

LAND USE

88 Attachment 2

Town of Clinton

Part II

Schedule of Zoning Requirements

[Amended 7-13-1982 by Ord. No. 82-8; 12-18-1984 by Ord. No. 84-17; 7-9-1985 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; 8-10-2004 by Ord. No. 04-14]

Zone	Primary Principal Uses	Maximum Height		Maximum Building Coverage	Minimum Net Habitable Floor Area per Dwelling Unit (square feet)			Maximum Floor Area Ratio	Maximum Impervious Surface Coverage
		(stories)	(feet)		1 Story	2 Stories First Story	Total		
R-1	One-family dwellings	2½	35	20%	--	--	--	--	--
R-1-A				--See § 88-52G--					
R-2	One-family dwellings	2½	35	25%	--	--	--	--	--
R-2A	One-family dwelling	2½	35	25%	--	--	--	--	--
	Multifamily dwellings			--See § 88-52E--					
R-3	One-family dwellings	2½	35	30%	--	--	--	--	--
	Two-family dwellings								
	One over another, for both units	2½	35	30%	--	--	--	--	--
	Side-by-side, for each unit	2½	35	30%	--	--	--	--	--
C-1	Downtown commercial	2 story ¹	35	87%	--	--	--	87%	100%
C-2	Transitional commercial	2 story ¹	35	25%	--	--	--	30%	75%
C-3	Highway oriented commercial	2 story ¹	35	25%	--	--	--	30%	75%
C-4	Locally oriented commercial	2 story ¹	35	30%	--	--	--	30%	75%
I	Industrial	--	40	--	--	--	--	26	75%
OB-1	Office buildings	--	35	--	--	--	--	20	70%
OB-2	Office research	--	40	--	--	--	--	20	80%
OB-3	Office research	--	35	--	--	--	--	10%	35%
OB-4	Office research	--	40	--	--	--	--	15%	50%
PRD-P				--See § 88-52.1--					
PRD				--See § 88-52.1--					

NOTES:

¹Excluding parking garages under the building.