

ZONING

132 Attachment 1

Village of Clayton

Zoning District Regulations

SINGLE-FAMILY RESIDENTIAL DISTRICT					
	Minimums				
Use	Lot Area (sf)	Lot Width (ft)	Front Setback (ft)	Side Setback (ft)	Rear Setback (ft)
Permitted Uses					
Child day care	Must be located in a single-family dwelling.				
Single-family dwelling	15,000	100	30	10	20
Accessory structure/use for permitted use; see § 132-20.	NA	NA	30	Same as principal use	
Uses by Site Plan Review					
Bed-and-breakfast	15,000	100	30	10	20
Community facility	1 acre	200	30	10	20
Public utility facility	15,000	100	30	10	20
Yacht club	15,000	100	30	10	20
Accessory structure/use to site plan use	NA	NA	NA	Same as principal use	
Uses by Special Use Permits					
Private garage attached or detached over 1,500 square feet (see § 132-21)	NA	NA	30	10	20
Acc. structure/use to special permit use	NA	NA	NA	Same as principal use	

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NEIGHBORHOOD RESIDENTIAL DISTRICT					
	Minimums				
Use	Lot Area (sf)	Lot Width (ft)	Front Setback (ft)	Side Setback (ft)	Rear Setback (ft)
Permitted Uses					
Child day care	Must be located in a single-family dwelling.				
Dwelling unit above commercial	NA	NA	NA	NA	NA
Single-family dwelling	10,000	80	20	10	10
Two-family dwelling	10,000	100	20	10	10
Accessory structure/use for permitted use; see § 132-20	NA	NA	20	10	10
Uses by Site Plan Review					
Bed-and-breakfast	10,000	80	20	10	10
Community facility	1 acre	200	30	10	20
Day-care center	20,000	100	20	10	10
Hotel, motel	50,000	200	15	15	15
Not-for-profit organization	15,000	100	20	10	10
Public utility facility	10,000	80	20	10	10
Recreational facility	20,000	100	20	10	10
Accessory structure/use to site plan use	NA	NA	NA	Same as principal use	
Uses by Special Use Permits					
Multifamily dwelling	(See § 132-45.)				
Private garage attached or detached over 1,500 square feet (see § 132-21)	NA	NA	20	10	10
Telecommunication facility	See telecommunication section.				
Acc. structure/use to special permit use	NA	NA	NA	Same as principal use	

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NEIGHBORHOOD RESIDENTIAL - SPECIAL USE DISTRICT					
	Minimums				
Use	Lot Area (sf)	Lot Width (ft)	Front Setback (ft)	Side Setback (ft)	Rear Setback (ft)
Permitted Uses					
Child day care	Must be located in a single-family dwelling.				
Dwelling unit above commercial	NA	NA	NA	NA	NA
Single-family dwelling	10,000	80	30	15	30
Two-family dwelling	10,000	100	30	15	30
Accessory structure/use for permitted use; see § 132-20	NA	NA	NA	Same as principal use	
Uses by Site Plan Review					
Bed-and-breakfast	10,000	80	30	15	30
Community facility	1 acre	200	30	15	20
Day-care center	20,000	100	30	15	10
Hotels, motels	50,000	200	15	15	15
Medical/therapy office	20,000	100	30	15	30
Multifamily dwelling	(See § 132-45.)				
Not-for-profit organization	15,000	100	20	15	10
Professional/business office	20,000	100	30	15	30
Public utility facility	10,000	80	30	15	30
Recreational facility	20,000	100	30	15	30
Shopping center	30,000	100	100	15	20
Townhouse dwelling	7,500/unit	200	30	15	30
Accessory structure/use to site plan use	NA	NA	NA	Same as principal use	
Special Uses					
Private garage attached or detached over 1,500 square feet (see § 132-21)	NA	NA	30	15	10
Small retail/service	20,000	100	30	15	30
Telecommunication facility	See telecommunication section.				
Acc. structure/use to special permit use	NA	NA	NA	Same as principal use	

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GENERAL RESIDENTIAL DISTRICT					
	Minimums				
Use	Lot Area (s.f.)	Lot Width (ft)	Front Setback (ft)	Side Setback (ft)	Rear Setback (ft)
Permitted Uses					
Child day care	Must be located in a single-family dwelling.				
Dwelling unit above commercial	NA	NA	NA	NA	NA
Single-family dwelling or manufactured home w/o village water/sewer	30,000	150	25	10	20
Single-family dwelling or manufactured home w/village water & sewer	15,000	80	25	10	20
Two-family dwelling w/village water & sewer	15,000	100	25	10	20
Two-family dwelling w/o village water & sewer	30,000	100	25	10	20
Accessory structure/use for permitted use; see § 132-20	NA	NA	NA	Same as principal use	
Uses by Site Plan Review					
Bed-and-breakfast	Same as requirements for single-family home.				
Community facility	1 acre	200	25	10	20
Day-care center	30,000	100	25	10	20
Hotels/motels	50,000	200	25	15	15
Manufactured home park	4 acres	200	25	10	20
Multifamily dwelling	(See § 132-45.)				
Not-for-profit organization	30,000	100	25	10	10
Nursing or convalescent home	30,000	100	25	10	20
Public utility facility	30,000	80	25	10	20
Small retail/service	30,000	100	25	10	20
Accessory structure/use to site plan use	NA	NA	NA	Same as principal use	
Special Uses					
Commercial storage facility	30,000	100	25	10	20
Private garage attached or detached over 1,500 square feet (see § 132-21)	NA	NA	25	10	20
Shopping center	30,000	100	100	10	20
Telecommunication facility	See telecommunication section.				
Unlisted home occupation	Same as requirements for single-family home				
Acc. structure/use to special permit use	NA	NA	NA	Same as principal use	

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MARINE DEVELOPMENT DISTRICT					
	Minimums				
Use	Lot Area (sf)	Lot Width (ft)	Front Setback (ft)	Side Setback (ft)	Rear Setback (ft)
Permitted Uses					
Child day care	Must be located in a single-family dwelling.				
Dwelling unit above commercial	NA	NA	NA	NA	NA
Single-family dwelling w/o village water & sewer	30,000	100	30	10	20
Single-family dwelling with village water & sewer	15,000	80	30	10	20
Two-family dwelling with village water & sewer	15,000	100	30	10	20
Two-family dwelling without village water & sewer	30,000	100	30	10	20
Accessory structure/use for permitted use; see § 132-20	NA	NA	NA	Same as principal use	
Uses by Site Plan Review					
Bed-and-breakfast	Same as requirements for single-family home.				
Cottage colony	15,000		30	15	20
Hotels, motels	50,000	200	15	15	15
Manufactured home park	4 acres	200	30	10	20
Marina	15,000	100	15	15	15
Multifamily dwelling	(See § 132-45.)				
Museum	30,000	100	30	10	20
Nursing and convalescent home	30,000	100	30	10	20
Recreational facility	20,000	100	30	10	10
Restaurant/bar	20,000	100	30	25	25
Small retail/service	30,000	100	30	10	20
Townhouse dwelling	7,500/unit	200	30	15	30
Accessory structure/use to site plan use	NA	NA	NA	Same as principal use	
Uses by Special Permit					
Private garage attached or detached over 1,500 square feet (see § 132-21)	NA	NA	30	10	10
Telecommunication facility	See telecommunication section.				
Acc. structure/use to special permit use	NA	NA	NA	Same as principal use	

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BUSINESS DISTRICT					
	Minimums				
Use	Lot Area (sf)	Lot Width (ft)	Front Setback (ft)	Side Setback (ft)	Rear Setback (ft)
Permitted Uses					
Child day care	Must be located in a single-family dwelling.				
Dwelling unit above commercial	NA	NA	NA	NA	NA
Single-family dwelling	15,000	80	25	10	20
Two-family dwelling	15,000	80	25	10	20
Accessory structure/use for permitted use; see § 132-20	NA	NA	NA	Same as principal use	
Uses by Site Plan Review					
Automobile service station	20,000	100	25	12	20
Bed-and-breakfast	Same as requirements for single-family home.				
Commercial storage facility	30,000	100	25	10	20
Community facility	1 acre	200	25	10	20
Convenience store	30,000	100	25	10	20
Large retail/service	50,000	200	25	10	20
Motel, hotel	50,000	200	15	15	15
Multifamily dwelling	(See § 132-45.)				
Professional/business office	20,000	100	25	10	20
Recreational facility	20,000	100	25	10	10
Restaurant/bar	20,000	100	25	10	20
Shopping center	30,000	100	100	10	20
Small retail/service	30,000	100	25	10	20
Accessory structure/use to site plan use	NA	NA	NA	Same as principal use	
Uses by Special Permit					
Private garage attached or detached over 1,500 square feet (see § 132-21)	NA	NA	30	10	10
Telecommunication facility	See telecommunication section.				
Acc. structure/use to special permit use	NA	NA	NA	Same as principal use	

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RIVERWALK - A DISTRICT					
	Minimums				
Use	Lot Area (sf)	Lot Width (ft)	Front Setback (ft)	Side Setback (ft)	Rear Setback (ft)
Permitted Uses					
Child day care	Must be located in a single-family dwelling.				
Dwelling unit above commercial	NA	NA	NA	NA	NA
Professional/business office in an existing building	NA	NA	20	15	20
Single-family dwelling	10,000	80	20	10	20
Small retail/service in an existing building	NA	NA	20	15	20
Two-family dwelling	10,000	100	20	10	20
Accessory structure/use for permitted use; see § 132-20	NA	NA	NA	Same as principal use	
Site Plan Review Uses					
Bed-and-breakfast	Same as requirements for single-family home.				
Community facility	1 acre	200	25	10	20
Hotel/motel	50,000	200	15	15	15
Marina	15,000	100	15	15	15
Medical/therapy office	20,000	100	20	15	20
Multifamily dwelling	(See § 132-45.)				
Museum	20,000	100	20	15	20
Professional/business office (new building)	20,000	100	25	10	20
Restaurant/bar	20,000	100	20	25	25
Townhouse dwelling	7,500/unit	200	30	15	30
Accessory structure/use to site plan use	NA	NA	NA	Same as principal use	
Special Use Permits					
Private garage attached or detached over 1,500 square feet (see § 132-21)	NA	NA	20	10	10
Acc. structure/use to special permit use	NA	NA	NA	Same as principal use	

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RIVERWALK - B DISTRICT					
	Minimums				
Use	Lot Area (sf)	Lot Width (ft)	Front Setback (ft)	Side Setback (ft)	Rear Setback (ft)
Permitted Uses					
Dwelling unit above commercial	NA	NA	NA	NA	NA
Existing single-family dwelling (*)	NA	NA	NA	NA	NA
Medical/therapy office - existing building	NA	NA	10	0	15
Professional/business office - existing building	NA	NA	10	0	15
Small retail/service - existing building	NA	NA	10	0	15
Accessory structure/use for permitted use; see § 132-20	NA	NA	NA	Same as principal use	
Site Plan Review Uses					
Community facility	1 acre	200	25	10	20
Hotel/motel	50,000	200	15	15	15
Museum	20,000	100	20	15	20
Not-for-profit organization	15,000	100	10	0	15
Restaurant/bar	20,000	100	10	25	25
Accessory structure/use to site plan use	NA	NA	NA	Same as principal use	
Special Use Permits					
Medical/therapy office (new building)	20,000	100	(**)	0	15
Multifamily dwelling	(See § 132-45.)				
Professional/business office (new building)	20,000	100	(**)	0	15
Small retail/service (new building)	20,000	100	(**)	0	15
Acc. structure/use to special permit use	NA	NA	NA	Same as principal use	

(*) Pre-existing single-family residential structures within these districts may remain and may be enlarged and/or altered as long as such enlargement or alteration can be accomplished within the established setbacks for the district.

(**) Setback from the street curb shall be no closer than adjacent buildings. If there are no buildings within 500 feet then the setback from the street curb shall be a minimum of 15 feet.

(**) Setback from the waterfront lot line shall be 10 feet.

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RIVERWALK - C DISTRICT					
	Minimums				
Use	Lot Area (sf)	Lot Width (ft)	Front Setback (ft)	Side Setback (ft)	Rear Setback (ft)
Permitted Uses					
Dwelling unit above commercial	NA	NA	NA	NA	NA
Home occupation use	NA	NA	NA	NA	NA
Single-family dwelling	10,000	80	20	10	10
Accessory structure/use for permitted use; see § 132-20	NA	NA	NA	Same as principal use	
Uses by Site Plan Review					
Community facility	1 acre	200	25	10	20
Hotel/motel	50,000	200	15	15	15
Marina	15,000	100	20	20	20
Multifamily dwelling	(See § 132-45.)				
Restaurant/bar	20,000	100	20	20	20
Small retail/service	20,000	100	20	20	20
Townhouse dwelling	7,500/unit	200	30	15	30
Accessory structure/use to site plan use	NA	NA	NA	Same as principal use	
Uses by Special Use Permits					
Acc. structure/use to special permit use	NA	NA	NA	Same as principal use	

INDUSTRIAL DISTRICT					
	Minimums				
Use	Lot Area (sf)	Lot Width (ft)	Front Setback (ft)	Side Setback (ft)	Rear Setback (ft)
Permitted Uses					
Uses by Site Plan Review					
Community facility	1 acre	200	25	10	20
Large retail/service	50,000	200	25	10	20
Medical/therapy office	20,000	100	25	10	20
Small manufacturing operation	50,000	200	50	50	50
Accessory structure/use to site plan use	NA	NA	NA	Same as principal use	
Uses by Special Use Permit					
Telecommunication facility	See telecommunication section.				
Acc. structure/use to special permit use	NA	NA	NA	Same as principal use	

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INDUSTRIAL - A DISTRICT					
	Minimums				
Use	Lot Area (sf)	Lot Width (ft)	Front Setback (ft)	Side Setback (ft)	Rear Setback (ft)
Permitted Uses					
Child day care	Must be located in a single family dwelling				
Single-family dwelling w/o village water & sewer	37,500	150	30	10	20
Single-family dwelling with village water & sewer	15,000	80	30	10	20
Two-family dwelling w/o village water & sewer	37,500	170	30	10	20
Two-family dwelling with village water & sewer	15,000	100	30	10	20
Accessory structure/use for permitted use; see § 132-20	NA	NA	NA	Same as principal use	
Site Plan Review					
Bed-and-breakfast	Same as single family dwelling.				
Commercial storage facility	20,000	100	30	10	20
Multifamily dwelling	(See § 132-45.)				
Small manufacturing operation	50,000	200	50	50	50
Accessory structure/use to site plan use	NA	NA	NA	Same as principal use	
Special Use Permit					
Adult entertainment business		50	15	20	
Private garage attached or detached over 1,500 square feet (see § 132-21)	NA	NA	30	10	10
Telecommunication facility	See telecommunication section.				
Acc. structure/use to special permit use	NA	NA	NA	Same as principal use	