

# 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<sup>1</sup>]

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 |
|---|-----------------------------------|--------------------|----|-----|-----|-------|-----|----|----|---|---|
| <b>RESIDENTIAL USES</b>                             |                                   |                    |    |     |     |       |     |    |    |   |   |
| 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  |                                   | –                  | –  | –   | –   | –     | –   | –  | –  | – | – |

<sup>1</sup> Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

# CLINTON CODE

| Structure/Land Use  | Supplementary Regulations Section | Site Plan Required | C    | AR5   | AR3   | MR1   | CR1   | RH    | H     | I  | F  |
|---|-----------------------------------|--------------------|------|-------|-------|-------|-------|-------|-------|----|----|
| under Agricultural District Law)  |                                   |                    |      |       |       |       |       |       |       |    |    |
| <b>GENERAL USES</b>   |                                   |                    |      |       |       |       |       |       |       |    |    |
| 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 | SPI0A | 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  |
| <b>BUSINESS AND COMMERCIAL USES</b>   |                                   |                    |      |       |       |       |       |       |       |    |    |
| 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  |                                   | —                  | —    | —     | —     | —     | —     | —     | —     | —  | —  |

# ZONING

| Structure/Land Use   | Supplementary Regulations<br>Section | Site Plan<br>Required | C     | AR5   | AR3   | MR1             | CR1             | RH              | H               | I  | F  |
|--|--------------------------------------|-----------------------|-------|-------|-------|-----------------|-----------------|-----------------|-----------------|----|----|
| Commercial communications facility   | § 250-44                             | Yes                   | SP    | SP    | SP    | SP <sup>1</sup> | SP <sup>1</sup> | SP <sup>1</sup> | SP <sup>1</sup> | SP | —  |
| Commercial recreation and amusement facility                                     | Yes                                  | —                     | —     | —     | —     | —               | —               | —               | SP              | —  | —  |
| Conference center or dude ranch, including accessory lodging facilities          | § 250-45                             | Yes                   | SP25A | SP25A | SP25A | —               | —               | —               | —               | —  | —  |
| 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  | —               | —               | —               | —               | —  | —  |

## CLINTON CODE

| Structure/Land Use   | Supplementary Regulations Section | Site Plan Required | C | AR5 | AR3 | MR1 | CR1 | RH | H    | I    | F |
|--|-----------------------------------|--------------------|---|-----|-----|-----|-----|----|------|------|---|
| Restaurant   |                                   | Yes                | — | —   | —   | —   | —   | —  | P    | —    | — |
| Retail business or service, not otherwise specified herein (use must be identified)    |                                   | Yes                | — | —   | —   | —   | —   | —  | SP   | —    | — |
| 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:

- 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 Section | Site Plan Required | C  | AR5 | AR3  | MR1             | CR1             | RH              | H               | I  | F |
|--|-----------------------------------|--------------------|----|-----|------|-----------------|-----------------|-----------------|-----------------|----|---|
| 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 <sup>1</sup> | SP <sup>1</sup> | SP <sup>1</sup> | SP <sup>1</sup> | 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   |                                   | —                  | —  | —   | —    | —               | —               | —               | —               | —  | — |

## ZONING

| Structure/Land Use   | Supplementary Regulations Section | Site Plan Required            | C            | AR5                    | AR3                    | MR1                       | CR1                    | RH                        | H                         | I                         | F                         |
|--|-----------------------------------|-------------------------------|--------------|------------------------|------------------------|---------------------------|------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| 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                        |
| 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*           | P*                     | P*                     | P*                        | P*                     | P*                        | P*                        | -                         | -                         |
| Short-Term Rental (Non-Hosted)                                   | § 250-69.1                        | <del>No</del><br><i>Yes**</i> | <del>—</del> | <del>SP</del> <i>—</i> | <del>SP</del> <i>—</i> | <del>—</del><br><i>SP</i> | <del>SP</del> <i>—</i> | <del>—</del><br><i>SP</i> | <del>—</del><br><i>SP</i> | <del>—</del><br><i>SP</i> | <del>—</del><br><i>SP</i> |
| Storage shed   |                                   | No                            | P            | P                      | P                      | P                         | P                      | P                         | P                         | P                         | P                         |
| Studio of crafts person 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:

- Commercial communications facilities are limited to facilities installed on or within existing structures, as stated in § 250-44D(6)(c).
- \*Short Term Rental (Hosted) require a Short-Term Rental Certificate from the Municipal Code Enforcement Inspector § 250-69.1 (C)(1).
- \*\*~~Short Term Rental (Non-Hosted) do not require a full Site Plan but a visual depiction of the site, including driveways, and parking areas are required, as stated in § 250-69.1 (D)(2)(h).~~ Short Term Rental (Non-Hosted) is a Nonconforming Use. No Special Use Permit shall be issued for applications submitted after the effective date of Local Law No. XX of 2024 Eff. **DATE OF LOCAL LAW**. Any existing Short Term Rental (Non-Hosted) Special Use Permit existing before the effective date of this Local Law may be renewed in accordance with the provisions of Section 250-69.1.