

ZONING

290 Attachment 25

Town of Clarkstown

**Table 6  
General Use Regulations – CS District  
(For use of table see § 290-12)**

[Amended 12-3-1969; 11-12-1970; 5-15-1974; 8-7-1974; 6-4-1975; 5-12-1976; 12-15-1976; 4-19-1978; 2-7-1979; 4-25-1979; 3-10-1981; 1-13-1987; 3-10-1987; 7-17-1990; 6-11-1991; 12-14-1999; 2-8-2000; 5-9-2006 by L.L. No. 6-2006; 11-14-2006 by L.L. No. 14-2006; 6-19-2007 by L.L. No. 12-2007; 6-4-2013 by L.L. No. 4-2013; 6-28-2016 by L.L. No. 8-2016; 1-23-2018 by L.L. No. 1-2018; 3-26-2019 by L.L. No. 4-2019; 3-22-2022 by L.L. No. 5-2022; 2-28-2023 by L.L. No. 4-2023; 9-12-2023 by L.L. No. 9-2023]

1 District	2 Uses Permitted by Right	3 Uses Permitted by Special Permit of the Board of Appeals, Town Board, or the Planning Board, Where Specified (Subject to § 290-15 and to Section Listed Use, Where Applicable)	4 Permitted General Accessory Uses	5 (Reserved)	6 Minimum Required Off-Street Parking Spaces (Subject to Article VI) For: At Least One Parking Space for Each:	7 Minimum Required Accessory Off-Street Loading Berths (Subject to Article VI)	8 Additional Use Regulations (For Regulations Governing All Nonconforming Uses, See Article VII)
CS	<ol style="list-style-type: none"> <li>1. Churches and similar places of worship, Sunday school buildings, parish houses and rectories.</li> <li>2. Public parks and playgrounds.</li> <li>3. Schools, except nursery schools.</li> <li>4. Fire, police and similar public buildings.</li> <li>5. Offices for professional, governmental and business uses.</li> <li>6. Retail drug, dry goods and variety, food, hardware, stationery and tobacco stores; newsstands; and pickup and delivery stores for dry-cleaning, laundry, laundrette, laundromat and shoe repair establishments.</li> <li>7. Other retail stores and service establishments, such as banks, package liquor stores and personal service shops dealing directly with consumers (such as barbers and beauty parlors, tailor shops, pet shops, photographic studios and restaurants, tearooms, taverns and outdoor cafes), except that drive-in restaurants shall be located only along major roads as classified on the Official Map (See § 290-4.)</li> <li>8. Community centers, libraries, museums, art galleries and similar facilities and ambulance stations.</li> <li>9. Other retail stores and service establishments, such as automobile salesrooms, auto-supply stores, home appliance stores, jewelry and art shops, upholsterers and commercial printing shops, provided that no auto repairs or installation of auto parts shall be permitted in this district except on lots with more than 20,000 sq. ft. with access from a major road as classified on the Official Map and not adjoining properties zoned for residential use.</li> <li>10. (Reserved)</li> <li>11. Animal hospitals.</li> <li>12. Bowling alleys and billiard parlors.</li> <li>13. Carnivals and circuses, subject to § 290-17E and L.L. No. 4-1976. (Ch. 117) as amended by L.L. No. 2-1978.</li> <li>14. Motels and hotels.</li> <li>15. Pet care services with all facilities and amenities within an enclosed building.</li> <li>16. Theaters, except drive-in theaters.</li> </ol>	<p>A. BOARD OF APPEALS</p> <ol style="list-style-type: none"> <li>1. Substations, pumping stations and telephone exchanges, housed in a structure that harmonizes with the character of the neighborhood and having adequate fences and other safety devices and adequate screening and landscaping, and subject to performance standards procedure § 290-13B, provided that they provide service to the surrounding area.</li> <li>2. (Reserved)</li> <li>3. Public utility right-of-way, towers and lines, provided it is necessary for the general welfare; neighborhood character and surrounding property values are reasonably safeguarded; and that the towers and poles conform to the height restrictions of the district.</li> <li>4. Floodplain uses within areas designated on the Official Map as a floodplain, swamp, drainage way or drainage easement as follows: parking spaces, driveways, open recreation in landscaped areas, signs and fences, provided that said uses do not block, impede or interfere with the natural drainage of the area so as to increase the danger of flooding down- or upstream from the lot.</li> <li>5. (Reserved)</li> <li>6. (Reserved)</li> <li>7. Funeral homes, subject to all the conditions of § 290-17P.</li> <li>8. Pet care services with outdoor areas for pets, subject to the conditions of § 290-17DD.</li> </ol> <p>B. TOWN BOARD</p> <ol style="list-style-type: none"> <li>1. Reservoirs on lots of 3 acres or more and water towers and water tanks owned and operated by a public utility, which water tank or water tower is located at or above ground, on plots of 3 acres or more.</li> <li>2. (Reserved)</li> <li>3. (Reserved)</li> <li>4. Agency boarding homes, agency group homes, agency community residences and residential care facilities for victims of domestic violence.</li> <li>5. (Reserved)             <ol style="list-style-type: none"> <li>(a) No theater, whether standard or mini, shall be located within 500 feet of any residential district or within 1,000 feet of any church or school or similar place of education or worship, said measurement to be from property line to property line.</li> </ol> </li> <li>6. (Reserved)</li> <li>7. Railroad passenger stations or bus stations subject to § 290-17K.</li> <li>8. Railroad right-of-way, provided that all brush and cut timber are disposed of in accord with approved forestry practices.</li> <li>9. Gasoline pumps with kiosk only, subject to § 290-17F.</li> </ol> <p>C. PLANNING BOARD</p> <ol style="list-style-type: none"> <li>1. Senior citizen housing subject to § 290-17O(A).</li> <li>2. Child day-care center pursuant to § 290-17Z and subject to site plan approval by the Planning Board.</li> </ol>	<ol style="list-style-type: none"> <li>1. Keeping of not more than 1 unoccupied trailer or commercial vehicle, provided that it is parked in the rear yard only.</li> <li>2. Accessory production and servicing of goods subject to No. 10 in Column 8.</li> <li>3. Accessory storage subject to No. 11 in Column 8.</li> <li>4. Accessory parking, subject to § 290-22.</li> <li>5. Accessory loading, subject to § 290-23.</li> <li>6. (Reserved)</li> <li>7. Recreation facilities, indoor and outdoor, incidental to churches and similar places of worship or to schools.</li> <li>8. Temporary structures for storage of equipment and materials used in connection with the construction of residential development, and temporary sales offices, not to exceed 2 years.</li> </ol>		<ol style="list-style-type: none"> <li>1. Churches, public buildings, libraries, community and recreational buildings</li> <li>2. Schools of general instruction, nursery schools, private schools or schools of special instruction</li> <li>3. Sanitariums, convalescent or nursing homes</li> <li>4. Restaurants             <ol style="list-style-type: none"> <li>(a) Standard</li> <li>(b) Fast-food</li> </ol> </li> <li>5. Telephone exchanges</li> <li>6.             <ol style="list-style-type: none"> <li>(a) Banks</li> <li>(b) Offices</li> <li>(c) Retail and service stores and establishments</li> </ol> </li> <li>7. Undertakers, funeral homes</li> <li>8. Theaters</li> <li>9. Animal hospitals</li> <li>10. Bowling alleys</li> <li>11. Billiard parlors</li> <li>12. Motels and hotels</li> <li>13. Auto repairs or installation of auto parts</li> <li>14. Shopping centers             <ol style="list-style-type: none"> <li>(a) On less than 2 acres of land</li> <li>(b) On 2 acres or more of land</li> </ol> </li> </ol>	<ol style="list-style-type: none"> <li>1. For a public library, museum, art gallery or similar institution or governmental building, community center, hospital or sanitarium, nursing or convalescent home, institution for children or the aged, or school with floor area of 10,000 sq. ft., 1 berth; for each additional 25,000 sq. ft. or fraction thereof, 1 additional berth.</li> <li>2. For buildings with offices and retail sales and service establishments, 1 berth for 8,000 to 25,000 sq. ft. of gross floor area, and 1 additional for each 25,000 sq. ft. or major fraction thereof so used.</li> <li>3. For undertakers, 1 berth for each chapel.</li> </ol>	<ol style="list-style-type: none"> <li>1. All new residential uses are subject to continued enforcement of performance standards procedure (§ 290-13B).</li> <li>2. In addition to the particular requirements for any use listed in Column 3, the Board of Appeals or Town Board, as specified in Column 3 for a particular use, where reasonable and appropriate, may require fences and other safety devices, landscaping, screening and access roads and buffer areas as required.</li> <li>3. No use listed in Column 3 shall be permitted for which access shall not be sufficient and suitably located to accommodate prospective traffic in a manner which will not create traffic congestion or hazard on adjacent highways.</li> <li>4. (Reserved)</li> <li>5. All uses other than one- or two-family residence shall obtain site plan approval subject to § 290-31C.</li> <li>6. All uses other than single-family residences shall obtain approval of the Architectural Historic Review Board.</li> <li>7. All uses, accessory storage and loading berths shall be within completely enclosed buildings, except garden supplies, lumber, building and masonry materials.</li> <li>8. No primary business or vehicular entrances, show windows or signs shall be located within 50 ft. of any residential district boundary along any residential street.</li> <li>9. Any use first permitted in this district and located on a plot, any plot line of which lies within 25 ft. of an R District boundary shall be screened along such plot line.</li> <li>10. All accessory production and servicing of goods shall conform to the following restrictions:             <ol style="list-style-type: none"> <li>(a) All such goods shall be sold or delivered to customers on the premises.</li> <li>(b) The floor area used for such production and servicing shall be limited to 10% of the floor area of the establishment or 3,000 sq. ft. whichever is greater.</li> <li>(c) Nor more than 5 employees shall be engaged in such production or servicing.</li> <li>(d) Only electrically driven machinery shall be used.</li> </ol> </li> <li>11. Accessory outdoor storage areas of vehicles, equipment or other materials shall be permanently screened from adjoining residential districts and streets.</li> <li>12. Notwithstanding any other buffer requirement, a buffer area of at least 50 ft. shall be provided along residentially zoned districts.</li> <li>13. (Reserved)</li> <li>14. For auto repairs or installation of auto parts, all work shall be performed indoors.</li> </ol>