | 600 | 600 |
| 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 | 4 |
| Feet | 30 | 30 | 30 | 30 | 26 | 26 | 26 | 30 | 26 | 45 |
| 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 |
| ¹ All 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. ² No 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. ³ In 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. ⁴ For 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. | | | | | | | | | | |