

# 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*

# Town of Clarendon – Text History

## ZONING ORDINANCE

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

# Town of Clarendon – Text History

## ZONING ORDINANCE

- 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.}*

# Town of Clarendon – Text History

## ZONING ORDINANCE

*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 referenc3e to local law in  
Article VI Sections 612 & 613 that don't change  
meaning to text.*

# Town of Clarendon – Text History

## ZONING ORDINANCE

*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).*

# Town of Clarendon – Text History

## ZONING ORDINANCE

*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.

*Then Amended*

*Adopted 05/16/2023; Published 05/21/2023*

***Effective: 05/31/2023***

Amended Article II – Word Terms & Definitions  
ADDED Short Term Rental (STR), Dwelling (Rental Unit), Bed and Breakfast (B&B or BnB)  
Amended Article VII Section 708  
Mobile/Manufactured Home Park to all maximum of two 120 Gallon above ground vertical tanks.  
ADDED Section 719 Short Term Rental (STR)