

Town of Clarendon – Text History

ZONING ORDINANCE

Original Zoning Ordinance

Adopted: June 1960
Published: 07/07/1960
Effective: 07/17/1960

Then Amended:

Adopted: May 20, 1963
Published: 5/23/1963
Effective: 6/02/1963

Completely Revised Zoning Ordinance

Adopted: Nov. 18, 1986 {Special Permits Added}
Published: 01/21/1987
Effective: 01/31/1987

Then Amended:

Adopted: Oct/Nov, 1988
Published: 01/11/ 1989
Effective: 01/21/1989

Adopted: May 5, 1992
Published: 7/15/1992
Effective: 7/25/1992

Adopted: Sept. 14, 1994 {Incentive Zoning Added}
Published: 09/19/1994
Effective: 09/29/1994

Adopted: Mar. 28, 1995 {Industrial Mining Added}
Published: 04/05/1995
Effective: 04/15/1995

Adopted: May 14, 1996 {Auto Sales Lots in BC
Published: 5/17/1996 District Allowed w/Special
Effective: 5/27/1996 Permit}

Completely Reformatted Ordinance

Adopted: Feb. 9, 1999 {Parking & Storage of
Published: 03/10/1999 Commercial Trucks &
Effective: 03/20/1999 Const. Equip. & Cottage
Industry Added}

Then Amended:

Adopted: Nov. 13, 2001 {Emergency Housing}
Published: 12/10/2001
Effective: 12/20/2001

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<i>Then Amended:</i>	<i>Adopted: Jan. 8, 2002 {CEO Duties Clarification}</i> <i>Published: 1/14/2002</i> <i>Effective: 1/24/2002</i>
Completely Revised Zoning Ordinance	<i>Adopted: May 13, 2003</i> <i>Published: 5/22/2003</i> <i>Effective: 06/01/2003</i>
<i>Then Amended:</i>	<i>Adopted: Jun. 8, 2004 {Industrial Mining District –</i> <i>Published: 6/27/2004 Hours of Operation}</i> <i>Effective: 7/07/2004</i>
Completely Revised Zoning Ordinance	<i>Adopted: Aug. 23, 2005 {Residential Driveways,</i> <i>Published: 9/03/2005 Swim Pools, Hot Tubs etc...,</i> <i>Effective: 9/13/2005 Telecommunication</i> <i>Facilities, Commercial Kennel, Motor Vehicle</i> <i>Repair, Special Permit Renewal & Modifications}</i>
<i>Then Amended:</i>	<i>Adopted: Oct. 11, 2005 {Technical changes; no</i> <i>Published/ Effective dates N/A content chg}</i>
<i>Then Amended:</i>	<i>Adopted: June 19, 2007 {Building Permits,</i> <i>Published: 06/22/2007 Operating Permits,</i> <i>Effective: 07/02/2007 Seasonal Dwelling Permits,</i> <i>Multi-Family Dwellings Removed from Sect. 540,</i> <i>Residential Driveways, Buffers, Portable Storage</i> <i>Containers, Single Family Dwelling-Garage, Non-</i> <i>Conforming Uses, Swimming Pool Alarms,</i> <i>Temporary Tents- Canopies & Other</i> <i>Membrane Structures}</i>
<i>Then Amended:</i>	<i>Local Law #4 of 2007 {decreasing number of</i> <i>Adopted: 11/20/2007 ZBA Members.}</i> <i>Published: 12/03/2007</i> <i>Effective: Upon filing w/NYS 12/03/2007</i>

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- Then Amended:* **Adopted:** 08/19/2008 {Definitions, Permits & Published: 08/30/2008 Procedures, Farm Worker **Effective: 09/09/2008** Housing, Special Permits,- Exterior Solid Fuel Heating Device(s), Wind Energy Facilities-Local Law #2 of 2008
- Then Amended:* **Adopted:** 11/16/2010 {Definitions, General Published: 11/23/2010 Provisions, Non-Conforming **Effective: 12/3/2010** Uses, Lots & Structures, Parking & Storage of Commercial Trucks & Construction Equipment}
- Then Amended:* **Adopted:** 04/19/2011 {Definitions, Permits & Published: 04/29/2011 Procedures – Seasonal **Effective: 05/09/2011** Dwelling Permits; Land Reclamation (Fill) Permits.}
- Then Amended:* **Adopted:** 11/20/2012 {Definitions, General Published: 11/24 /2012 Provisions; Violations & **Effective: 12/04/2012** Penalties; Actions. Removed Seasonal Dwelling & Airports. Revised Keeping of Farm Animals for smaller animal flex. Permitted Uses & Uses by Special Permit were eliminated and/or moved to different Zoning locations in Article V. Business Commercial (BC) Zoning District and Industrial (I) District boundaries expanded.}
- Then Amended:* **Adopted:** 10/21/2014 {Definitions, Permits & Published:10/24/2014 Procedures; District Regs; **Effective: 11/3/2014** Special Use Permits; Site Plan Review. Actions: Reclassify Church, Public Utilities and Alternative Energy Systems from Special Use to Accessory Uses & Waive site plan review for structures greater that 144 sq ft if single width, story and not permanently attached.}

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- Then Amended:* *Adopted: 09/15/2015* *{Sect. 636 Trailer, Travel/
Published: 9/21/2015* *Camper/Recreational
Effective: 10/01/2015* *Vehicle. Reinstate
Language restricting overnight occupancy of
trailers & rec vehicles in all zoning districts.*
- Then Amended:* *Adopted: 04/21/2016* *{Sect. 301 Application
Published: 05/04/2016* *Procedures for Bldg
Effective: 05/14/2016* *Permits}*
*All buildings or structures 64 Sq Ft or greater
Require a building permit.*
- Then Amended:* *Adopted: 05/16/2017* *{Sect. 530-2 Permitted
Published: 05/23/2017* *Uses BD: Add Business,
Effective: 06/02/2017* *Service; Section 530-4
Spec Permit uses; Add Storage facilities; Section
550-2 Permitted Uses: Add One Family Dwelling
And Two Family Dwelling.*
- Then Amended:* *Adopted: 12/19/2017* *{Add Zoning Permits; Site
Published: 12/23/2017* *Plan Review for Operating
Effective: 01/02/2018* *& Zoning Permits; Public
Utilities (Essential Services) to Permitted Uses;
Remove RR Zoning District in its entirety; Retain
reduced minimum lot size in RA District.}*
- Then Amended:* *Adopted: 09/18/2018* *{Removes minimum lot size
Published: 09/26/2018* *if served by public utilities
Effective: 10/06/2018* *in RA District; Allows
Accessory building or structure on lot without a
residence; Adds Flag Lot requirements; Allows
enlargement of use or structure on non-conforming
lots of record; Correcting reference to local law in
Article VI Sections 612 & 613 that don't change
meaning to text.*

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Then Amended by Local Laws:

Adopted 8/19/2019; Published 10/13/2019
Filed with of State & Effective: 09/04/2019
Local Law 1 of 2019 amended portions regulating to District regulations. Local Law 2 of 2019 amended portions relating to Code Regulations. Local Law 3 of 2019 repealed Local Laws and amended portions of local laws relating to Outside Storage of Junk Materials. Local Law 4 of 2019 repealed LL1 of 1996 and LL 1 of 2005. Amended LL 2 of 2014 updating regulations to Design Criteria & Construction Specs for Land Development (Subdivision Regs-article IV) *{Minor changes made to correct clerical errors, Clarify intent and update references to regulatory Codes. Multiple local laws related to Regulation of Outside Storage of Junk Materials and Design Criteria and Construction Specifications for Land Development will be repealed in their entirety leaving one amended law to regulate each.}*

Then Amended:

Adopted 10/20/2020; Published 10/23/2020
Effective: 11/2/2020
Added Article VI Section 666-Battery Energy Storage Systems (BESS); Added Article VII Section 730-Alternative Energy System (Solar Powered) Utility Scale; Revised and Added Terms & Definitions in Article II; Revised Article VI Section 601-Permitted Uses/Permitted Accessory Uses; Revised Article V Section 530-5-Minimum Specifications in Business/Commercial District.

Then Amended:

Adopted 11/01/2021; Published 11/10/2021
Effective: 11/20/2020
Revised Article VI Section 671-Keeping of Farm Animals on Residential & Non-Residential Lots; Revised Article VI Section 728-Riding Stable, Track or Arena to include Boarding. *Miscellaneous Areas have been identified that needed clarification or revision to keep language consistent, adding new word terms and definitions, minor revisions in existing articles and rectifying inconsistent dimensional issues (setbacks & lot size).*

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Then Amended

Adopted 05/17/2022; Published 5/22/2022

Effective: 06/01/2022

Revised Article VI Section 636 – Trailer, Travel/ Camper/Recreational Vehicle; Allowing them located on private lots allowing flexibility to land owner for special occasions. Revised Article VI Section 650 – Non-conforming Uses, Lots and Structures; Identified areas needing clarification or revision to keep language consistent and unambiguous.