

Business Districts
Table of Dimensional Regulations
Town of Harrison

Dimensional	PB	NB	CBD	SB-O	SB-1	SB-35	SB-100	MFR	GC
Lot Area (square feet)									
Minimum	*****No requirement*****			5 acres	5 acres	35 acres	100 acres	4,000	No requirement
Minimum per family unit	*****No requirement*****			*****Residential use not permitted*****				750	No requirement
Lot coverage									
Maximum building coverage	*****No requirement*****			20%	20%	10%	10%	50%	50%
Maximum coverage for multiple dwellings	50%	50%	*****Residential use not permitted*****					50%	No requirement
Lot width (minimum, in feet)	50	50	50	300	300	400	500	50	50
Required yards (minimum, in feet)									
Front	*****No requirement*****			50	50	200(a,b,c)	200	No requirement	15
Side									
Adjoining a residence district	20	20	20	100	100	200 (b,c)	200	No requirement but but if provided, 10 feet	20
Adjoining a business district	*****No requirement but if provided, 10 feet*****			75	75	200	200	No requirement but if provided, 10 feet	No requirement
Rear	20	20	20	100	100	200(b,c)	200	20	20
Habitable floor area (minimum, in square feet)	600	600	*****Residential use not permitted*****					600	600
Buffer strips (minimum, in feet)									
Front yard									
Adjoining residence districts	*****No requirement*****			50	50	200 (c)	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 (c)	200	*****No requirement*****	
Adjoining business districts	*****No requirement*****			50	50	100	200	*****No requirement*****	
Height (maximum)									
Feet	35	35	45	55(d)	65(d,e)	55	55	50	35
Stories	2	2	4	4	5	4	4	4	2
Floor area ratio	*****No requirement*****					0.30	*****No requirement*****		0.50

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. [Amended 4-2-1997]
- (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. [Amended 4-2-1997]
- (d) The highest evaluation 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 Mamaroneck Avenue.