

Topic: Overlay District
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State: Missouri
Jurisdiction Type: Municipal
Municipality: City of Clayton
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Community Type - applicable to: Urban; Suburban
Title: City of Clayton Overlay Zoning Districts Ordinance
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Abstract

The overlay zoning districts enable Clayton to make zoning districts that are identified by geographical characteristics. Overlay zoning district boundary maps define the limits to overlay districts, and the CBD is intended to promote pedestrian friendly commercial centers.

Resource

CHAPTER 22A ARTICLE I. OVERLAY ZONING DISTRICTS

Sec. 22A-1. Introduction.

These regulations shall be known, cited and referred to as the "Clayton Overlay Districts or Overlay Zoning Regulations." All references to the various provisions of these regulations shall be considered as references to correspondingly numbered articles and sections of chapter 22A of the city Municipal Code. These overlay zoning regulations apply to the areas within the boundaries of the various overlay districts as depicted by the overlay zoning districts boundary map found in these regulations. By providing flexible zoning provisions such as those included for site plan review and planned unit developments, it is the intent of the city to foster an environment of cooperation between the city and property owners, which encourages quality development and redevelopment consistent with the character of the community.

(Ord. No. 5681, § 1, 3-12-02)

Sec. 22A-2. Zoning districts.

The zoning districts established for the areas within each designated overlay district, consist of base zoning districts and overlay zoning districts.

(1) Base zoning districts. Base zoning districts are the zoning districts that reflect the three (3) basic geographically-based land use categories in the city; (1) residential areas; (2) Commercial areas; (3) and service areas; with appropriate regulations and development standards to govern the uses in these districts. The land use regulations for each base zoning district specify land uses permitted by right, with specific limitations or performance criteria, or allowed after obtaining a conditional use permit.

(2) Overlay zoning districts. Overlay zoning districts consist of regulations that address specific subjects that require special treatment in light of geographical characteristics and/or zoning policies. Where an overlay district has been designated within the city of Clayton, the regulations of that overlay district shall supersede or supplement, as applicable, the regulations of the base zoning district(s) and the provisions of chapter 22 of the Municipal Code.

(Ord. No. 5681, § 1, 3-12-02)

Sec. 22A-3. Overlay zoning districts boundary map.

The city overlay zoning districts are defined by the overlay zoning districts boundary maps found in these regulations, and by the official zoning map, as hereby amended. The maps are intended to define the limits of the overlay districts.

(Ord. No. 5681, § 1, 3-12-02)

Sec. 22A-4. Districts.

The following zoning districts are established within the Central Business District in order to implement the recommendations of the master plan:

ARTICLE III. CBD CORE OVERLAY ZONING DISTRICT

Sec. 22A-31. Purpose statement.

The Central Business District Core Overlay District (hereinafter known in this article as the CBD Core Overlay District) applies to selected blocks in the High Density Commercial District which have been targeted to remain pedestrian friendly retail centers. The area encompassed in the CBD Overlay District is the historic, and current, heart of commercial and service activities in the city. The main reason for the continued vitality and integrity of the area is that the buildings in this area are "pedestrian friendly" structures and human in scale. The CBD Core Overlay District will preserve the ambience of this section of the Central Business District.

The purpose of these regulations, and the context within which they should be construed and applied, is to foster appropriate use of existing structures, and enable compatible redevelopment where reuse is not feasible, through application of the following goals:

- (1) Promote structures that have sidewalk frontage suitable for smaller retail and service activities;
- (2) Stimulate designs that minimize scale and mass as perceived from the sidewalk;
- (3) Avoid regimentation and visual uniformity along the sidewalk frontage;
- (4) Encourage harmonious architecture, which preserves the essential character of the district via variations in entrance size, setback, height, etc.; creation of varied sidewalk windows and display areas; through the use of facade materials and design, which lend both visual and textural distinction.
- (5) Design buildings to encourage pedestrian activity by use of ground level retail shops and store fronts.

(Ord. No. 5681, § 1, 3-12-02)

Sec. 22A-32. Location of overlay zone.

The Central Business District Core Overlay District applies to selected blocks in the High Density Commercial District which have been targeted to remain a pedestrian friendly retail center. The CBD Core Overlay includes those lots bounded by Maryland Avenue on the north, Bemiston Avenue on the east, Forsyth Boulevard on the south, and Meramee Avenue on the west, and those parcels on the south side of Forsyth between Central and the alley just west of Hanley.

(Ord. No. 5681, § 1, 3-12-02)

Sec. 22A-33. Significance of designation.

The regulations of this overlay district shall supersede or supplement, as applicable, the regulations of the base zoning district. Where conflict results between the regulations of the overlay district and the provisions of the base zoning district, the provisions of the overlay district shall control.

(Ord. No. 5681, § 1, 3-12-02)

Sec. 22A-34. Uses permitted.

The uses permitted by right and by conditional use permit are listed in the table of permitted uses found in the base zoning district. If a "P" (permitted by right) or a "C" (permitted by conditional use permit) is not indicated for a use in the base zoning district, or a use is not included in the base zoning district, it is prohibited. All ground floor uses must be retail in nature, but may include, personal care services, dry cleaning facilities, food and beverage service uses, consumer service offices (limited to financial institutions

including banks, savings and loans, and credit unions, real estate offices, and travel agencies), or governmental offices within the CBD Core Overlay District.

(Ord. No. 5681, § 1, 3-12-02)

Sec. 22A-35. Planned unit development.

A development proposal shall be eligible for consideration under the planned unit development option per the provisions of chapter 22 when the development incorporates two (2) of the following four (4) categories of use:

- (1) Office use;
- (2) Retail use;
- (3) Residential use;
- (4) Public parking (as defined in these regulations)

And exceeds the maximum FAR requirements of the CBD Core Overlay District.

Limitation: No change, alteration, modification or waiver authorized by a PUD shall authorize a change in the uses permitted in any district or a modification with respect to any zoning district standard made specifically applicable to planned unit developments, unless such district regulations expressly authorize such a change, alteration, modification, or waiver.

(Ord. No. 5681, § 1, 3-12-02)