

ZONING

235 Attachment 1

Town of Clayton

**Schedule A
Use Restrictions**

[Amended 8-10-2016 by Amdt. No. 38; 5-10-2017 by Amdt. No. 40; 10-10-2018 by L.L. No. 2-2018; 8-28-2024 by L.L. No. 2-2024]

District	Permitted Uses	Uses Requiring Special Use Permit	Permitted Accessory Uses	Uses Requiring Site Plan Approval
A-IR Agricultural and Island Residential	<ul style="list-style-type: none"> • Agricultural operations • Agricultural uses • Modular homes • Single-family dwellings 	<ul style="list-style-type: none"> • Churches or parish houses • Cemeteries • Educational institutions • Trails, multi-use • Large storage buildings • Two-family dwelling • Air strips, landing fields and heliports 	<ul style="list-style-type: none"> • Barns, silos and other agriculturally related buildings • Home occupations • Patios, decks and gazebos • Private garages and carports • Private greenhouses • Private swimming pools • Professional offices • Roadside stands for sale of agricultural products grown on premises • Small storage buildings 	<ul style="list-style-type: none"> • Farm winery/distillery/brewery/cidery

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AR Agricultural and Rural Residential	<ul style="list-style-type: none"> • Agricultural operations • Agricultural uses • Farm winery • Mobile homes • Modular homes • Multifamily dwellings • Single- and two-family dwellings • Small agribusiness operations 	<ul style="list-style-type: none"> • Aboveground storage tanks with single or combined capacity of more than 550 gallons • Animal hospitals • Building supply stores • Churches or parish houses • Commercial greenhouses and plant nurseries • Commercial hog, poultry or fur farms • Crematoriums and cemeteries • Drive-in restaurants and food takeout facilities • Educational institutions • Farm implement sales and service • Fire, police and other safety and governmental facilities • Fraternal organizations • Hospitals, nursing homes and sanatoriums • Public riding academies and/or stables • Public utility facilities • Restaurants, taverns and bars • Shopping centers • Small commercial and retail enterprises • Telecommunication facility • Trails, multi-use • Trucking terminals 	<ul style="list-style-type: none"> • Barns, silos and other agriculturally related buildings • Home occupations • Patios, decks and gazebos • Private garages and carports • Private greenhouses • Private swimming pools • Professional offices • Roadside stands for sale of agricultural products grown on premises • Small storage buildings • Storage buildings 	<ul style="list-style-type: none"> • Agricultural processing plants • Airstrips, landing fields and heliports • Automobile sales and public garages • Automobile service stations • Campgrounds (commercial) • Drive-in outdoor theaters • Flea markets • Machine and welding shops • Mobile home parks • Motels, hotels and resorts • Quarries, sand, gravel and topsoil pits • Salvage yards • Recreational facilities • Self-storage facilities • Racetracks

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B Business	<ul style="list-style-type: none"> • Amusement and recreation facilities • Apartment dwellings • Hotels, motels and resorts • Indoor theaters • Laundromats • Offices • Public parking garages • Restaurants, taverns and bars • Retail business and service enterprises 	<ul style="list-style-type: none"> • Automobile sales-new and used • Commercial green houses and plant nurseries • Construction equipment sales and rental • Laundries, cleaning and dyeing establishments • Mortuary establishments • Public utility facilities • Telecommunication facility • Trails, multi-use 	<ul style="list-style-type: none"> • Manufacture, incidental to the retail business, of articles to be sold on premises to the ultimate consumer • Service building and other structures for business use • Signs on premises 	<ul style="list-style-type: none"> • Automobile service stations • Boat, ATVs and Snowmobile storage, sales and service • Drive-in restaurants and food take-out facilities • Flea markets • Garage, commercial • Machine and welding shops • Shopping centers • Self-storage facility
CON Conservation	<ul style="list-style-type: none"> • Nature trails • Ski trails • State-authorized hunting and fishing facilities • State-maintained campgrounds and rental cottages • State-maintained public picnic facilities 	<ul style="list-style-type: none"> • Public utility facilities • Trails, multi-use 	<ul style="list-style-type: none"> • Public parking facilities • State-maintained docks and swimming facilities 	<ul style="list-style-type: none"> • None

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H Hamlet	<ul style="list-style-type: none"> • Agricultural uses • Single- and two-family dwellings • Modular homes 	<ul style="list-style-type: none"> • Churches or parish houses • Fire, police and other safety and governmental facilities • Multiple-family dwellings • Public utility facilities • Restaurants, taverns and bars • Small commercial and retail enterprises • Storage building • Trails, multi-use 	<ul style="list-style-type: none"> • Barns, silos and other agriculturally related structures • Home occupations • Patios, decks and gazebos • Private garages and Carports • Private greenhouses • Private swimming pools • Professional offices • Small storage buildings 	<ul style="list-style-type: none"> • Agricultural processing • Automobile service stations • Automobile sales and public garages • Commercial recreational facilities • Drive-in restaurants and food take-out facilities • Farm implement sales and service • Machine and welding shops • Motels, hotels and resorts • Shopping centers

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ID Industrial		<ul style="list-style-type: none"> • Trails, multi-use 		<ul style="list-style-type: none"> • Adult entertainment businesses • Boat manufacturing • Business and commercial enterprises permitted in Business (B) District • Contractor's yard • Enclosed manufacturing facilities (including assembly, fabricating and processing plants) • Light industrial operations • Lumberyards • Machine and welding shops • Machinery and transportation equipment sales, service and repair • Public utility facilities • Repair garages (commercial) • Service and repair shops • Telecommunication facility • Trucking and repair shops • Trucking terminals

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MR Marine-Residential	<ul style="list-style-type: none"> • Modular homes • Single-family dwelling (seasonal or year-round) 	<ul style="list-style-type: none"> • Agricultural uses • Boathouse, multiple use • Bunkhouse • Churches or parish houses • Fire, police and other safety and governmental facilities • Horses for hobby purposes only. Noncommercial uses only • Public utility facilities • Two-family dwellings • Trails, multi-use 	<ul style="list-style-type: none"> • Home occupations • Patios, decks and gazebos • Private docks and boathouses • Private garages and carports • Private swimming pools • Professional offices in place of abode • Pump houses • Small storage buildings 	<ul style="list-style-type: none"> • Any construction or installation on a small island or shoal less than one acre in area • Fishing guides' shore-dinner party facilities

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MD Marine Development	<ul style="list-style-type: none"> • Single- and two-family dwellings • Modular homes 	<ul style="list-style-type: none"> • Agricultural uses • Churches or parish houses • Community facilities • Fire, police and other safety and governmental facilities • Public utility facilities • Storage buildings • Trails, multi-use 	<ul style="list-style-type: none"> • Home occupations • Patios, decks and gazebos • Private docks and boathouses • Private garages and carports • Private swimming pools • Professional offices in place of abode • Pump houses • Small storage buildings 	<ul style="list-style-type: none"> • Any construction or installation on a small island or shoal less than one acre in area • Boat sales yards • Houseboats • Commercial recreational facilities • Cottage colonies • Marinas, marine-related repair services and facilities in permanent structure • Motels, hotels and resorts • Restaurants, taverns and bars • Small commercial and retail enterprises • Self-storage facility • Farm winery/distillery/ brewery/cidery

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MD2 Marine Development 2	<ul style="list-style-type: none"> • Single-family dwelling • Two-family dwellings • Modular homes 	<ul style="list-style-type: none"> • Marine manufacturing • Water dependent services • Recreational facility • Boat sales yard • Restaurants, taverns and bars • Self-storage facilities • Large storage buildings 	<ul style="list-style-type: none"> • Home occupations • Patios, decks and gazebos • Private docks and Boathouses • Private garages and carports • Private swimming pools • Small storage buildings 	<ul style="list-style-type: none"> • Cottage colonies • Marinas, marine-related repair services and facilities in permanent structure • Motels, hotels and resorts • Multifamily dwelling • Small commercial enterprises
R-1 Residential	<ul style="list-style-type: none"> • Modular homes • Single-family dwelling 	<ul style="list-style-type: none"> • Churches or parish houses • Public utility facilities • Trails, multi-use 	<ul style="list-style-type: none"> • Patios, decks and gazebos • Private garages and carports • Private swimming pools • Professional offices in place of abode • Small storage building 	<ul style="list-style-type: none"> • None

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SPO Scenic Protection Overlay District All applicable district regulations of the underlying Zoning District remain in effect except as they are specifically modified by the provisions of § 235-8				
Chaumont River Corridor Waterfront Revitalization Area (CRCWRA) All applicable district regulations of the underlying Zoning District remain in effect except as they are specifically modified by the provisions of § 235-11				