

Residence Districts  
Table of  
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]

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%	30%	20%	50%
Lot width (minimum at building setback line, in feet) <sup>1</sup>	200	200	100	100	100	70	50	50	80	50
Yards (minimum, in feet) <sup>1</sup>										
Front	50	75	40	30	30	30	25	20	50	20
Side										
Minimum for 1	50	50	20	15	15	10	5	5	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	10	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)										
Stories	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 <sup>2</sup>	30 <sup>2</sup>	30 <sup>2</sup>	30 <sup>2</sup>	26	26	26	26	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
NOTES:										
<sup>1</sup> 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.										