

AMENDMENTS TO TOWN OF CLAYTON ZONING ORDINANCE

I. ARTICLE II (b)– Definitions, shall be amended by changing the definition of Small Commercial Enterprise to read as follows:

SMALL COMMERCIAL ENTERPRISE: A business intended to sell and trade retail goods, products or services to residents of the immediate community. Such enterprises shall include grocery stores, boat storage operations, small implement dealers, small manufacturing operations, restaurants, beauty parlors, barber shops, and similar businesses, but shall not include industrial operations or machine and welding shops.

II. ARTICLE III – Establishment of Zoning Districts. (a) District Designations shall be amended by adding the following thereto.

A-ID Agricultural and Island Development

Purpose: To provide a low-density mix of agricultural and residential uses consistent with rural open space characteristics.

The boundary of the Agricultural and Island Development district is designated as follows: The district boundary is all that land that is 400' inland of the high water mark surrounding Grindstone Island, and the district shall encompass all of the land to the interior of the district boundary as depicted on the Zoning Map dated _____. The Zoning Map, as filed in the Town Clerk's Office, shall be amended and redated to reflect the boundaries of the Agricultural and Island Development district.

ARTICLE III(d) shall be amended by adding the following districts at the end of the list:

Wind Energy Facility Overlay District (WEFOD)
Agricultural and Island Development District (A-ID)

III. ARTICLE V – District Regulations Schedule A – Use Regulations shall be amended to add the following thereto:

<u>District</u>	<u>Permitted Uses</u>	<u>Permitted Accessory Uses</u>
A-ID Agricultural and Island Development	<p>Agricultural operations Agricultural uses Farm winery Modular homes Multi-family dwellings Single and two-family dwellings</p> <p><u>Uses requiring Special Use Permit</u></p> <p>Above-ground storage tanks with single or combined capacity of more than 280 gallons Churches or parish houses Commercial greenhouses and plant nurseries Cemeteries Educational Institutions Public riding academies and/or stables Public utility facilities Restaurants, taverns and bars Small commercial and retail enterprises Telecommunication facility Trails, Multi-use Cottage clusters</p>	<p>Barns, silos and other agriculturally-related buildings Home occupations Patios, decks and gazebos Private garages and carports Private greenhouses</p> <p>Private swimming pools Professional Offices Roadside stands for sale of agricultural products grown on premises Small storage buildings Storage buildings</p> <p><u>Uses requiring Site Plan Approval</u></p> <p>Airstrips, landing fields and heliports Campgrounds (commercial) Flea markets Machine and welding shops Motels, hotels and resorts Quarries, sand, gravel and topsoil pits Recreational facilities Self-storage facilities</p>

IV. ARTICLE V – DISTRICT REGULATIONS Schedule A – Use Restrictions Cont. shall be further amended by adding the following permitted uses to the Agricultural and Residential District:

- Farm Operations
- Farm Wineries

V. ARTICLE V – DISTRICT REGULATIONS Schedule B – Dimension Requirements shall be amended by adding the following thereto:

District Use	Maximum Lot Coverage	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard (1)	Minimum Side Yard	Minimum Rear Yard	Maximum Building Height
A-ID Agricultural & Island Development							
Permitted Uses (except for multi-family dwelling	25%						
*if community water supply & sewage disposal		15,000 sq. ft.	100 ft.	50 ft.	15 ft.	30 ft.	35 ft.
*if individual wells & septic tanks		40,000 sq. ft.	150 ft.	50 ft.	15 ft.	30 ft.	35 ft.
Multi-family dwelling	25%						
*if community water supply & sewage disposal		8,500 sq. ft. per dwelling unit	200 ft.	50 ft.	15 ft.	30 ft.	35 ft.
*if individual wells & septic tanks		20,000 sq. ft. per dwelling unit	200 ft.	50 ft.	15 ft.	30 ft.	35 ft.
Accessory Uses (2)	25%			30 ft.	15 ft.	30 ft.	35 ft.
Special Use Permit/ Site Plan Uses	25%	40,000 sq. ft.	150 ft.	50 ft.	15 ft.	30 ft.	35 ft.
Lot of record	25%	15,000 sq. ft.	100 ft.	50 ft.	15 ft.	30 ft.	35 ft.

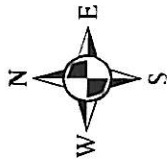
VI. ARTICLE VII: SPECIAL REGULATIONS (L)(2) shall be amended to read as follows:

2. Fences, walls and shrubbery along all front property lines and along side property lines as far from the front as the setback specified for the district in which located shall not exceed four and one-half feet in height measured from the original grade. From said setback fences, walls and shrubbery around the remaining perimeter of the side and rear yards shall not exceed six feet in height measured from the original grade, except where otherwise required by specific provisions of this Article.

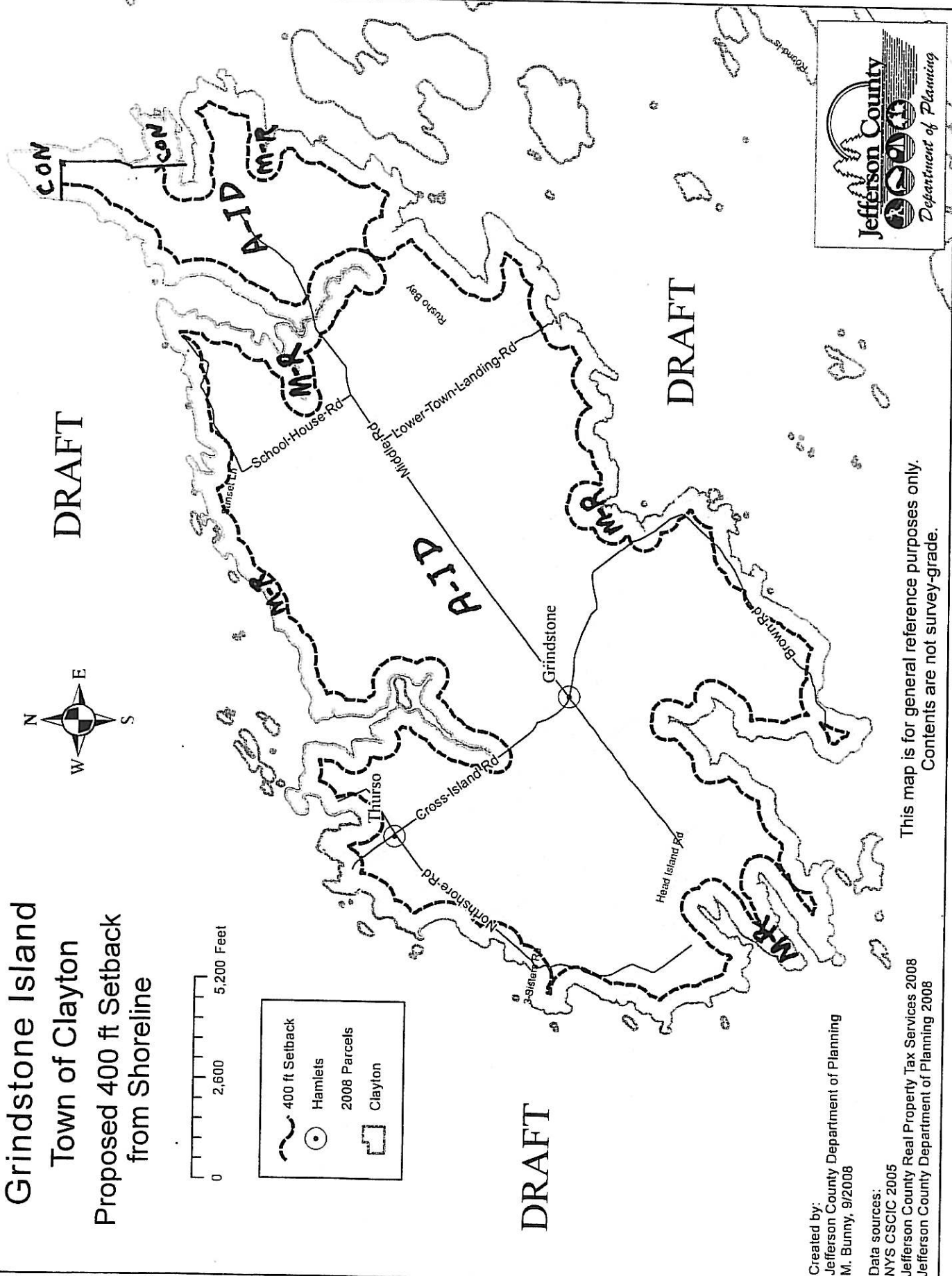
VII. ARTICLE VII(L)(3) shall be amended to read as follows:

3. Fences, walls and shrubbery shall be so constructed and maintained that they do not constitute a safety hazard and so that they are not visually or aesthetically detrimental to the neighborhood. There must be a clear line of sight at all intersections. The use of barbed wire and/or electrically charged fences shall be restricted to Agricultural uses only.

Grindstone Island Town of Clayton Proposed 400 ft Setback from Shoreline

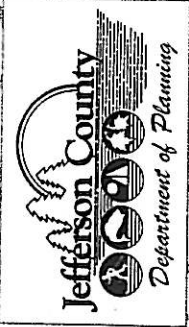


	400 ft Setback
	Hamlets
	2008 Parcels
	Clayton



Created by:
Jefferson County Department of Planning
M. Bunny, 9/2008

Data sources:
NYS CSCIC 2005
Jefferson County Real Property Tax Services 2008
Jefferson County Department of Planning 2008



This map is for general reference purposes only.
Contents are not survey-grade.