

ZONING REGULATIONS

405 Attachment 1

City of Clayton

ZONING TABLE

[Ord. No. 5814 §1(Art. 30), 4-27-2004; Ord. No. 6010 §3, 1-22-2008; Ord. No. 6022 §1(Att. B), 7-8-2008; Ord. No. 6067 §2, 4-14-2009; Ord. No. 6159 §2, 9-13-2011; Ord. No. 6214 §1, 7-24-2012; Ord. No. 6240 §1, 11-13-2012; Ord. No. 6242 §1, 11-27-2012; Ord. No. 6289 §1, 9-24-2013; Ord. No. 6333 §1, 8-26-2014; Ord. No. 6597, 6-11-2019; Ord. No. 6802, 1-24-2023; Ord. No. 6912, 1-14-2025]

Uses	R-1	R-2	R-3	R-4	R-5	R-6	R-7	C-1	C-2	HDC	S-1	PUD/ SDD
Accessory buildings and uses customarily incidental to permitted uses not involving the conduct of business, including a private garage. Any accessory building that is not a part of the principal structure shall be located not less than 60 feet from the front lot line.	P	P	P	P	P	P	P					
Accessory dwelling units (as regulated and defined in Article II and III respectively)	C	C										
Accessory uses and buildings incidental to permitted uses.								P	P	P	P	
Academy (including dancing, painting, theater, karate and similar disciplines).								C	C	C	C	
Adult entertainment--No adult use may be located within 200 feet of any school, church or other existing adult use.											C	
Amateur radio, home antennas and associated equipment (subject to Article XXVI).	P	P	P	P	P	P	P	P	P	P	P	
Art gallery or studio.								P	P	P	P	

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Uses	R-1	R-2	R-3	R-4	R-5	R-6	R-7	C-1	C-2	HDC	S-1	PUD/ SDD
An attached multi-family dwelling may be constructed on multiple lots (fee simple) with a party wall connecting the units and, in such cases, each individual lot shall meet the minimum lot width and lot area requirements provided in this Article, but the side yard requirement at the common wall between units shall not apply.			C	C	C	C	C					
An attached multi-family dwelling constructed on a single lot (i.e., condominium; not fee simple) with a party wall connecting the units must meet the minimum lot area requirements as provided in this Article, but the side yard requirement at the common wall between units shall not apply.			C	C	C	C	C					
Automobile agencies.								C	C	C	C	
Automotive repair shop.											C	
Bakeries limited to the processing of bakery goods for sale only on the premises and consumption off the premises.								P	P	P	P	
Banks, savings and loans, credit unions and other financial institutions.								P	P	P	P	
Banquet facilities.									C	C		
Bar/tavern.										C		
Car wash establishments.									C	C	C	
Catering establishment.								C	C	C	C	
Child day care home.	C	C	C									
Church spires, belfries, monuments, ornamental towers and spires and chimneys exceeding the maximum height in the zoning district.	C	C	C	C	C	C	C	C	C	C	C	

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Uses	R-1	R-2	R-3	R-4	R-5	R-6	R-7	C-1	C-2	HDC	S-1	PUD/ SDD
Colleges and universities, provided that buildings shall not occupy more than 1/3 of the area site and the height, location and use of such buildings will not have a serious and depreciating effect on any adjacent residential property. Public buildings, hospitals, institutions or schools, when permitted in a district, may be erected to a height not exceeding 110 feet if the building is set back from each yard line at least 1 foot for each foot of additional building height above the height limit otherwise permitted in the district in which the building is built.		C	C	C	C	C	C					
Commercial antennas (subject to Article XXVI).								P	P	P	P	P
Community buildings, recreation facilities, recreation fields--Public buildings, hospitals, institutions or schools, when permitted in a district, may be erected to a height not exceeding 110 feet if the building is set back from each yard line at least 1 foot for each foot of additional building height above the height limit otherwise permitted in the district in which the building is built.		C	C	C	C	C	C					
Day care, nursery, pre-kindergarten, play and special schools and kindergarten.		C	C	C	C	C	C	C	C	C	C	
Detached multi-unit housing/multiple structures on a single lot (subject to Section 405.290).			C	C	C	C	C					
Drive-through establishments for financial institutions.									C	C	C	
Drive-through establishments for pharmacies, subject to the Rules, Standards, Guidelines and Mandatory Design Criteria for Drive-through Facilities.									C			
Drug rehabilitation facilities.											C	
Entertainment venue.										C		

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Uses	R-1	R-2	R-3	R-4	R-5	R-6	R-7	C-1	C-2	HDC	S-1	PUD/ SDD
Facilities (subject to Article XXVII).	P	P	P	P	P	P	P	P	P	P	P	P
Funeral homes, mortuaries and undertaking establishments.									C	C		
Gasoline and oil service stations.									C	C	P	
Grocery stores.								C	C	C	C	
Group homes for the physically and/or mentally handicap, provided that 8 or fewer unrelated persons may reside therein and further provided that no more than 2 additional persons acting as house parents or guardians, who need not be related to one another or any of the residents, may also reside therein, and provided further, however, that the maximum occupancy limitations for the structure as established by the Property Maintenance Code and Fire Code, if applicable, adopted by the City and as amended and in force at the time of approval of occupancy, may not be exceeded. No group care home shall be permitted within 500 feet from any existing group care home.	P	P	P	P	P	P	P					
Health clubs.									C	C		
Home occupations.	P	P	P	P	P	P	P					
Hospital--Public buildings, hospitals, institutions or schools, when permitted in a district, may be erected to a height not exceeding 110 feet if the building is set back from each yard line at least 1 foot for each foot of additional building height above the height limit otherwise permitted in the district in which the building is built.										C	C	
Hotel.									C	C	C	

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Uses	R-1	R-2	R-3	R-4	R-5	R-6	R-7	C-1	C-2	HDC	S-1	PUD/ SDD
Institution. Public buildings, hospitals, institutions or schools, when permitted in a district, may be erected to a height not exceeding 110 feet if the building is set back from each yard line at least 1 foot for each foot of additional building height above the height limit otherwise permitted in the district in which the building is built.									C	C	C	
Kiosks (subject to the provisions of Article II, Section 405.310).								P	P	P	P	
Lodge hall or club.				C	C	C	C		C	C	P	
Medical marijuana cultivation facility (subject to the performance standards set forth in Section 405.350)										C	C	
Medical marijuana dispensary facility (subject to the performance standards set forth in Section 405.350)									C	C	C	
Medical marijuana-infused products manufacturing facility (subject to the performance standards set forth in Section 405.350)										C	C	
Medical marijuana testing facility (subject to the performance standards set forth in Section 405.350)									C	C	C	
Medical or dental clinic.				C				P	P	P	P	
Messenger or telegraph service station and telephone exchange building.								P	P	P	P	
Microbreweries.									C	C		
Mixed-use buildings including the use of a portion of the building for residential occupancy providing that each residential unit contain a floor area no less than 750 square feet.									C	C	C	
Nursery or greenhouse.											P	
Nursing and convalescent home.									C	C		

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Uses	R-1	R-2	R-3	R-4	R-5	R-6	R-7	C-1	C-2	HDC	S-1	PUD/ SDD
Offices--business or professional.								P	P	P	P	
Offices--business or professional offices within 215 feet of the boundary of any service district, provided that any such building complies with the height and area requirements; that the appearance and design of the building are in keeping with the appearance and design of the adjoining dwellings; and that there is no storefront or display window used.				C								
Package liquor store.								C	C	C	C	
Paintless dent removal (automotive).										C		
Parking lots and multi-level parking structures.								P	P	P	P	
Parking lots and multi-level parking structures on land not more than 500 feet walking distance from the boundary of any "C-1" or "C-2" Commercial District, "HDC" Commercial District or "S-1" Service District, under such conditions as will properly protect the character of surrounding property.				C	C	C	C					
Parks and playgrounds.	P	P	P	P	P	P	P					
Personal care service.								P	P	P	P	
Pharmacies.								P	P	P	P	
Place of religious worship.								P	P	P	P	
Place of religious worship (No new or enlarged place of religious worship shall be located upon a lot or tract containing less than 1 acre in all residential districts).	P	P	P	P	P	P	P					

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Uses	R-1	R-2	R-3	R-4	R-5	R-6	R-7	C-1	C-2	HDC	S-1	PUD/ SDD
Properties fronting the south side of Forsyth Boulevard from University Lane on the west to the east City limits: college and university limited educational uses may be considered for an existing residential building, provided the character and extent of such use is compatible with the neighborhood single-family residences. Any parking related to such use shall be established on the main campus. No additions or structural alterations shall be made on the exterior of the building, except those determined to be minor, compatible and desirable.	C											
Properties fronting the south side of Forsyth Boulevard from University Lane on the west to the east City limits: private schools, nursery, pre-kindergarten, kindergarten, play and special schools. No additions or structural alterations shall be made on the exterior of the building, except those determined to be minor, compatible and desirable.	C											
Public and private elementary, middle and secondary schools. Public buildings, hospitals, institutions or schools, when permitted in a district, may be erected to a height not exceeding 110 feet if the building is set back from each yard line at least 1 foot for each foot of additional building height above the height limit otherwise permitted in the district in which the building is built.			C	C	C	C						

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Uses	R-1	R-2	R-3	R-4	R-5	R-6	R-7	C-1	C-2	HDC	S-1	PUD/ SDD
Public buildings erected or used by any department of the City, County, State or Federal Government. Public buildings, hospitals, institutions or schools, when permitted in a district, may be erected to a height not exceeding 110 feet if the building is set back from each yard line at least 1 foot for each foot of additional building height above the height limit otherwise permitted in the district in which the building is built.		C	C	C	C	C	C	C	C	C	C	
Public interest signs.									C	C	C	
Radio and broadcast stations.										C		
Recreation building or structure or grounds.									P	P	P	
Research or testing laboratory.											P	
Residential--single-family dwellings.	P	P	P	P	P	P	P					
Residential--two-family dwellings.			P	P	P	P	P					
Residential--multi-family dwellings.				P	P	P	P					
Restaurants (including carry-out, self-seating and full-service) and prepared food dispensing uses.						C	C					
Restaurants, including carry-out, self-seating, full-service, and wine bars (subject to the cumulative numeric limitation on wine bars found in Section 600.035 of this Code of Ordinances), and prepared food dispensing uses.								C	C	C	C	
Retail establishments.								P	P	P	P	
Schools for business, professional and technical training, but not including outdoor areas for driving or heavy equipment training.									C	C	C	

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Uses	R-1	R-2	R-3	R-4	R-5	R-6	R-7	C-1	C-2	HDC	S-1	PUD/ SDD
Tavern/bar										C		
Theaters, both live performance and movies.									C	C	C	
Utility or utility station.								C	C	C	C	