

ZONING

250 Attachment 1

Key: P = Permitted use in district
 SP = Special permit required
 TP = Temporary permit required
 – = Prohibited use in district
 _A = Minimum acreage required

Schedule of Use Regulations

Principal Uses

[Amended 3-28-2000 by L.L. No. 1-2000; 5-11-2010 by L.L. No. 1-2010, effective 5-20-2010; 5-14-2024 by L.L. No. 1-2024, effective 5-24-2024; 12-9-2024 by L.L. No. 4-2024, effective 12-16-2024]

Symbols used on the schedule below shall be interpreted as follows:

- P Permitted use in specified district
- SP Special permit and site plan review required for use in specified district
- Prohibited use in specified district
- _A Minimum acreage required in specified district (5A = minimum 5 acres). Minimum acreage may also be specified in Article V, Supplementary Regulations

Accessory uses are listed in a separate table after principal uses.

| Structure/Land Use | Supplementary Regulations Section | Site Plan Required | C | AR5 | AR3 | MR1 | CR1 | RH | H | I | F |
|---|-----------------------------------|--------------------|----|-----|-----|-------|-----|----|----|---|---|
| RESIDENTIAL USES | | | | | | | | | | | |
| One-family dwelling | | No | P | P | P | P | P | P | P | – | – |
| Two-family dwelling | § 250-76 | Yes | SP | SP | SP | SP | SP | SP | SP | – | – |
| Multifamily dwelling, including townhouses | § 250-62 | Yes | – | – | – | SP | SP | SP | SP | – | – |
| Alternate care facility | § 250-31 | Yes | – | SP | SP | SP | SP | SP | SP | – | – |
| Boarding or rooming house (See accessory use table) | § 250-34 | | | | | | | | | | |
| Cluster development, residential | § 250-42 | Yes | P | P | P | P | P | P | P | – | – |
| Mobile home park (see other local laws) | | Yes | – | – | – | SP10A | – | – | – | – | – |
| Mobile home on individual lot (except as permitted under Agricultural District Law) | | – | – | – | – | – | – | – | – | – | – |
| GENERAL USES | | | | | | | | | | | |

CLINTON CODE

| Structure/Land Use | Supplementary | Site | C | AR5 | AR3 | MR1 | CR1 | RH | H | I | F |
|---|---------------|----------|-------|-------|-------|-----------------|-----------------|-----------------|-----------------|----|----|
| | Regulations | Plan | | | | | | | | | |
| | Section | Required | | | | | | | | | |
| Agriculture/farm operation or timber operation, as either principal or accessory use | | No | P | P | P | P | P | P | P | P | P |
| Animal husbandry | § 250-32 | No | P | P | P | P3A | P3A | P3A | P3A | P | P |
| Bus passenger shelter, public | § 250-36 | Yes | P | P | P | P | P | P | P | P | - |
| Camp | § 250-37 | Yes | SP | SP | SP | - | - | - | - | - | - |
| Cemetery | § 250-39 | Yes | - | SP | SP | - | SP | SP | SP | - | - |
| Church or place of worship, may include meeting hall, parish house and similar facilities | § 250-40 | Yes | SP5A | SP5A | SP3A | SP3A | SP3A | SP3A | SP3A | - | - |
| Clubhouse | § 250-41 | Yes | SP | SP | SP | SP | SP | SP | SP | - | - |
| Day-care or nursery school facility | § 250-46 | Yes | SP | SP | SP | SP | SP | SP | SP | SP | - |
| Educational institution, private or public school | § 250-49 | Yes | - | SP | SP | SP | SP | SP | SP | - | - |
| Fair, carnival or circus | § 250-75 | No | - | TP | TP | - | - | TP | TP | TP | TP |
| Fire station | | Yes | P | P | P | P | P | P | P | - | - |
| Firing range | | - | - | - | - | - | - | - | - | - | - |
| Government building, including meeting hall, office, or post office | | Yes | - | - | - | - | - | P | P | - | - |
| Hospital | § 250-57 | Yes | - | SP10A | SP10A | SP10A | SP10A | SP10A | SP10A | - | - |
| Land and wildlife conservation | | No | P | P | P | P | P | P | P | - | p |
| Landfill, dump or transfer station | § 250-60 | - | - | - | - | - | - | - | - | - | - |
| Library or museum | | Yes | SP | SP | SP | - | SP | P | P | SP | - |
| Park or recreation area | | Yes | P | P | P | P | P | P | P | - | P |
| Public utilities and transmission lines | § 250-67 | Yes | P | P | P | P | P | P | P | P | P |
| BUSINESS AND COMMERCIAL USES | | | | | | | | | | | |
| Antique store | | Yes | - | - | - | - | - | SP | P | - | - |
| Bakery, retail | | Yes | - | - | - | - | - | - | P | - | - |
| Bakery, wholesale | | Yes | - | - | - | - | - | - | - | P | - |
| Bank | | Yes | - | - | - | - | - | - | P | - | - |
| Bed-and-breakfast establishment (See accessory use table) | § 250-33 | | | | | | | | | | |
| Boat rental | | Yes | SP | - | - | - | - | - | - | - | - |
| Building materials sales | | Yes | - | - | - | - | - | - | - | P | - |
| Bulk fuel storage and distribution | § 250-35 | Yes | - | - | - | - | - | - | - | SP | - |
| Camping trailer campground (see other local laws) | § 250-38 | Yes | - | - | - | SP10A | - | - | - | - | - |
| Car wash | | - | - | - | - | - | - | - | - | - | - |
| Commercial communications facility | § 250-44 | Yes | SP | SP | SP | SP ¹ | SP ¹ | SP ¹ | SP ¹ | SP | - |
| Commercial recreation and amusement facility | Yes | - | - | - | - | - | - | - | SP | - | - |
| Conference center or dude ranch, including | § 250-45 | Yes | SP25A | SP25A | SP25A | - | - | - | - | - | - |

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|---|---|--------------------------|----|-------|-------|-----|-----|----|----|----|----|
| accessory lodging facilities | | | | | | | | | | | |
| Contractor's yard or establishment | | Yes | – | – | – | – | – | – | – | P | – |
| Convenience store | – | – | – | – | – | – | – | – | – | – | – |
| Crematorium | | Yes | – | – | – | – | – | – | – | SP | – |
| Drive-in business | | – | – | – | – | – | – | – | – | – | – |
| Equipment (heavy) sales or rental | | Yes | – | – | – | – | – | – | – | P | – |
| Excavation and mining | § 250-50 | Yes | – | – | – | – | – | – | – | SP | – |
| Farm machinery sales | § 250-52 | Yes | – | – | – | – | – | – | – | P | – |
| Feed store | | Yes | – | – | – | – | – | – | P | P | – |
| Food and grocery store | | Yes | – | – | – | – | – | – | P | – | – |
| Funeral home | | Yes | – | – | – | – | – | – | P | – | – |
| Gasoline station or automobile service facility | § 250-53 | Yes | – | – | – | – | – | – | SP | – | – |
| Golf course or country club | § 250-54 | Yes | – | SP50A | SP50A | – | – | – | – | – | SP |
| Home furnishing, hardware or appliance store | | Yes | – | – | – | – | – | – | P | – | – |
| Hotel or motel | § 250-58 | Yes | – | – | – | – | – | – | SP | – | – |
| Junkyard | | – | – | – | – | – | – | – | – | – | – |
| Kennel | § 250-59 | Yes | – | SP10A | SP10A | – | – | – | – | – | – |
| Laundry, self-service, or dry-cleaning establishment | | Yes | – | – | – | – | – | – | SP | – | – |
| Light manufacturing, research laboratory, or light processing uses | | Yes | – | – | – | – | – | – | – | P | – |
| Liquor store | | Yes | – | – | – | – | – | – | P | – | – |
| Machine shop or major vehicle repair, including auto body work and auto painting | | Yes | – | – | – | – | – | – | – | P | – |
| Medical, dental or health clinic | | Yes | – | – | – | – | – | SP | P | P | – |
| Motor vehicle sales, or rental | | – | – | – | – | – | – | – | – | – | – |
| Nursery | | Yes | SP | SP | SP | – | – | SP | P | P | P |
| Office, nonretail | | Yes | – | – | – | – | – | – | P | P | – |
| Office, retail | | Yes | – | – | – | – | – | – | P | – | – |
| Parking lot | | Yes | – | – | – | – | P | P | P | P | P |
| Personal service establishment (beauty or barber shop) | | Yes | – | – | – | – | – | – | P | – | – |
| Printing, retail | | Yes | – | – | – | – | – | – | SP | P | – |
| Printing, wholesale | | Yes | – | – | – | – | – | – | – | P | – |
| Public stable or riding academy | § 250-66 | Yes | – | SP | SP5A | – | – | – | – | – | – |
| Restaurant | | Yes | – | – | – | – | – | – | P | – | – |
| Retail business or service, not otherwise specified herein (use must be identified) | | Yes | – | – | – | – | – | – | SP | – | – |

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|--|---------------------------|-----------|---|-----|-----|-----|-----|----|------|------|---|
| | Section | Required | | | | | | | | | |
| Sawmill | § 250-69 | Yes | - | SP | SP | - | - | - | - | SP | - |
| Slaughterhouse | | Yes | - | - | - | - | - | - | - | P | - |
| Swimming pool, public | § 250-74 | Yes | - | - | - | - | - | - | SP3A | - | - |
| Tavern or bar | | Yes | - | - | - | - | - | - | SP | - | - |
| Theater, indoor | | Yes | - | - | - | - | - | - | P | - | - |
| Transportation terminal | | Yes | - | - | - | - | - | - | - | P | - |
| Utility substation, public or franchise | | - | - | - | - | - | - | - | - | - | - |
| Veterinarian's office or animal hospital (fully enclosed) | § 250-77 | Yes | - | SP | SP | - | - | - | SP3A | SP3A | - |
| Vocational school | § 250-49 | Yes | - | - | - | - | - | - | SP | P | - |
| Warehousing and storage facility | | Yes | - | - | - | - | - | - | - | P | - |
| Wholesale business or service, not otherwise specified herein (use must be identified) | | Yes | - | - | - | - | - | - | - | P | - |

Notes:

1 Commercial communications facilities are limited to facilities installed on or within existing structures, as stated in § 250-44D(6)(c).

Accessory Uses

| Structure/Land Use | Supplementary Regulations | Site Plan | C | AR5 | AR3 | MR1 | CR1 | RH | H | I | F |
|--|---------------------------|-----------|----|-----|------|-----------------|-----------------|-----------------|-----------------|----|----|
| | Section | Required | | | | | | | | | |
| Accessory dwelling unit, within principal structure or detached | § 250-29 | Yes | SP | SP | SP | SP | SP | SP | SP | - | - |
| Bed-and-breakfast establishment | § 250-33 | Yes | SP | SP | SP | SP | SP | SP | P | - | - |
| Boarding or rooming house | § 250-34 | Yes | - | - | - | SP | - | SP | SP | - | - |
| Camping trailer or motor home | § 250-38 | No | P | P | P | P | P | P | P | - | - |
| Commercial communications facility | § 250-44 | Yes | SP | SP | SP | SP ¹ | SP ¹ | SP ¹ | SP ¹ | SP | - |
| Communications antenna or tower, noncommercial | § 250-43 | No | P | P | P | P | P | P | P | - | - |
| Contractor's storage | | No | P | P | P | P | P | P | P | P | - |
| Customary accessory uses or structures associated with the permitted or special permit use and located on the same lot | | No | P | P | P | P | P | P | P | P | P |
| Farm machinery sales | § 250-52 | Yes | SP | SP | SP5A | - | - | - | - | - | - |
| Firing range | | - | - | - | - | - | - | - | - | - | - |
| Home occupation | § 250-56 | No | P | P | P | P | P | P | P | - | - |
| Outdoor storage or parking of recreational or commercial vehicle | § 250-64 | No | P | P | P | P | P | P | P | P | P |
| Roadside vendor | § 250-75 | No | TP | TP | TP | TP | TP | TP | TP | - | TP |

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|--|------------------------|-----------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|---|---|
| | Regulations Section | | | | | | | | | | |
| Roadside stand | § 250-51 | No | P | P | P | P | P | P | P | – | P |
| Satellite dish antenna | § 250-68 | No | P | P | P | P | P | P | P | P | P |
| Short-term rental (hosted) | § 250-69.1 | No | P ² | P ² | P ² | P ² | P ² | P ² | P ² | – | – |
| Short-term rental (nonhosted) | § 250-69.1 | – ³ | – | – | – | – | – | – | – | – | – |
| Storage shed | | No | P | P | P | P | P | P | P | P | P |
| Studio of craftsman or artisan | | No | P | P | P | P | P | P | P | – | – |
| Swimming pool, private | § 250-74 | No | P | P | P | P | P | P | P | P | – |
| Tennis, handball or other similar court, private | | No | P | P | P | P | P | P | P | P | P |
| Windmill | | No | P | P | P | P | P | P | P | P | – |

Notes:

- 1 Commercial communications facilities are limited to facilities installed on or within existing structures, as stated in § 250-44D(6)(c).
- 2 Short-term rentals (hosted) require a short-term rental certificate from the Municipal Code Enforcement Inspector § 250-69.1C(1).
- 3 Short-term rental (nonhosted) is a nonconforming use. No special use permit shall be issued for applications submitted after the effective date of Local Law No. 4 of 2024, effective 12-16-2024. Any existing short-term rental (nonhosted) special use permit existing before the effective date of this local law may be renewed in accordance with the provisions of § 250-69.1.