

LAND USE

88 Attachment 1

Town of Clinton

Part I

Schedule of Zoning Requirements

[Amended 12-18-1984 by Ord. No. 84-17; 7-0-1985 by Ord. No. 85-17; 12-10-1985 by Ord. No. 85-25;
4-14-1987 by Ord. No. 87-7; 8-24-1999 by Ord. No. 99-8; 9-9-2003 by Ord. No. 03-13;
9-9-2003 by Ord. No. 03-13; 8-10-2004 by Ord. No. 04-07]

Zone	Primary Principal Uses	Minimum Area (square feet)	Maximum Depth of Measurement (feet)	Minimum Width (feet)		Minimum Yards (feet)			Side Yards Combined
				Street	Building Line	Front	Rear	Side	
R-1	One-family dwelling	30,000	240	75	115	50	50	20	50
R-1-A				--See § 88-55G--					
R-2	One-family dwelling	15,000	150	60	90	40	40	15	35
R-2A	One-family dwelling	15,000	150	60	90	40	40	15	35
	Multifamily dwellings			--See § 88-52E--					
R-3	One-family dwellings	7,500	125	40	55	30	30	8	20
	Two-family dwellings								
	One over another, for both units	11,250	150	45	70	30	30	8	20
	Side-by-side, for each unit	6,000	125	30	45	30	30	12	
	One side							0	
	Other side							12	
C-1	Downtown commercial	1,200	--	18	18	0	0	Either 0 or 10	
C-2	Transitional commercial	30,000	--	40	50	20 ⁴	20 ⁴	10 ^{4,5}	Note ⁶
C-3	Highway oriented commercial	14,250	--	150	150	30	35	10 ⁵	Note ⁶
C-4	Locally oriented commercial	60,000	--	200	200	60	60	10 ⁵	Note ⁶
I	Industrial	217,800	600	350	350	60 ¹	100	30	--
OB-1	Office buildings	22,500	150	150	150	40 ¹	50	15	--
OB-2	Office research	130,680	200	350	350	100 ¹	100 ²	50	100
OB-3	Office research	871,200	600	500	500	100 ¹	100 ²	50	100
OB-4	Office research	217,000	600	350	350	100	100 or 50 ³	50	100
PRD-P				--See § 88-52.1--					
PRD				--See § 88-52.1--					

NOTES:

¹The minimum required front yard may be reduced by 20% if no parking is provided between the building and the street line.

²Except where the lot abuts public open space, in which case the minimum rear yard may be reduced to 10 feet.

³The minimum rear yard requirement shall be 100 feet for residential and 50 feet for nonresidential.

⁴Minimum of 50 feet from top of bank abutting the South Branch, the Beaver Brook, or any residential zone boundary.

⁵Ten feet or 1/3 of the total side yard requirement, whichever is the greater.

⁶The total of both side yards shall equal 25% of the lot width at the building line, but not less than 20 feet.