

City of Clayton Zoning Requirements Cheat Sheet

Zoning District	Minimum Lot Width ¹	Minimum Lot Area ¹			Setbacks ² <small>(see page 2 for permitted encroachments)</small>			Maximum Impervious Coverage ⁶		Maximum Floor Area Ratio ⁸	Maximum Height ¹¹	Accessory Structures ¹³		
		All uses	Two-Family	Multi-Family	Front	Side	Rear	Front Yard	Total Lot			Setbacks ²	Maximum Size	Maximum Height ¹¹
R-1	80 ft.	20,000 sq. ft.	NA	NA	Average on the block face ³	10% of lot width; 12 ft. minimum/25 ft. maximum	25% of lot depth; 40 ft. minimum/70 ft. maximum	45%	55%	NA	2 stories or 40 ft. (lesser)	5 ft. from rear and side, 10 ft. from principal structure, 25% of lot depth (front)	The combined footprint of all accessory buildings on site may not exceed 35% of the required rear yard	20 ft.
R-2	60 ft.	7,500 sq. ft.	NA	NA	" "	10% of lot width; 5 ft. minimum/15 ft. maximum	25% of lot depth; 30 ft. minimum/50 ft. maximum	" "	" "	NA	2 stories or 30 ft. (lesser)	" "	" "	" "
R-3	50 ft.	5,000 sq. ft.	2,500 sq. ft. (per unit)	NA	" "	10% of lot width; 6 ft. minimum/15 ft. maximum ¹⁵	30% of lot depth; 30 ft. minimum/50 ft. maximum ¹⁶	" "	" "	NA	2 stories or 35 ft. (lesser)	" "	" "	" "
R-4	" "	" "	" "	1,750 sq. ft. (per unit)	" "	10% of lot width; 5 ft. minimum/15 ft. maximum ¹⁵	20% of lot depth; 30 ft. minimum/50 ft. maximum	" "	" "	NA	3 stories or 45 ft. (lesser)	" "	" "	" "
R-5	" "	" "	" "	1,500 sq. ft. (per unit)	" "	10% of lot width; 8 ft. minimum/20 ft. maximum ¹⁵	" "	" "	" "	NA	" " ¹⁴	" "	" "	" "
R-6	" "	" "	" "	1,000 sq. ft. (per unit)	" "	10% of lot width; 12 ft. minimum/20 ft. maximum ¹⁵	" "	" "	" "	NA	" " ¹⁴	" "	" "	" "
R-7	" "	" "	" "	750 sq. ft. (per unit)	" "	" " ¹⁵	25% of lot depth; 30 ft. minimum/50 ft. maximum	" "	" "	4 ⁹	None ⁷	" "	" "	" "
C-1	NA	NA	NA	NA	Average of existing structures on the street frontage	None ⁴	25 ft. minimum ⁵	NA	NA	NA	3 stories or 35 ft. (lesser) ¹²	5 ft. from rear and side, 10 ft. from principal structure	" "	" "
C-2	NA	NA	NA	NA	" "	" "	10% lot depth or 10 ft. (greater)	NA	NA	1.5	7 stories or 90 ft. (lesser) ¹²	" "	" "	" "
HDC	NA	NA	NA	NA	10 ft. minimum	None	None	NA	NA	3	None	NA	NA	NA
S-1	NA	NA	NA	NA	" "	" "	" "	NA	NA	NA ¹⁰	4 stories, 70 ft. maximum ¹⁰	NA	NA	NA

NOTES:

- 1 Where a lot of record established prior to April 14, 1959 has less width or area than herein required in the district in which it is located, such lot shall be considered a conforming lot.
- 2 The required minimum horizontal distance between the building line and the related front, side and rear property lines.
- 3 If 50% or more of the homes along any block face have a front yard setback with a variation in depth of 10 feet or less, the average of these setbacks on the block face shall be the minimum setback. For example, if a block face has 10 homes, 9 of which have setbacks ranging from 25 feet to 35 feet and the remaining home is set back 40 feet, the home with the 40 foot setback is not included in the calculation for the average. If 50% or more of the homes on the block face have a front yard setback with a variation in depth of more than 10 feet (or if there aren't any existing homes on the block face) the required front yard setback is 25% of the depth of the lot (minimum 30 feet, maximum 60 feet for R-2 through R-7; minimum 40 feet, maximum 100 feet for R-1).
- 4 Where a side lot line abuts a residential dwelling district, a minimum 5 foot side yard setback shall be provided.
- 5 Where a rear property line abuts an alley, half of the width of the alley may be considered part of the required rear yard setback.
- 6 Any surface that has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water is considered impervious. It includes, but is not limited to, surfaces such as compacted sand, limerock or clay, asphalt concrete, driveways, retaining walls, stair wells, stairways, walkways, decks and patios at grade level and other similar structures. For the purposes of calculating impervious coverage, pools and other water features shall only count at 50% of the actual water area. The Plan Commission has the authority to approve up to an additional 5% of allowable impervious coverage.
- 7 Buildings in the R-7 District which exceed three stories in height may only cover up to 60% of the buildable area of the lot on which they are to be constructed.
- 8 The total floor area of all structure improvements on a lot, divided by the area of the lot.
- 9 Where a portion of the buildable area is devoted to open space, additional floor area equal to eight times the open space contained within the buildable area shall be permitted.
- 10 Buildings in which the use conforms to the use regulations of the HDC District may be constructed to the height and area of regulations of the HDC District.
- 11 The vertical distance from grade to highest point of the coping of a flat roof, the deck line of a mansard roof, or the mean height level between the eaves and ridge of a gable, hip or gambrel roof. For new construction, height is measured from average existing grade.
- 12 For buildings permitted to exceed the maximum height through the planned unit development or special development district procedures, a 15 foot stepback (upper story building setback) shall be provided beginning at the 3rd story level or 30 feet above grade, whichever is less.
- 13 A subordinate building or use customarily incidental to and located on the same lot occupied by the main building or use, subordinate in area, extent or purposes to the main building, limited to and contributing to the comfort, convenience or necessity of the occupants of the main building.
- 14 Multi-family buildings may exceed the maximum height restriction provided that the front, rear and side yard setbacks are all increased by 1 foot beyond the required setbacks per each 2 feet of additional building height up to a maximum of 60 feet for front yard, 70 feet for rear yard and 50 feet for side yard.
- 15 For lots less than 50 feet in width (R-3 & R-4) or 40 feet in width (R-5 through R-7), the required side yard may be reduced to less than the required 10% of the lot width, provided that setback is at least 5 feet (R-3 & R-4) or 3 feet (R-5 through R-7).
- 16 The setback may be reduced to 20% of the lot depth with a 30 foot minimum rear yard setback, provided that no more than 80% of the buildable area is improved by a building.

DISCLAIMER: This spreadsheet is intended for informational purposes only. Some development standards may be modified through the planned unit development and special development district processes. Properties that are also located in an overlay or urban design district are subject to the requirements for those districts as well, which may have additional or more stringent requirements than the base zoning district. The City of Clayton Zoning Ordinance is the official governing document for the City and is available online at www.claytonmo.gov. Although a diligent effort has been made to avoid discrepancies between the City's Zoning Code and this spreadsheet, its accuracy cannot be guaranteed. Before taking any action, please contact the City of Clayton Planning Department to ensure that you have or are aware of the current zoning and development requirements for your specific property.

Permitted Encroachments Into Required Setbacks

Zoning Districts	Open, uncovered porch (at or below first floor)	Open, covered porch or paved terrace (Roof eaves can encroach an additional 3 ft.)	Roof eaves (on a principal or accessory structure)	Window sills, bay windows, belt courses and similar architectural features; rain leaders, chimneys	Balconies	Basements, underground parking facilities, and window wells	Decks (at or below first floor)	Outside stairways, tower balconies, and fire escapes	Deck Stairs	Unenclosed porte-cochere or canopy
R-1 through R-7	10 ft. (front), 12 ft. (rear)	5 ft. (front)	3 ft. (any)	2 ft. (any)	5 ft. (front & rear); 2 ft. (side)	May not traverse any property line	12 ft. (rear)	4 ft. (rear & side)	4 ft. (rear)	5 ft. minimum setback (side)
C-1 and C-2	12 ft. (rear)	NA	3 ft. (rear)	2 ft. (rear)	5 ft. (rear)	May not traverse any property line	12 ft. (rear)	4 ft. (rear)	4 ft. (rear)	NA
HDC	NA	NA	NA	NA	NA	May not traverse any property line	NA	NA	NA	NA
S-1	10 ft. (front)	10 ft. (front)	NA	NA	NA	May not traverse any property line	NA	NA	NA	NA

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