

**TOWN/VILLAGE BOARD
TOWN/VILLAGE OF HARRISON, NEW YORK**

LOCAL LAW NO. ____-2021

**A LOCAL LAW TO REVISE THE ZONING ORDINANCE
OF THE TOWN/VILLAGE OF HARRISON**

Be it enacted by the Town/Village Board of the Town/Village of Harrison as follows:

Section One. Section 235-3 of the Town/Village of Harrison Zoning Ordinance is hereby amended to add a new defined term as follows:

§ 235-3. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

SB-0 ATTACHED SINGLE-FAMILY DWELLING

In the SB-0 District, three or more dwelling units which share one or more common side or rear (party) walls, without openings or interconnections, with each dwelling unit occupying the entire volume within its respective portion of the building(s) from the lowest level to the roof, and having its own separate entrance or entrances to the outside. Otherwise known as a townhouse.

Section Two. Section 235-17.X. of the Town/Village of Harrison Zoning Ordinance shall be amended as follows:

X. SB-0 Multi-Family Residential - This use, which includes attached single-family dwellings, has been established to provide housing opportunities for young people and empty nesters who are seeking efficient, well designed, conveniently located housing opportunities and who are not anticipated to create additional demands on the Harrison School District.

1. The applicant shall submit a recent (no earlier than 12 months from the date of application) market survey indicating there are a sufficient number of individuals that would occupy the proposed number of housing units in the proposed price range (either purchase or rental) to assist the Planning Board in its review of the feasibility of the proposed project.
2. The site for a SB-0 Multi-Family Residential project shall have a minimum of 5 acres. SB-0 Multi-Family Residential projects shall only be permitted on parcels located south of I-684.

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3. The site shall have a minimum frontage of 350' on a mapped public or private roadway, except where lesser frontage is permitted pursuant to Section 235-17.X(15), below.
4. No SB-0 Multi-Family Residential project shall contain more than 450 dwelling units.
5. Lot building coverage shall not exceed 45%.
6. All buildings shall comply with the applicable requirements set forth in the Table of Dimensional regulations for the SB-0 zoning district, as modified in this section.
7. A minimum of 475 square feet shall be provided for efficiency (studio) apartments, and a minimum of 600 square feet shall be provided for one-bedroom apartments. The maximum number of bedrooms or potential bedrooms in an apartment/dwelling unit shall be three.
8. The design of the project, number of bedrooms, size of units, unit mix and all other factors relating to the intended occupants of the dwelling units, shall be primarily geared toward young people, empty nesters, and residents without young children.
9. A minimum of 2,500 square feet of recreation space, which may include interior spaces such as a community or recreation room, shall be provided at the site. This requirement is intended to supersede the usable open space requirements set forth in §235-25 of the Zoning Ordinance, which shall not apply to SB-0 Multi-Family Residential projects.
10. A minimum of 1.25 off-street parking spaces for each dwelling unit shall be provided.
11. In cases where an SB-0 Multi-Family Residential project abuts a non-residential use, a landscape buffer a minimum of 40 feet in depth for side and rear yards and 25 feet in depth for front yards shall be provided. Landscaped parking areas, outdoor patio associated with the restaurant use, retaining walls, stormwater management facilities, wetland restoration/enhancement areas, driveway access, and internal circulation walkways/roadways (including those for emergency vehicle access) may be located within a required buffer strip.
12. A SB-0 Multi-Family Residential project may also incorporate retail, retail service or restaurant uses within the project, subject to the Special Exception Use requirements of §235-17 Y. When included within the same building as the

Deleted: the minimum frontage of a SB-O Multi-Family Residential project site may be reduced or eliminated if: permanent access to a public or private roadway, in a form to be approved by the Town Attorney, is provided through another lot providing the required frontage

residential uses, the non-residential use shall be restricted to the first floor, and shall not exceed 25,000 square feet of gross floor area.

13. The main entrance of a SB-0 Multi-Family Residential project shall be located no greater than 1,300 feet (1/4 mile) from a mass transit link. If located further than 1,300 feet, a suitable alternative means of minimizing vehicle trips to and from the site must be employed, such as the use of a shuttle bus.

14. The dimensional requirements for any SB-0 Multi-Family Residential project site shall be as follows:

Lot Area (Square Feet)	
Minimum	5 acres
Minimum per family unit	350 square feet
Lot Coverage	
Maximum Building Coverage	45%
Lot Width	300
Required Yards	
Front	50*
Side (Adjoining Residence District)	100
Side (Adjoining Business District)	40
Rear	45
Habitable Floor Area (minimum)	475
Height	
Stories	6**
Floor Area Ratio	No Requirement

*The front yard may be reduced to 25 feet, for an area not to exceed 25% of the total width of that portion of the building located parallel to the required front yard.

** If the SB-0 Multifamily Residential project features structured parking that is partially below grade the parking floor that is located partially below grade shall not constitute a story for the purposes of calculating height.

15. Redevelopment of previously developed parcels.

- a. In instances where the configuration of previously developed parcels prevents the provision of required frontage, such as in the case of a landlocked parcel, the minimum frontage of an SB-0 Multi-Family Residential project site may

be reduced or eliminated if permanent access to a public or private roadway via common ownership or an easement recorded against the subject properties, in a form to be approved by the Town Attorney, is provided through another lot providing the required frontage. Where such landlocked parcels exist, the front lot line shall be the lot line facing the roadway to which said parcel has access.

- b. Where an SB-0 Multifamily project site is created on a parcel that also supports an existing office building, the Planning Board, subject to the following requirements, may permit a reduction in the number of off-street parking spaces that would otherwise be required for the existing office building, with the following limitations:

[1] The applicant shall submit a parking survey indicating there is a sufficient number of off-street parking spaces located on the same parcel as the existing office building to accommodate the existing office building.

[2] Required parking shall be provided at a ratio of not less than one off-street parking space per 300 square feet of floor area.

[3] If there is any future change in the nature of the use of the existing office building that results in significantly greater daily parking demand, such as a change from general office to medical office, Planning Board review may be required, at the discretion of the Building Inspector and Town Planner, to determine if additional off-street parking is required to accommodate the new use.

- c. Where an SB-0 Multifamily project site is created on a parcel that also supports an existing office building, access drives supporting an SB-0 Multifamily project may be located within a required landscape buffer for the existing office building.

16. Whenever an SB-0 Multifamily Residential project is authorized for development in any portion of a floodplain, the volume of space occupied by the authorized fill or structure below the base flood elevation shall be compensated for at a 4:1 ration and balanced by a hydraulically equivalent volume of excavation taken from below the base flood elevation at or adjacent to the development site. All such excavations shall be constructed to drain freely to the watercourse. No area below the waterline of a pond or other body of water can be credited as a compensating excavation.

Section Three. If any section, subsection, clause, phrase or other portion of this Local Law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, such portion shall be deemed a separate distinct and independent portion. Such declaration shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect.