

Section 21

Floating Zones

21.1 Effective July 7, 2025, new Floating Zones are not permitted in the Town of Clinton. Affordable Housing District (AHD) 1, established prior to the repeal of Floating Zones, remains in effect and is subject to the provisions of this Section.

(a) Approved Location of AHD-1:

(1) 8 Liberty Place, Assessor's Map 54, Block 53, Lot 20. Underlying zone: R-60.

(b) Relationship to Other Zoning Regulations: Unless provided otherwise in this Section, uses within the AHD-1 district shall be subject to all provisions and definitions of these Regulations. However, in cases of conflict with other provisions of these Regulations, the provisions of this Section shall prevail.

(1) Units Per Building/Number of Buildings: There shall be no restriction on the number of buildings per lot. Each building shall have two or more independent dwelling units.

(2) Parking Standards: Parking standards shall be as set forth in Section 33.11 of these Regulations, except as follows:

(i) Minimum number of spaces: The minimum number of spaces required shall be no less than one (1) space per bedroom.

(3) Lot Requirement Standards: Lot requirement standards, as set forth in Section 26.11 of these Regulations for the underlying zone prior to the AHD-1 designation being "landed", shall apply except as follows:

(i) Maximum Ground Coverage: Maximum Ground Coverage shall be twenty-five percent (25%).