

ZONING

235 Attachment 2

Town of Clayton

**Schedule B
Dimensional Requirements**

[Amended 5-10-2017 by Amdt. No. 40; 8-28-2024 by L.L. No. 2-2024]

Use	Maximum Lot Coverage	Minimum Lot Area	Minimum Lot Width (feet)	Minimum Front Yard (1) (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Building Height (feet)
A-IR Agricultural and Island Residential							
Permitted uses	25%	—	—	—	—	—	—
If individual wells and septic tanks	—	40,000 square feet	150	50	15	30	35
Accessory uses (2)	25%	—	—	30(3)	15	30	35
Special use permit	25%	40,000 square feet	150	50	15	30	35
Lot of record	25%	15,000 square feet	100	50	15	30	35
AR Agricultural and Rural Residential							
Permitted uses (except for multifamily dwelling)	25%	—	—	—	—	—	—
• If community water supply and sewage disposal	—	15,000 square feet	100	50	25	50	35
• If individual wells and septic tanks	—	40,000 square feet	200	50	25	50	35
Multifamily dwelling	25%	—	—	—	—	—	—
• If community water supply and sewage disposal	—	8,500 square feet per dwelling unit	250	50	25	50	35
• If individual wells and septic tanks	—	20,000 square feet per dwelling unit	250	50	25	50	35
Accessory uses (2)	25%	—	—	30 (3)	25	30	35

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Use	Maximum Lot Coverage	Minimum Lot Area	Minimum Lot Width (feet)	Minimum Front Yard (1) (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Building Height (feet)
Special use permit/site plan uses	25%	40,000 square feet	200	50	25	50	35
Lot of record	25%	1,500 square feet	100	50	15	30	35
B Business							
Permitted uses	40%	—	—	—	—	—	—
• If community water supply and sewage disposal	—	40,000 square feet	200	50	25	50	35
• If individual wells and septic tanks	—	80,000 square feet	400	50	25	50	35
Accessory uses	—	—	—	50	25	50	20
Special use permit/site plan uses	—	80,000 square feet	400	50	25	50	35
Lot of record	—	25,000 square feet	100	50	15	50	35
CON Conservation							
All dimensional requirements at the discretion of the New York State Department of Environmental Conservation.							
H Hamlet							
Permitted uses	40%	—	—	—	—	—	—
• If community sewage disposal	—	10,000 square feet	80	30	15	30	35
• If individual wells and septic systems	—	30,000 square feet	100	30	15	30	35
Accessory uses (2)	10%	—	—	30 (3)	15	25	35
Special use permit/site plan uses	40%	30,000 square feet	100	30	15	30	35
Lot of record	40%	10,000 square feet	80	30	15	30	35
ID Industrial							
Permitted uses	60%	—	—	—	—	—	—
• If community water supply and sewage disposal	—	2.5 acres	400	60	50	50	35

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Use	Maximum Lot Coverage	Minimum Lot Area	Minimum Lot Width (feet)	Minimum Front Yard (1) (feet)	Minimum Side Year (feet)	Minimum Rear Yard (feet)	Maximum Building Height (feet)
• If individual wells and septic tanks	—	5 acres	400	60	50	50	35
Accessory uses	—	—	—	100	50	50	35
Special use permit/site plan uses	—	5 acres	400	60	50	50	35
Lot of record	60%	2.5 acres	400	60	50	50	35
MD Marine Development							
Permitted uses	25%	—	—	(5)	—	(5)	—
• If community water supply and sewage disposal	—	15,000 square feet	100	30	15	30	35
• If individual wells and septic tanks	—	30,000 square feet	100	30	15	30	35
Accessory uses (2)	10%	—	—	30 (6)	—	25 (3)	—
Special use permit/site plan uses	25%	30,000 square feet	100	30	15	30	35
Lot of record	25%	15,000 square feet	100	30	15	30	35
MD2 Marine Development							
Permitted uses	25%	—	—	—	—	—	—
• If community water supply and sewage disposal	—	15,000 square feet	100	55 (6)	15	30	35
• If individual wells and septic tanks	—	30,000 square feet	100	55 (6)	15	30	35
Accessory uses (2)	10%	—	—	55 (6)	—	25	—
Special use permit/site plan uses	25%	30,000 square feet	100	Setbacks to be determined by the Planning Board			35
Lot of record	25%	15,000 square feet	100	55 (6)	15	30	35
MR Marine Residential							
Permitted uses (except for shoals and small islands)	25%	—	—	(5)	—	(5)	—

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Use	Maximum Lot Coverage	Minimum Lot Area	Minimum Lot Width (feet)	Minimum Front Yard (1) (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Building Height (feet)
• If community water supply and sewage disposal	—	15,000 square feet	100	55	15	30	35
• If individual wells and septic tanks	—	30,000 square feet	100	55	15	30	35
Shoals and small islands (less than one acre)	—	—	—	—	—	—	—
• If community water supply and sewage disposal	—	15,000 square feet	No structure shall be closer to high water mark than 30 feet, except for docks and boathouse, which shall be no closer than 125 feet to any neighboring shoal, island or mainland				35
• If individual wells and septic tanks	—	30,000 square feet					—
Accessory uses (2)	10%	—	—	55 (6)	15	25 (3)	35
Special use permit/site plan uses	25%	30,000 square feet	100	55	15	30	35
Lot of record	25%	15,000 square feet	100	55	15	30	35
R-1 Residential							
Permitted uses	25%	—	—	—	—	—	—
• If community water supply and sewage disposal	—	15,000 square feet	100	30	15	30	35
• If individual wells and septic tanks	—	30,000 square feet	120	30	15	30	35
Accessory uses (2)	10%	—	—	30 (3)	15	25	35
Special use permit/site plan uses	25%	30,000 square feet	120	30	15	30	35
Lot of record	25%	15,000 square feet	100	30	15	30	35

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NOTES:

- (1) In the case of a yard fronting on two streets or waterfront property at the high water mark, each yard shall be considered a front yard and shall meet the appropriate setback requirements.
- (2) A garage, carport or other accessory structure that is connected to a dwelling becomes a part of the principal building and shall maintain the specified setbacks thereof.
- (3) Private garages not exceeding 12 feet in height, sited on more than 15° slopes, may be located no closer than 20 feet to the property line.
- (4) (Reserved)
- (5) For waterfront property, the front yard shall be deemed to be the yard along the shoreline, and setbacks shall be measured from the high water mark; the rear yard shall be deemed to be the yard along the street or roadway.
- (6) Except for boathouses, docks and pump houses.
- (7) (Reserved)
- (8) Accessory structures: All related agricultural use structures shall be at least 100 feet from the high-water mark, if applicable.

When determining measurements to meet mandatory front, rear and side yard setback requirements, the measurement shall be taken from the street or road right-of-way, property line or high water mark to the furthest projecting point of the structure or any attachment thereto; such projections shall include cornices, chimneys, eaves, carports, garages, porches, decks, breezeways etc.

When more than one principal building or structure is proposed for a single parcel or lot, each structure must comply with the dimensional requirements of this chapter.

For permit applications of structures taller than the height maximums of a particular district, an application may be considered using § 235-11 for maximum height variations.