

ZONING

140 Attachment 2

Town of Clarkstown

**Residential Yard and Bulk Requirements
Accessory Structure or Use
[Added 8-8-2023 by L.L. No. 4-2023]**

Schedule A Yard and Bulk Requirements						
Requirement (feet unless otherwise indicated)	RC	RS-10	RS-20	Multiple Residence	MH	RHD
Minimum Front Yard:						
Accessory structure or use ¹	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Side Yard:						
Accessory structure or use	25/50 ²	10/30 ³	10/30 ¹⁰	70/30/40 ⁷	10/30 ³	Boat/trailer or RV ⁶
Minimum Rear Yard:						
Accessory structure or use	25/50 ²	10/30 ³	10/100 ⁸	70/30/40 ⁷	10/30 ³	Boat/trailer or RV ⁶
Maximum Building Height:						
Accessory structure or use	20 ⁵	20 ⁵	20 ⁵	20 ⁵	20 ⁵	N/A
Maximum Building Size:						
Accessory structure or use	25%/2%/2,500 sq ft ⁴	25%/2%/2,500 sq ft ⁴	25%/2%/2,500 sq ft ⁴	25%/2%/2,500 sq ft ⁴	140 square feet	N/A
Maximum Lot Coverage:						
Accessory structure or use	30% ⁹	30% ⁹	30% ⁹	30% ⁹	140 square feet	N/A
Additional Regulations:						
Accessory structure or use					§ 94-36	§ 140-25.1E(4) to (5)

- (1) Prohibited in front yards.
- (2) 25 feet unless abutting a dedicated street, then 50 feet.
- (3) 10 feet unless the building exceeds 800 sq feet, then 30 feet.
- (4) The greater of: a) 25% of square footage of residence, b) 2% of lot size; however, not to exceed 2,500 sq feet.
- (5) Not to exceed the lesser of: a) height of the residence, b) maximum height permitted in district, c) 20 feet.
- (6) Boat/trailer/RV: Outdoor storage 5-20 days per year.
- (7) 70 feet from any public street; 30 feet from an interior project road; 40 feet to interior lot line (excluding townhouse lot lines).
- (8) 10 feet unless located on farm and structure housing animals (excluding pets), then 100 feet.
- (9) All buildings, including accessory buildings, shall cover not more than 30% of the area of the lot.
- (10) 10 feet unless the building exceeds 800 sq feet, or within a flag lot, then 30 feet.

