

	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	30	30	30	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 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 ½ 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.										
⁴ For lots within the R-2.5, R-2, R-1, R-1/2, R-1/3, R-75, R-50 Zones in a floodplain the building height shall be measured from the base flood elevation (BFE) as determined by the floodplain manager.										