



**Agenda
City Council
March 16, 2026
5:30 PM
Council Chamber, Clemson City Hall**

3/16/26 Public Hearing: 2026-R-02 Proposed Text Amendment (Mixed-use High Density Development)

- a. The City of Clemson City Council will hold a public hearing on the matter listed below. The session will begin at 5:30 p.m. on Monday, March 16, 2026 in the Council Chambers in City Hall, 1250 Tiger Boulevard, Clemson, SC 29631. Comments on the matter may be submitted in person during the hearing, and in writing through the MyCivic app on the City's website prior to the session.

Hearing Topic:

2026-R-02 Proposed Text Amendment (Mixed-use High Density Development)

As drafted, the proposed amendment would revise Chapter 19 (Zoning) of City Code to establish and/or update a series of standards. Included among the items addressed are definitions of mixed-use developments and building stories; height limits in various non-residential districts; conditional use and special exception standards for various uses in non-residential districts; and off-street parking space requirements for dwelling units in mixed-use developments. The Planning Commission is scheduled to consider the matter at their regular meeting on March 9, 2026.

Links to copies of documents will be published on the Agenda Center page of the City website.

Contact the Planning and Development Department (864-653-2050) for more information.

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Sec. 19-107. Definitions

Mixed-use means a combination of usually separated land uses within a single development.

Mixed Use Development means a combination of usually separated land uses and buildings or building within a single development which must include residential uses in addition to non-residential uses permitted in that zoning district.

Mixed-use structure means a building containing residential in addition to non-residential uses permitted in the zone.

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Stormwater management means the collecting, conveyance, channeling, holding, retaining, detaining, infiltrating, diverting, treating, or filtering of surface water, ground water, and/or runoff, together with applicable managerial (nonstructural) measures.

Story – the distance of that portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above. **Stories that are 60% below ground will not be counted to maximum stories. Penthouses that are more than 20ft from the edge of the building of the story below it and do not take up more than 50% of the foot print of the building will not count toward the maximum stories**

(Ord. No. [CC-2021-32](#), 12/06/2021)

Effective on: 12/6/2021

Street, arterial means a major roadway designed to carry a large volume of through traffic in the area; normally controlled by traffic signs and signals.

Table 19-402 Table of Uses Non-residential Districts												
P= Permitted Use C = Conditional Use SE = Special Exception A = Accessory Dash (-) = Use not Permitted												
USE CATEGORY	USE TYPE	NAICS Code	C	C M	CP-1	CP-2	CP-3	OP	RI L	OR	M	C/SE Reference
A. RESIDENTIAL USES												
Residential Developments , Various	Mixed Use Structures: Developments: (three (3) stories or less)	NA	C	C	-	-	-	-	-	-	-	See Section 19-402 Endnote 7
	Mixed Use Developments: (over three (3) stories)	NA	C	C	-	-	-	-	-	-	-	
F. Services												
	Parking Lot	812930	C		C	C						

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Other Personal Services	Freestanding Parking Structures	812930	C	C	C	C						
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Table 19-404-1. Density, Bulk, and Dimensional Requirements for Principal and Accessory Uses and/or Structures in the Non-residential Districts

P= Permitted Use C = Conditional Use SE = Special Exception A = Accessory Dash (-) = Use not Permitted										
USE CATEGORY	C	CM	CP-1	CP-2	CP-3	OP	RIL	O R	M	Reference
A. MINIMUM DIMENSIONAL AND/OR BULK STANDARDS FOR ALL NON-RESIDENTIAL DISTRICTS										
8. Structure Height, max. in Stories	3/5 Stories 10,11,15	5/7 Stories 10,11,15	40' 4	40'/65' ^{1,4} 4/7 ^{11, 15}	40' 4	35' 3	50' 5	-	65' 7 ⁷	See Section 19-404-1 Endnotes 7, 9, 10 & 11

¹ The maximum front setback in the C district shall be three feet in C, except if the sidewalk in front of the that the maximum front setback may be 20 feet if a porte cochere or similar covered area serving a hotel's main entrance is provided. A five-foot maximum articulation may be provided that exceeds the maximum setbacks.

² In the CM district:

1.
 - a. Properties abutting any public right-of-way other than College Avenue, Keowee Trail, or Walter T. Cox Boulevard (Highway 93) shall have a minimum front setback of ten feet;
 - b. Properties along College Avenue, Keowee Trail, or Walter T. Cox Boulevard (Highway 93) shall have a minimum front setback of 12 feet;
 - c. The maximum front setback for all CM district properties shall be 15 feet, unless a public plaza is provided as per subsection d) of this endnote;
 - d. A plaza having a minimum depth of 25 feet and a maximum depth of 50 feet may be provided fronting a public street, sidewalk, City of Clemson property, or land owned by the U.S. Army Corps of Engineers, provided it is accessible to the general public and is a minimum of 25 feet wide up to a maximum width of 30 percent of the building frontage occupancy requirement, provided, however, that all sides of the building abutting the plaza shall have retail, office or service uses having a minimum depth of 35 feet; and
 - e. A five-foot maximum articulation may be provided that exceeds the maximum setbacks but shall not occupy more than 30 percent of the total frontage occupancy.
 - f. for all setbacks in the CM District, the first 5 feet of the setback adjacent to a public right of way shall be constructed to match the adjacent sidewalk in both grade (topography) and comparable materials. The remaining setback between the building facade and the public right of way along College Avenue, Keowee Trail and Walter T. Cox Boulevard (Highway 93) shall be used as sidewalk, patio, outdoor cafes, bicycle parking, art installations, water features, and landscaping.
 - g. No less than 10 percent of the setback area in the CM Districts (excluding the required 5 foot paving strip) is to be landscaped and no more than 35 percent of the setback area shall be landscaped.

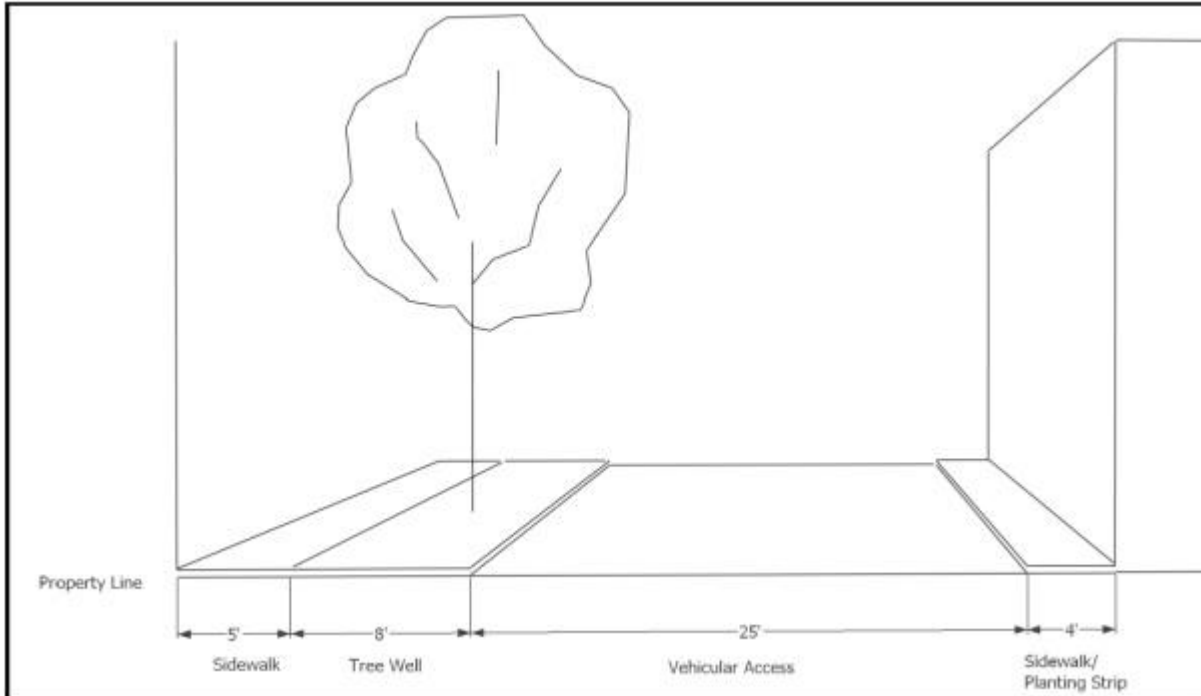
³ Minimum lot size applies to both a standalone industrial facility or a multi-tenant business or development park/campus.

⁴ All properties in the C or those fronting College Avenue in the CM district shall be constructed side lot line to side lot line with a zero-foot side setback for the first 50 feet of depth, except for where an entrance is required to

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provide access to the interior of the site and is designed as per Figure 19-404-A, or as per required bufferyard standards, **or per Architectural District standards or if required by Fire Marshal, Building Official or Zoning Official.** No more than one vehicular entrance, not exceeding 25 feet in width, may be allowed to provide access through the building to the interior of the building or site and whereas an additional five feet of width for a pedestrian sidewalk shall be provided.

Figure 19-404-2



⁵ Parcels in the CM district whose rear property line abuts a public alley or right-of-way shall provide a 15-foot type "E" bufferyard directly abutting the alley or right-of-way. Frontages along Addison Lane and Knox Lane shall be considered rear yards.

⁶ Minimum rear setback for properties abutting U.S. Army Corp of Engineers' land or an active railroad right-of-way shall be five feet.

⁷ All dimensional standards shall be set by the board of zoning appeals for any proposed manufacturing use classified as special exception petition in the M district or any special exception in the OR district, but shall be no less than the standard indicated.

⁸ Minimum lot width at front building line shall apply to standalone uses on one acre parcels.

⁹ Principal use structures in the CM District shall have a maximum of ~~40-foot height~~ **5 stories** unless a) the rear bufferyard is expanded by ten feet where such parcels shall have a maximum of ~~height of 50 feet~~ **7 stories** except in the case of a hotel and mixed use building which will follow the conditional use standards and end notes 10 & 11 or b) ~~the parcel is entirely contained in the CM District, fronts College Avenue, and abuts property owned by the U.S. Army Corps of Engineers where such parcels shall have a maximum height of 65 feet.~~

¹⁰ ~~For CM parcels fronting College Avenue, height shall be measured at the average grade of the sidewalk along College Avenue.~~ Mixed use Developments can be up to 7 stories in the CM district provided they follow the Conditional Use Standards set forth in 19-405 & up to 5 stories in the C district.

¹¹ Hotels may be permitted to have a maximum height of ~~65 feet~~ **7 stories** in the CP-2, C & CM district subject to the approval of a conditional use in the CP-2 C & CM district. ~~For the East side of College Ave in the block created by the two ends of Strode Circle, the maximum height of a hotel is limited to 5 stories. Extending 100ft west of College Ave between North Clemson Ave and Old Greenville Hwy and extending 100ft east of College Ave between Keith Street and Old Greenville Hwy, no build can be taller than 2 stories and must maintain the existing building façade or be replaced with a reasonably close replica of the façade.~~

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¹² Maximum gross floor area for retail establishments shall not exceed the permitted square feet on any one floor.

¹³ Maximum gross floor area of a single business occupying more than one floor of a building.

¹⁴ The maximum front setback for all CP-1 properties shall be 15 feet, unless a public plaza is provided. Any such plaza shall have a minimum depth of 25 feet and a maximum depth of 50 feet, front a public street or sidewalk, be accessible to the general public, be a minimum of 25 feet wide with a maximum width of 50 percent of the building frontage, and ensure that all sides of the building abutting the plaza have retail, office, or service uses with a minimum depth of 35 feet.

¹⁵ City owned buildings not subject to height limitations

ARTICLE IV. NON-RESIDENTIAL DISTRICTS AND DISTRICT REGULATIONS

Sec. 19-405. Standards for conditional use and special exceptions for non-residential districts

A. Residential Uses

1. Residential Developments. Various

a. Mixed-use Structures and Mixed-use Developments 3 Stories or less

1. Conditional Use Standards [*C District Only*]

a. Principal use structure(s) that:

- i. Front a public right-of-way shall have service, retail, or office uses along 100 percent of the facade that abuts the street, sidewalk, or grade level with the exception of Addison Lane and Daniel Drive.
 - ii. Principal use structure(s) that otherwise abut a public sidewalk, City of Clemson property or property owned by the U.S. Army Corps of Engineers shall have service, retail, or office uses along a minimum of 50% of the façade. On-site amenities may utilize the remaining frontage;
 - iii. On-site leasing and/or on-site management offices, shall comprise the lessor of 25% of a building facade abutting a public right-of-way or sidewalk or a maximum of 2,000 square feet; and
 - iv. No on-site amenities shall occupy the ground floor frontage along any public right-of-way or sidewalk.
- b. Of the required ground level commercial space, at least 50% of the frontage shall have a minimum depth of 50 feet. The remaining portion shall have a minimum depth of 35 feet. No commercial use shall be allowed to have a width of less than 15 feet.
- c. No more than one entrance, not exceeding 25 feet in width per street frontage, may be allowed to provide vehicular access to the interior of the building or site. An additional five feet of width for a pedestrian sidewalk shall be provided. Additional curb cuts maybe allowed for service and emergency access.
- d. All parking provided within or under a mixed-use building must be designed to allow for maneuvering space sufficient to allow each vehicle to individually enter and exit the structure, as well as, all other design requirements of ARTICLE VIII.
- e. Surface parking shall not be allowed abutting a public right-of-way, sidewalk, City of Clemson property or property adjacent to shoreline frontages of Lake Hartwell owned by the U.S. Army Corps of Engineers.
- f. One eight foot wide entrance doorway providing pedestrian access to the interior of the principal use structure may be permitted per street frontage.

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- g. Balconies shall comply with the following:
 - i. Shall not extend past the property line;
 - ii. Shall not overhang any public or private sidewalks; and
 - iii. Balconies shall be prohibited for portions of buildings abutting residentially zoned R-20 and R-12 properties.
 - h. Dwelling units are permitted subject to the following:
 - i. Dwelling units are only allowed on floors above the grade level for any portion of a principal use structure(s) that abuts a public right-of-way or sidewalk or any property owned by the City of Clemson or the U.S. Army Corps of Engineers other than for properties fronting Daniel Drive as noted in subparagraph a)i.;
 - ii. For portions of a mixed use structure(s) not covered in subparagraph h)i.), dwelling units may be located within the principal use structure(s) on any grade/floor provided no access to the dwelling units shall be permitted along the exterior of the building other than as provided by subparagraph (f). All structures must be mixed-use; and
 - iii. Each dwelling unit shall have minimum floor area of 350 square feet.
 - i. On-site management shall be required for short-term rentals of any dwelling unit of less than 30 days of occupancy.
 - j. A bond in an amount equal to 150% of the estimated cost for building out the commercial space (based on the current average cost for commercial construction in the area as determined by the City) shall be posted at the time of the issuance of the first Certificate of Occupancy issued for any portion of the residential component of the mixed-use structure. The bond, which shall have a 2-year expiration date, may be either a cash or surety bond, and shall be released upon completion of the upfit of the commercial space. In the event the commercial space upfit is completed by units or phases, the bond amount may be proportionately reduced based on square footage as the space is occupied by a viable commercial entity possessing a business license issued by the City. The City shall reserve the right to call the bond for any uncompleted commercial space two weeks prior to the expiration of the bond.
 - k. If property fronts College Ave the developer is responsible for installing the Downtown Corridor Plan for their frontage. If City staff deems installation impractical due to no logical termination point the developer must pay into a fund the cost equal to 150% the cost of all aspects of installation of the Downtown Corridor Plan for the section.
 - l. Extending 100ft west of College Ave between North Clemson Ave and Old Greenville Hwy and extending 100ft east of College Ave between Keith Street and Old Greenville Hwy, no build can be taller than 2 stories and must maintain the existing building façade or be replaced with a reasonably close replica of the façade.
 - m. A 10' facade step-back shall be incorporated into the design of structures where the structure abuts Knox Road or Addison Lane beginning at the third floor or 30' whichever is the lesser.
 - n. A 20' facade step-back shall be incorporated into the design of structures where the structure abuts a R-20 or R-12 zoned property beginning at the fourth floor or 40' whichever is the lesser.
 - o. In addition to the required commercial parking, public parking will be required in the amount equal to .75 of the required commercial parking.
2. Conditional Use Standards *[CM District Only]*
- a. Principal use structure(s) that:
 - i. Front a public right-of-way shall have service, retail, or office uses along 100 percent of the façade that abuts the street, sidewalk, or grade level with the exception of frontages along

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Addison Lane, Knox Lane, Riggs Drive, Strode Circle, Edgewood Ave, McHugh Lane, Shorecrest Drive and Hillcrest Drive;

- ii. Principal use structure(s) that otherwise abut a public sidewalk, Keowee Trail, City of Clemson property, or property owned by the U.S. Army Corps of Engineers shall have service, retail, or office uses along a minimum of 50% of the facade. On-site amenities may utilize the remaining frontage; and
 - iii. On-site leasing and/or on-site management offices shall comprise the lessor of 25% of a building facade abutting a public right-of-way or sidewalk or a maximum of 2,000 square feet; and
 - iv. No on-site amenities shall occupy the ground floor frontage along any public right-of-way or sidewalk.
- b. At least 50% of the required service, retail, or office uses shall occupy a space that has a minimum depth of 50 feet and the remaining portion shall occupy a space that has a minimum depth of 35', unless completely surrounding a public plaza as described in Section [19-404](#) Table 19-404-1 endnote 2.e. No commercial use shall be allowed to have a width of less than 15 feet.
 - c. All parking provided within or under a mixed-use building must be designed to allow for maneuvering space sufficient to allow each vehicle to individually enter and exit the structure, as well as, all other design requirements of ARTICLE VIII.
 - d. Surface parking shall not be allowed abutting a public right-of-way, sidewalk, City of Clemson property, or shoreline frontages of Lake Hartwell property owned by the U.S. Army Corps of Engineers.
 - e. No more than one entrance, not exceeding 25 feet in width per street frontage, may be allowed to provide vehicular access to the interior of the building or site On College Ave or Hwy 93. An additional five feet of width for a pedestrian sidewalk shall be provided. Additional curb cuts maybe allowed for service and emergency access.
 - f. One eight foot wide entrance doorway providing pedestrian access to the interior of the principal use structure may be permitted per street frontage.
 - g. Balconies shall comply with the following:
 - i. Shall not extend past the property line;
 - ii. Shall not overhang any public or private sidewalks; and
 - iii. Balconies shall be prohibited for portions of buildings abutting residentially zoned R-20 and R-12 properties.
 - h. Dwelling units are permitted subject to the following:
 - i. Dwelling units are only allowed on floors above the grade level for any portion of a principal use structure(s) that abuts a public right-of-way (except Addison Lane Riggs Drive, Strode Circle, Edgewood Ave, McHugh Lane, Shorecrest Drive Keowee Trail or Knox Lane).
 - ii. For portions of a mixed use structure(s) not covered in subparagraph h)i., dwelling units may be located within the principal use structure(s) on any grade/floor provided no access to the individual dwelling units shall be permitted along the exterior of the building other than as provided by subparagraph f). All structures must be mixed use; and
 - iii. Each dwelling unit shall have minimum floor area of 350 square feet.
 - i. On-site management shall be required for short-term rentals of any dwelling unit of less than 30 days of occupancy.
 - j. A bond in an amount equal to 150% of the estimated cost for building out the commercial space (based on the current average cost for commercial construction in the area as determined by the City) shall be posted at the time of the issuance of the first Certificate of Occupancy issued for any portion of the residential component of the mixed-use structure. The bond, which shall have

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a 2-year expiration date, may be either a cash or surety bond, and shall be released upon completion of the upfit of the commercial space. In the event the commercial space upfit is completed by units or phases, the bond amount may be proportionately reduced based on square footage as the space is occupied by a viable commercial entity possessing a business license issued by the City. The City shall reserve the right to call the bond for any uncompleted commercial space two weeks prior to the expiration of the bond.

- k. If property fronts College Ave the developer is responsible for installing the Downtown Corridor Plan for their frontage. If City staff deems installation impractical due to no logical termination point the developer must pay into a fund the cost equal to 150% the cost of all aspects of installation of the Downtown Corridor Plan for the section.
- l. A 10' facade step-back shall be incorporated into the design of structures where the structure abuts Knox Road or Addison Lane beginning at the third floor or 30' whichever is the lesser.
- m. A 20' facade step-back shall be incorporated into the design of structures where the structure abuts a R-20 or R-12 zoned property beginning at the fourth floor or 40' whichever is the lesser.
- n. In addition to the required commercial parking, public parking will be required in the amount equal to .75 of the required commercial parking.

3. Conditional Use Standards [CP-2 & CP-3 Districts Only]

- a. Dwelling units are permitted subject to the following:
 - i. Dwelling units are only allowed on floors above the grade level for any portion of a principal use structure(s) that abuts a public right-of-way or sidewalk or any property owned by the City of Clemson or the U.S. Army Corps of Engineers except Holiday Ave, Holiday West, Holiday East, Stoney Creek Drive, Greenlee Place, Banks Street, Dupree Street, Carlton Lane, Reid Street, Freedom Drive, Presley Drive, Stephens Road, Wesley Street, any highway on or off ramp, Kelly Road, Vineyard Road, Brook Street, Berry Street, Canoy Lane, Newton Street, Liberty Drive, Stardust Lane, Summey Street, Skyview Drive, Williams Lane, Raven Lane West Lane and Cambridge Drive;
 - ii. For portions of a mixed use structure(s) or developments not covered in subparagraph a)i., dwelling units may be located within the principal use structures(s) on any grade/floor provided no access to the individual dwelling units shall be permitted along the exterior of the building other than a common entrance serving the interior of the structure(s).
 - iii. Each dwelling unit shall have minimum floor area of 350 square feet.
- b. Frontage occupancy requirements for nonresidential uses in principal mixed-use structures that face Tiger Blvd (Hwy 123), Old Greenville Hwy (Hwy 93), Anderson Hwy (Hwy 76), Keowee Trail, Wall Street, or shoreline frontages of Lake Hartwell owned by the U.S. Army Corps of Engineers shall meet the following requirements:
 - i. Shall have service, retail, or office uses along 100 percent of that facade at street or sidewalk level.
 - ii. At least 50% of the required service, retail, or office uses shall occupy a space that has a minimum depth of 50' and the remaining portion shall occupy a space that has a minimum depth of 35', unless completely surrounding a public plaza as described in Section [19-404](#) Table 19-404-1 endnote 2.e. No commercial use shall be allowed to have a width of less than 15 feet.

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- iii. On-site leasing and/or on-site management offices shall comprise the lessor of 25% of a building facade abutting a public right-of-way or sidewalk or a maximum of 2,000 square feet;
 - iv. No on-site amenities shall occupy the ground floor frontage along any public right-of-way or sidewalk; and
 - v. Site amenity facilities may be located along frontages of property owned by the City of Clemson or shoreline frontages of Lake Hartwell owned by the U.S. Army Corps of Engineers but may not comprise more than 25% of said frontage.
- c. No more than one entrance, not exceeding 25 feet in width per street of frontage on Hwy 123 or Hwy 93, may be allowed to provide vehicular access to the interior of the building or site. An additional five feet of width for a pedestrian sidewalk shall be provided. Additional curb cuts maybe allowed for service and emergency access.
 - d. Parking may be provided underneath principal use structures located within the interior of the lot provided the exterior façade is designed to hide the parking from the exterior. The architectural treatment shall be compatible with the facades of the other buildings on the site.

4. Mixed-use Structures and Mixed-use Developments 4 to 7 stories (C district limited to 5)

1. Conditional Use Standards [C District Only]

a. Principal use structure(s) that:

- i. Front a public right-of-way shall have service, retail, or office uses along 100 percent of the facade that abuts the street, sidewalk, or grade level with the exception of Addison Lane and Daniel Drive.
 - ii. Principal use structure(s) that otherwise abut a public sidewalk, City of Clemson property or property owned by the U.S. Army Corps of Engineers shall have service, retail, or office uses along a minimum of 50% of the façade. On-site amenities may utilize the remaining frontage;
 - iii. On-site leasing and/or on-site management offices, shall comprise the lessor of 25% of a building facade abutting a public right-of-way or sidewalk or a maximum of 2,000 square feet; and
 - iv. No on-site amenities shall occupy the ground floor frontage along any public right-of-way or sidewalk.
- b. Of the required ground level commercial space, at least 50% of the frontage shall have a minimum depth of 50 feet. The remaining portion shall have a minimum depth of 35 feet. No commercial use shall be allowed to have a width of less than 15 feet.
 - c. No more than one entrance, not exceeding 25 feet in width per street frontage, may be allowed to provide vehicular access to the interior of the building or site. An additional five feet of width for a pedestrian sidewalk shall be provided. Additional curb cuts maybe allowed for service and emergency access.
 - d. All parking provided within or under a mixed-use building must be designed to allow for maneuvering space sufficient to allow each vehicle to individually enter and exit the structure, as well as, all other design requirements of ARTICLE VIII.
 - e. Surface parking shall not be allowed abutting a public right-of-way, sidewalk, City of Clemson property or property adjacent to shoreline frontages of Lake Hartwell owned by the U.S. Army Corps of Engineers.
 - f. One eight foot wide entrance doorway providing pedestrian access to the interior of the principal use structure may be permitted per street frontage.
 - g. Balconies shall comply with the following:
 - i. Shall not extend past the property line;

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- ii. Shall not overhang any public or private sidewalks; and
- iii. Balconies shall be prohibited for portions of buildings abutting residentially zoned R-20 and R-12 properties.
- h. Dwelling units are permitted subject to the following:
 - i. Dwelling units are only allowed on floors above the grade level for any portion of a principal use structure(s) that abuts a public right-of-way or sidewalk or any property owned by the City of Clemson or the U.S. Army Corps of Engineers other than for properties fronting Daniel Drive as noted in subparagraph a)i.;
 - ii. For portions of a mixed use structure(s) not covered in subparagraph h)i.), dwelling units may be located within the principal use structure(s) on any grade/floor provided no access to the dwelling units shall be permitted along the exterior of the building other than as provided by subparagraph (f). All structures must be mixed-use; and
 - iii. Each dwelling unit shall have minimum floor area of 350 square feet.
- i. On-site management shall be required for short-term rentals of any dwelling unit of less than 30 days of occupancy.
- j. A bond in an amount equal to 150% of the estimated cost for building out the commercial space (based on the current average cost for commercial construction in the area as determined by the City) shall be posted at the time of the issuance of the first Certificate of Occupancy issued for any portion of the residential component of the mixed-use structure. The bond, which shall have a 2-year expiration date, may be either a cash or surety bond, and shall be released upon completion of the upfit of the commercial space. In the event the commercial space upfit is completed by units or phases, the bond amount may be proportionately reduced based on square footage as the space is occupied by a viable commercial entity possessing a business license issued by the City. The City shall reserve the right to call the bond for any uncompleted commercial space two weeks prior to the expiration of the bond.
- k. **Maximum height in the C District is 5 Stories and must meet the following requirements provided the requirements below are adhered to.**
- l. **If property fronts College Ave, the developer is responsible for installing the Downtown Corridor Plan for their frontage. If City staff deems installation impractical due to no logical termination point the developer must pay into a fund the cost equal to 150% the cost of all aspects of installation of the Downtown Corridor Plan for the section.**
- m. **Extending 100ft west of College Ave between North Clemson Ave and Old Greenville Hwy and extending 100ft east of College Ave between Keith Street and Old Greenville Hwy, no build can be taller than 2 stories and must maintain the existing building façade or be replaced with a reasonably close replica of the façade.**
- n. **A 10' facade step-back shall be incorporated into the design of structures where the structure abuts Knox Road or Addison Lane beginning at the third floor or 30' whichever is the lesser.**
- o. **A 20' facade step-back shall be incorporated into the design of structures where the structure abuts a R-20 or R-12 zoned property beginning at the fourth floor or 40' whichever is the lesser.**
- p. **If a developer wishes to exceed 3 stories, will contribute to the City of Clemson in the amount of \$10.00 a square foot for community improvements.**
- q. **In addition to the required commercial parking, public parking will be required in the amount equal to .75 of the required commercial parking.**

2. Conditional Use Standards [CM District Only]

- a. Principal use structure(s) that:

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- i. Front a public right-of-way shall have service, retail, or office uses along 100 percent of the façade that abuts the street, sidewalk, or grade level with the exception of frontages along Addison Lane, Knox Lane, Riggs Drive, Strode Circle, Edgewood Ave, McHugh Lane, Shorecrest Drive and Hillcrest Drive;
 - ii. Principal use structure(s) that otherwise abut a public sidewalk, Keowee Trail, City of Clemson property, or property owned by the U.S. Army Corps of Engineers shall have service, retail, or office uses along a minimum of 50% of the facade. On-site amenities may utilize the remaining frontage; and
 - iii. On-site leasing and/or on-site management offices shall comprise the lessor of 25% of a building facade abutting a public right-of-way or sidewalk or a maximum of 2,000 square feet; and
 - iv. No on-site amenities shall occupy the ground floor frontage along any public right-of-way or sidewalk.
- b. At least 50% of the required service, retail, or office uses shall occupy a space that has a minimum depth of 50 feet and the remaining portion shall occupy a space that has a minimum depth of 35', unless completely surrounding a public plaza as described in Section [19-404](#) Table 19-404-1 endnote 2.e. No commercial use shall be allowed to have a width of less than 15 feet.
 - c. All parking provided within or under a mixed-use building must be designed to allow for maneuvering space sufficient to allow each vehicle to individually enter and exit the structure, as well as, all other design requirements of ARTICLE VIII.
 - d. Surface parking shall not be allowed abutting a public right-of-way, sidewalk, City of Clemson property, or shoreline frontages of Lake Hartwell property owned by the U.S. Army Corps of Engineers.
 - e. No more than one entrance, not exceeding 25 feet in width per street frontage, may be allowed to provide vehicular access to the interior of the building or site On College Ave or Hwy 93. An additional five feet of width for a pedestrian sidewalk shall be provided. Additional curb cuts may be allowed for service and emergency access.
 - f. One eight foot wide entrance doorway providing pedestrian access to the interior of the principal use structure may be permitted per street frontage.
 - g. Balconies shall comply with the following:
 - i. Shall not extend past the property line;
 - ii. Shall not overhang any public or private sidewalks; and
 - iii. Balconies shall be prohibited for portions of buildings abutting residentially zoned R-20 and R-12 properties.
 - h. Dwelling units are permitted subject to the following:
 - i. Dwelling units are only allowed on floors above the grade level for any portion of a principal use structure(s) that abuts a public right-of-way (except Addison Lane Riggs Drive, Strode Circle, Edgewood Ave, McHugh Lane, Shorecrest Drive Keowee Trail or Knox Lane).
 - ii. For portions of a mixed use structure(s) not covered in subparagraph h)i., dwelling units may be located within the principal use structure(s) on any grade/floor provided no access to the individual dwelling units shall be permitted along the exterior of the building other than as provided by subparagraph f). All structures must be mixed use; and
 - iii. Each dwelling unit shall have minimum floor area of 350 square feet.
 - i. On-site management shall be required for short-term rentals of any dwelling unit of less than 30 days of occupancy.
 - j. A bond in an amount equal to 150% of the estimated cost for building out the commercial space (based on the current average cost for commercial construction in the area as determined by the

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City) shall be posted at the time of the issuance of the first Certificate of Occupancy issued for any portion of the residential component of the mixed-use structure. The bond, which shall have a 2-year expiration date, may be either a cash or surety bond, and shall be released upon completion of the upfit of the commercial space. In the event the commercial space upfit is completed by units or phases, the bond amount may be proportionately reduced based on square footage as the space is occupied by a viable commercial entity possessing a business license issued by the City. The City shall reserve the right to call the bond for any uncompleted commercial space two weeks prior to the expiration of the bond.

- k. If property fronts College Ave the developer is responsible for installing the Downtown Corridor Plan for their frontage. If City staff deems installation impractical due to no logical termination point the developer must pay into a fund the cost equal to 150% the cost of all aspects of installation of the Downtown Corridor Plan for the section.
- l. A 10' facade step-back shall be incorporated into the design of structures where the structure abuts Knox Road or Addison Lane beginning at the third floor or 30' whichever is the lesser.
- m. A 20' facade step-back shall be incorporated into the design of structures where the structure abuts a R-20 or R-12 zoned property beginning at the fourth floor or 40' whichever is the lesser.
- n. If a developer wishes to exceed 5 stories, they will contribute to the City of Clemson in the amount of \$10.00 a square foot (Properties on the East side of College Ave for the block bookend by the Strode Circle are not eligible for exceeding 5 stories)
- o. In addition to the required commercial parking, public parking will be required in the amount equal to .75 of the required commercial parking.

F. Services

7. Other Person Services

c. Parking Lots

1. Conditional Use Standards (C, ~~CM~~, CP-1 & CP-2 Districts only)

- a. A three foot masonry wall shall be constructed along all frontages that abut a public right-of-way.
- b. ~~An eight foot Type "A" buffer yard along all exterior property lines. See Section 19-908/A buffer in accordance with Article 9 will be installed.~~
- c. No More than one driveway entrance, not exceeding 24 feet in width per street frontage.
- d. A minimum for foot wide pedestrian connection shall be provided to any abutting public sidewalk
- e. The interior of the parking lot shall comply with the landscape standards of Section 19-905-E

d. Freestanding Parking Structures

2. Conditional Use Standards (C, CM, CP-1 & CP-2 Districts only)

- a. Facades visible from any public right-of-way shall be designed to obscure the view of parked vehicles.
- b. The minimum front setback for any façade abutting a public right-of-way shall be five feet and the maximum shall be 15 feet
- c. A minimum of one upperstory tree shall be planted for every 30 feet of linear street frontage and a continuous row of three gallon shrubs planted three feet on center allowing for an approved pedestrian plaza or seating areas, excluding tree planting areas.
- d. No more than one entrance, not exceeding 25 feet in width per street frontage, may be allowed to provide vehicular access to the interior of the building or site. An additional five feet of width for a pedestrian sidewalk shall be provided.

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- e. Shall not exceed 45 feet, including parapet or screening walls, but excluding stair towers and elevator penthouses.
- f. The height of stair towers and elevator penthouses for parking decks shall not exceed an additional 15 feet above the top of the principal structure and shall be screened from view from the public right-of-way.
- g. Ownership of parking structures permitted in the C and CM District shall be limited to City of Clemson, or City of Clemson/private partnerships.
- h. Ownership of parking structures permitted in the C and CM District shall be approved by the City of Clemson following a public hearing by City Council.

ARTICLE VIII. OFF-STREET PARKING REGULATIONS

Table 19-802. Off-street Parking Space Requirements		
NAICS Category	Use Type	Parking Spaces Required
Residential Uses		
Dwelling Units (Incorporated into a Mixed-Use Building Development)		4.5 space per bedroom ¹

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