

§ 140-22. Suburban Residential District - RS-10. [Amended 1-28-1986 by L.L. No. 1-1986; 3-1-1994 by L.L. No. 1-1994; 11-23-1999 by L.L. No. 3-1999]

- A. The RS-10 Suburban Residential District is established in order to permit the complete suburbanization of the central area of the Town of Clarkson at densities suitable to fully serviced areas.
- B. Permitted uses.
- (1) All uses permitted in an RS-20 District are also permitted in an RS-10 District, in accordance with the same conditions as pertain to an RS-20 District.
 - (2) In addition, the following uses are permitted, subject to a special permit issued by the Planning Board in accordance with the procedures of § 140-38F.
 - (a) Multiple-family residences, in accordance with the criteria established in § 140-23.
 - (b) Recreational and community buildings and facilities designed for the exclusive use of residents of multiple-family residences [Subsection B(2)(a) of this section] and their guests.
 - (c) Single apartments in single-family homes, provided that the owner is the main resident and that the external appearance of the house is that of a single-family dwelling.
 - (d) Office buildings, in accordance with the provisions of § 140-38F.
 - (e) Congregate housing, in accordance with the following:
 - [1] The number of units per building shall not exceed 160.
 - [2] The minimum square footage requirements for each unit shall be 20% less than specified in § 140-23H.
 - [3] Parking. There shall be one parking space for each building unit.
 - [4] Density shall be determined by the Planning Board, keeping in mind that such housing is designed primarily for senior citizens.
 - [5] Except as above, the requirements of § 140-23 shall apply.
- C. Prohibited uses. All uses not expressly or conditionally permitted are prohibited. **[Added 8-10-2004 by L.L. No. 2-2004¹]**
- D. In the absence of a public sanitary sewer system, development regulations shall be identical to those for RS-20 Districts. For houses on integral subdivision roads, if a public sanitary sewer system is provided, development regulations are as follows:
- (1) Single-family dwellings on integral subdivision roads:

1. Editor's Note: This local law also redesignated former Subsection C as Subsection D.

- (a) Minimum lot area: 11,000 square feet, except that corner lots shall have a minimum of 12,500 square feet.
 - (b) Minimum lot width: 90 feet.
 - (c) Minimum setback:
 - [1] Front: 40 feet; 75 feet on a major road.
 - [2] Side: 10 feet.
 - [3] Rear: 30 feet to dwelling or attached garage; 10 feet to other structures.
 - [4] Corner lots: Both sides abutting a street, road or highway shall be considered front yards and shall be subject to the front setback requirement. Both sides not abutting a street, road or highway shall be considered to be rear yards and shall be subject to the rear setback requirement.
 - (d) Minimum habitable floor area:
 - [1] One story: 960 square feet.
 - [2] One and one-half stories: 864 square feet for first floor; 504 square feet for second floor.
 - [3] Two stories: 640 square feet for each floor.
- (2) Two-family dwellings on integral subdivision roads:
- (a) Minimum lot area: 13,000 square feet, except that corner lots shall have a minimum of 14,500 square feet.
 - (b) Minimum lot width: 90 feet.
 - (c) Minimum setback for lots other than corner lots:
 - [1] Front: 40 feet; 75 feet on a major road.
 - [2] Side: 10 feet.
 - [3] Rear: 30 feet to dwelling or attached garage; 10 feet to other structures.
 - [4] Corner lots: Both sides abutting a street road or highway shall be considered front yards and shall be subject to the front setback requirement. Both sides not abutting a street, road or highway shall be considered to be rear yards and shall be subject to the rear setback requirement.
 - (d) Minimum habitable floor area per unit:

- [1] One story: 960 square feet.
- [2] One and one-half stories: 864 square feet for first floor; 504 square feet for second floor.
- [3] Two stories: 640 square feet for each floor.

E. All other regulations of RS-20 Districts shall apply to RS-10 Districts.