CITY OF Clemson
PLANNING & DEVELOPMENT

Agenda
Planning Commission
March 9, 2026
6:00 PM
Council Chamber, Clemson City Hall

Call to Order

Public Session

Approval of Minutes

a. February 9, 2026 - Regular Meeting

Informational Briefing: Mr. Nathan Woods

Planned Development Public Session

a. PUD-000526-2026 Proposed Planned Development (201 Pine St.)

Action Items

a. Hotel Canopy Standards

b. RZNE-000529-2026 Proposed Map Amendment (Elm Street Lot)

c. 2026-R-02 Proposed Text Amendment (Mixed Use High-Density Development)

Advisory Items

Discussion Items

a. Middle Housing Standards

Staff Reports

Other Items

a. Planning Commission Representation at Council Meetings

b. Future Workshops and Other Events

Adjourn

PLANNING COMMISSION MEETING
Monday, February 9, 2026
6:00 p.m.

MINUTES

The City of Clemson Planning Commission met in open session in the Council Chambers in City Hall, 1250 Tiger Boulevard, Clemson, SC.

Members present: Herb Tyler (Chair), Greg Rice (Vice-Chair), Tanya Hyatt, Bryan Yoder, Tiffany Franks, Benji Cumbie, and John Crolley

Staff present: Nathan Woods, Assistant City Administrator and Planning & Development Director; Art Holbrooks, City Planner; Jacob Peabody, Zoning & Codes Administrator; Kelly Roach, Recording Secretary.

The meeting was livestreamed and recorded on YouTube.

1. Call to Order:

Mr. Tyler called the meeting to order at 6:00 p.m., and then introduced the Commission members and staff present.

2. Election of Officers for 2026 (2:59)

a. Chair
Mr. Tyler called for nominations for Chair. Ms. Hyatt nominated Mr. Tyler to be reelected; Mr. Rice seconded the nomination. No other nominations were made. Mr. Tyler called for a vote by a show of hands; there was no opposition. Mr. Tyler was unanimously reelected Chair for 2026 by a 7 – 0 vote.

b. Vice-chair
Mr. Tyler called for nominations for Vice-chair. Mr. Tyler nominated Mr. Rice to be reelected; Ms. Hyatt seconded the nomination. No other nominations were made. Mr. Tyler called for a vote by a show of hands; there was no opposition. Mr. Rice was unanimously reelected Chair for 2026 by a 7 – 0 vote.

c. Reappointment of Recording Secretary
Mr. Tyler made a motion to reappoint Ms. Roach as Recording Secretary; Mr. Rice seconded the nomination. Mr. Tyler called for a vote by a show of hands; there was no opposition. Ms. Roach was reappointed Recording Secretary for 2026 by a 7 – 0 vote.

Before moving on to the next agenda item, Mr. Tyler informed the Commission he would like to address both Action Items and Advisory Items immediately after Adoption of Minutes; there were no objections.

3. Public Session (9:16)

Mr. Tyler opened the Public Session and called for comments related to items not on the agenda. He also noted that there had been no written comments received for items not on the agenda.

Mr. Tyler McGee, 108 McGee Street, Clemson. Mr. McGee inquired about the status of the Planned Development, Pacolet Milliken. Mr. Woods responded that the developer was still indicating the project would soon begin.

Ms. Gay Ferree-Eitenmiller, 137 Honeycomb Lane, Central. Ms. Ferree-Eitenmiller read an excerpt from a book called "Your City is Sick" by Jeffrey Sigler.

Mr. Rupert McGinty, 206 N Clemson Avenue, Clemson. Mr. McGinty expressed concerns with the amount of ongoing and planned student-oriented housing construction in the City.

Mr. Tyler called for any further comments; there were none. Mr. Tyler closed the public session.

4. Adoption of Minutes (19:46)

a. January 13, 2026 – Regular Meeting

Mr. Tyler called for proposed edits to the draft minutes; there were none. Mr. Tyler called for a motion. Mr. Cumbie made a motion to approve the Tuesday, January 13, 2026 minutes as presented; Ms. Hyatt seconded the motion. Mr. Tyler called for discussion; there was none. Mr. Tyler called for a voice vote; there was no opposition. The motion was unanimously approved by a 7 - 0 vote.

5. Action Items (20:32)

a. 2026-R-01 Neighborhood Conservation Overlay

Mr. Woods briefed the Commission on updates to the proposed Neighborhood Conversation initially presented as a discussion item at the January 2026 meeting. (See Attachment #1) He emphasized that it was staff's goal to replace arbitrary development patterns with a regulated model that protects established neighborhoods most susceptible to potential negative impacts. (See Attachment #2) Mr. Woods then called for questions from the commissioners.

Discussion followed. Among the topics discussed were:

- Clarification of the type of development activity regulated by the overlay.
- Establishment of the Board of Architectural Review (BAR) guidelines.
- Clarification of the public's access to the BAR review.
- Limitations on the overlay's regulation of tree removal.

Following the conclusion of discussion, Mr. Tyler called for public comment. (41:33)

Ms. Shawn Haney, 211 Riggs Drive, Clemson. Ms. Haney expressed support for the draft overlay.

Ms. C.C. Bates, 149 Folger Street, Clemson. Ms. Bates stated support for the overlay's concept, but said she believed the effort was too late. She noted that she doubted the accuracy of Clemson University enrollment numbers being cited as part of the justification for the proposed standards, and said the numbers do not represent students attending classes in person.

Mr. Todd Howard, 116 Strode Circle, Clemson. Mr. Howard identified himself as a member of the BAR, and stated he was a proponent of the overlay.

Ms. Nancy Spitler, 210 Edgewood Avenue, Clemson. Ms. Spitler stated she was pleased with this overlay and supported adoption.

Ms. Edyta Kuzian, 105 Blue Ridge Drive, Clemson. Ms. Kuzian stated she approved of the overlay, and believed more neighborhoods should be included in the boundaries.

Mr. Rupert McGinty, 206 N. Clemson Avenue. Mr. McGinty expressed his concerns with the overlay not having any height restrictions, and stated it was too general.

Mr. Chris Shelnut, 100 Dogwood Drive, Clemson. Mr. Shelnut stated that he believed the overlay needed to be expanded to other areas, and that it needed more detailed regulations.

Mr. Tyler McGee, McGee Street, Clemson. Mr. McGee expressed appreciation for the presentation, and said that he had questions about how the approval for the proposal would work. Mr. Woods recommended that Mr. McGee contact Planning staff, and Mr. Holbrooks gave him a card with contact information.

Mr. Daron Bates, 149 Folger Street, Clemson. Mr. Bates stated he felt the proposal had a lot of merit but would like to see both the boundaries and height restrictions extended.

Mr. Tyler called for any additional comments; there were none. Mr. Tyler then noted that two comments had been submitted through the MyCivic app, one in support for the proposed overlay, and one against. The public session was closed.

Mr. Tyler called for any further discussion from the commissioners. Among the topics addressed were:

- Existing height restrictions in place under the current zoning.
- Rules for tree removal during new construction.
- Clarification on what would be addressed by a site management plan.
- The process of amending the overlay at a later date.
- The relationship between base zoning and overlays.

Mr. Tyler called for any additional discussion; there was none.

Mr. Tyler called for a motion; Mr. Yoder made a motion to recommend approval of the proposed 2026-R-01 Neighborhood Conservation Overlay; Ms. Hyatt seconded the motion. Mr. Tyler

called for discussion; brief discussion followed regarding a public hearing being the next step of the adoption process. Mr. Tyler then called for a roll call vote.

The results of the roll call vote were:

Mr. Crolley – yes
Ms. Franks – yes
Mr. Yoder – yes
Mr. Rice – no
Ms. Hyatt – yes
Mr. Crumbie – no
Mr. Tyler – yes

The motion was approved by a 5-2 vote.

6. Advisory Items (1:22:45)

Mr. Woods briefed the Commission on a staff recommendation to move away from attempting to link development needs to student-oriented bed counts. His briefing included a detailed slide presentation. (See attachment #3)

Mr. Tyler called for comments from the commissioners. Brief discussion followed.

7. Planned Development Concept Presentation Workshop (1:37:06)

a. PUD-000526-2026 Proposed Planned Development (201 Pine Street)

Mr. Tyler called for any updates from staff; there were none. He then recognized the development team.

Ms. Alison Mills, Vice President with CRG, briefed the commission. She also introduced Mr. Zach Britain and Mr. Michael Hanley with their architectural team Lamar Johnson Collaborative. (See attachment #4)

Ms. Mills noted some of the changes that were made for the new application. Among those listed were:

- The building is now three stories along Hedgerow Lane.
- The original bed count has decreased from 725 to 555.
- 205 residential parking spaces; 31 public parking spaces will remain.
- 12,500 square feet of public space.
- 1750 feet of waterline improvements.
- 2400 linear feet of sidewalk improvements.

Mr. Tyler called for comments from the commissioners. Among the topics addressed were:

- Clarification of the type of ADA Pedestrian crosswalks.
- Parking entrance location.
- Golf cart parking.

Mr. Tyler called for any additional comments from the commissioners; there were none.

8. Planned Development Public Session

a. PUD-000506-2025 (1310 Tiger Boulevard)

Mr. Tyler recognized the Kennedy Wilson Group; Mr. Marial Arias and Mr. Nicholas Imerman presented. They briefed the Commission, noting the changes that had been made since the previous presentation. (See Attachment #5) Among the topics addressed were:

- Retail increased from 6,000 to 15,700 square feet.
- Expanded the public plaza to 7,200 square feet.
- Bus shelter will remain on Hwy 76.
- Community benefits to include $1.4 million in additional benefits.

Mr. Tyler then called for public comments.

Ms. Linda Davis, 224 William Walker Drive, Anderson. Ms. Davis identified herself as pastor of New Hope Baptist Church of Clemson, and stated she was present on behalf of the Golden View Community. She expressed concerns with the impact of the development and associated traffic on the neighborhood.

Ms. Eva Henry, 234 Riggs Drive, Clemson. Ms. Henry expressed her concerns with the height of the building, saying it would result in an invasion of her privacy.

Mr. Bob Healy, 140 Folger Street, Clemson. Mr. Healy said he worried about the additional traffic stemming from the development, and the new retail space being occupied. He also asked for clarification of the breakdown of the number of parking spaces, and the entrance and exit locations.

Ms. Yolanda Green, 106 Church Street, Clemson. Ms. Green stated that the traffic was already bad in what was a congested area, and that the development would cause disruption to Golden View Baptist Church.

Ms. Joanne Hill, 105 Banks Street, Clemson. Ms. Hill echoed similar concerns with traffic and disruption to the community.

Ms. Deborah Hamilton, 303 Reid Street, Clemson. Ms. Hamilton said the additional traffic would cause problems to the other streets in the community.

Ms. Rosa Grayden, Central. Ms. Gravden cited potential additional divisions within the community, and the impact of additional traffic.

Mr. Rupert McGinty, 206 N. Clemson Avenue, Clemson. Mr. McGinty stated the development would result in problematic congestion at the Hwy 123 and Hwy 76 intersection.

Mr. Tyler called for any additional comments; there were none.

Mr. Tyler recapped the issues heard from the public. The list of concerns were:

- Traffic on Reid Street.
- Added traffic coming from the additional retail.
- How sightlines reach out into the neighborhoods.
- Traffic exiting on both sides of the development.
- Controlling parking.
- Preserving the neighborhood.
- The impacts on elderly people.
- Benefits for the community.
- Buffers.
- The type of restrictions associated with the development.
- A traffic study.
- Designation of Perimeter Road as a by-pass.
- Familiarization of the developer with Clemson and benefits for the underserved community near the development.

Mr. Tyler closed the public session and took a 5-minute recess.

Mr. Tyler called the meeting back to order. (2:47:37)

9. Discussion Items (2:47:38**)**

a. Draft Roof-top Canopy Standards

Mr. Peabody briefed the Commission on the proposed text amendment requested by the Shepherd Hotel's management team. If approved it would amend City Code to allow for the installation of a canopy that would provide shelter/shade during rooftop events. (See Attachment #6) Mr. Peabody explained that current standards do not permit a rooftop canopy due to the limit on stories, and also noted that the proposed change would only apply to hotels. He concluded by stating that a Shepherd Hotel representative would be coming to next month's meeting to present the draft ordinance.

Discussion followed. Among the topics address included rooftop access, fire safety, temporary tents, BAR approval, and the hotel's structure.

10. Staff Reports (2:59:01)

Mr. Woods stated he would be discussing the ordinance on height at the upcoming Council meeting, and that the second reading of the comprehensive plan was also on the agenda. He

also said that there are possibly an additional two planned development projects coming forward.

11. Other Items (3:02:22) - none

a. Planning Commission Representation at Council Meetings - none
b. Future Workshops and Other Events- Mr. Woods announced at the April 6, 2026 Council Meeting a speaker from Urban 3 will be speaking.

12. Adjourn (3:02:32)

Mr. Tyler called for a motion to adjourn. Mr. Rice made a motion to adjourn; Mr. Crolley seconded the motion. Mr. Tyler called for a vote by a show of hands; there was no opposition. The motion was unanimously approved by a 7 – 0 vote.

The meeting was adjourned at 9:02 p.m.

Respectfully submitted,

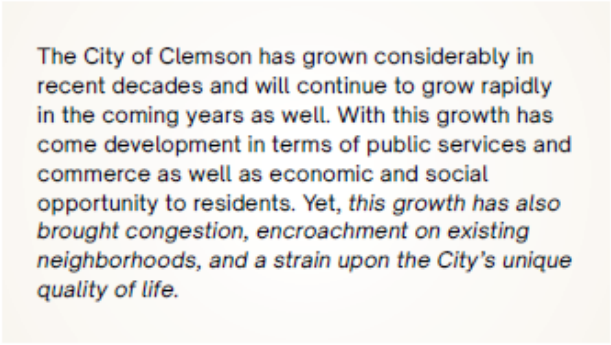
Kelly Roach, Recording Secretary

These minutes are in draft format and subject to change until approval by the City of Clemson Planning Commission.

DRAFT

Attachment #1
N. Woods Presentation: Neighborhood Conservation District Slides













29,545

CLEMSON TOTAL ENROLLMENT 2025

THE CHALLENGES OF UNSYSTEMATIC GROWTH

Speculative Infill	Ad hoc construction
Loss of environmental assets	Commercial Encroachment

8

COMMUNITY FEEDBACK

1	2	3	4
Diminishing Neighborhood Character	Commercial Infiltration	Loss of Environmental Assets	Prolonged Construction Disruption

9

THE PROPOSED SOLUTION

Proposed Framework: The NC-1 Neighborhood Protection Overlay

Commercial Buffer: Strict prohibition of mixed-use expansion into the residential core

Design Standards: architectural cohesion through scale and massing requirements for new builds

Tree Preservation: Mandates for maintaining mature canopies during site clearance

10

BENEFITS OF INTENTIONAL DEVELOPMENT

RESIDENTS	DEVELOPERS	CITY
Stability and preserved quality of life	Clearer rules reducing neighborhood pushback	A more sustainable, unified community

11

GUIDELINES FOR NEW CONSTRUCTION

1. All **New Construction** requires the approval of the Board of Architectural Review.

2. All **New Construction** are subject to a City Site Management Plan during construction

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SITE STANDARDS

1. Planned Development proposals are **NOT** allowed for properties located within the NC-1 Overlay District

2. **New lots** created by subdivision will avoid irregular shapes with side lot lines being perpendicular to the street

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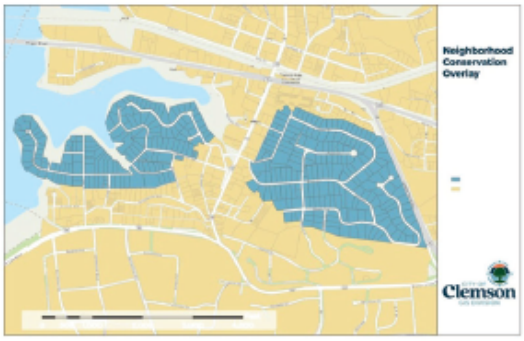
SITE STANDARDS PART 2

3. Site plans for **new construction** must map mature trees and describe the measures that will be taken to preserve them, minimizing the loss of mature trees
4. **New** buildings shall be designed to set into the landscape with a minimum of reshaping the topography and loss of mature trees
5. **New construction** will provide for large, native tree that will reach at least 50 feet in height at maturity. At least 2 trees of this type will be placed in each of the front and year yards; existing trees may be included in this amount
6. At least 2 ornamental trees such as dogwood or redbud will be shown in the front and rear yards of a building submitted for approval for **new construction**



SUMMARY

The **GOAL** of this framework is to replace arbitrary development patterns with a regulated growth model that protects established neighborhoods susceptible to speculative development and commercial infiltration.

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SUMMARY

For almost **40** years concerns about growth encroaching into existing neighborhoods has been a concern. The overlay is designed to shield the neighborhoods from commercial overreach, and serve as a critical buffer, preventing further encroachment.

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SUMMARY

It establishes **rigorous site standards** to ensure that any new construction respects and enhances the neighborhood's character rather than diminishing it. Each site clearance triggers significant community concern regarding the depletion of the mature canopy, the prolonged disruption of the construction phase, and the architectural compatibility of the new structures with the existing neighborhood character. The overlay ensures any and all new residential development minimizes its impact on environmental assets.

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NEXT STEPS



19

FAQ

Why not expand the overlay to every R-20 Zoned neighborhood in the City?

The proposed Neighborhood Conservation Overlay (NC-1) is specifically targeting the Cold Springs and Sloan-Poe areas for the following reason:
The designated neighborhoods are uniquely situated on the direct border of a Commercial Mixed-Use (CM) zoning district closest to the University. This particular adjacency presents an immediate and elevated risk of intense development pressure, which necessitates the restrictive measures provided by the NC-1 overlay.

Neighborhoods such as Monaco, Mountain View, Ashley Estates, and Calhoun Forest, while important, are currently not subject to the same level of immediate encroachment risk, and therefore, the broad application of this highly restrictive overlay to all R-20 zoned areas is not presently warranted.

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FAQ

Why not expand the overlay to protect other parcels in these areas?
The proposed Neighborhood Conservation Overlay (NC-1) has carefully defined boundaries that exclude certain parcels due to existing zoning, land use history, and established density.

Why were some parcels excluded?
The overlay was specifically designed to protect R-20 zoned (single-family) properties facing immediate encroachment risk. Parcels within the general area were excluded from the overlay if they met one of the following criteria:

- **Existing Zoning Classification:** Many properties, such as the Edgewood Arms Apartments, already possess different zoning classifications (e.g., RM-4, Residential Multi-family), making their inclusion inappropriate for a single-family conservation effort.
- **Established Land Use:** Other excluded properties are long-established student rentals or existing multi-family dwellings, representing a density and use pattern already distinct from the R-20 homes the overlay seeks to protect.

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FAQ

What was the justification for the current boundary Line?
A definitive boundary was necessary, and its placement was guided by historical planning documents and existing land use patterns.

- **Historical Precedent:** The boundary on the East Side was historically recognized as the Knox Lane in the oldest available Comprehensive Plans and Zoning Maps.
- **Existing Density:** The southeastern portion of this area is already characterized by high density, being either University-owned or having existing dense multi-family development.
- **Property Owner Input:** During the Comprehensive Planning process, several owners along N. Clemson Avenue requested up-zoning specifically to permit duplexes, similar to those already found at 230 and 232 N. Clemson Ave., acknowledging a pre-existing higher density pattern. This is reflected in the new comprehensive plan.
- **student Housing District:** The area south of Hedgerow is a long-established, dedicated student housing district, which has a distinct function and development pattern that falls outside the overlay's protective scope.

We acknowledge that setting definitive lines may lead to disagreement, but the selected boundaries are based on historical context, current zoning facts, and existing neighborhood function to ensure the overlay's regulations are applied where they are most justifiable.

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FAQ

The overlay still does not protect the neighborhoods from student development along college avenue. Why?

Prohibiting student housing development along College Avenue would represent a significant departure from decades of established City Planning policy and direction.

This corridor has been consistently identified and maintained through multiple planning cycles as the City's most vital commercial and mixed-use transit corridor, immediately adjacent to the University. Restricting the housing component within this area would be at odds with the core principles defined in the City's Comprehensive Plans, which have long supported the:

- Intensification of mixed-use development in this specific area
- Concentration of higher-density housing nearest the major employment and educational center

Finally, a policy shift of this magnitude would require a fundamental re-evaluation of the entire ClemsonNEXT framework and the long-term vision for the Downtown core.

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QUESTIONS

Attachment #2
Draft Neighborhood Conservation Overlay

DRAFT 2026-R-01 Neighborhood Conservation Overlay
Proposed edits to existing standards in RED font.

CODE OF ORDINANCES

CHAPTER 19 ZONING (1)

ARTICLE III. RESIDENTIAL DISTRICTS AND DISTRICT REGULATIONS

DIVISION 2. CONDITIONAL USE AND SPECIAL EXCEPTION STANDARDS FOR RESIDENTIAL DISTRICTS

Sec. 19-305. Purpose of conditional use and special exception standards.

C.

C. RESIDENTIAL ACCESSORY STRUCTURES & USES [2]: See Section 19-305, Endnote 2

12. Guest Cottage

a. Conditional Use Standards [All Residential Districts]: See Section 19-305 C.1.

4. ~~Guest cottages shall meet the minimum setbacks for primary structures in the district.~~ Guest cottages must be a minimum of 25 feet from any street, 10 feet from any side property line, and 15 feet from any rear property line.

11. Shall be located behind the front building line of the principal structure. ~~and shall otherwise meet all dimensional requirements for principal structure(s) (other than height) of the district.~~

ARTICLE XI. ARCHITECTURAL REVIEW

Sec. 19-1104. Powers and duties of the BAR.

A. The Board of Architectural Review (BAR) shall review applications for permits for the following activities within AR and NC districts which are subject to architectural review by the BAR pursuant to regulations in ~~this~~ article 12.

ARTICLE XII. Neighborhood Conservation Overlay District (NC District)

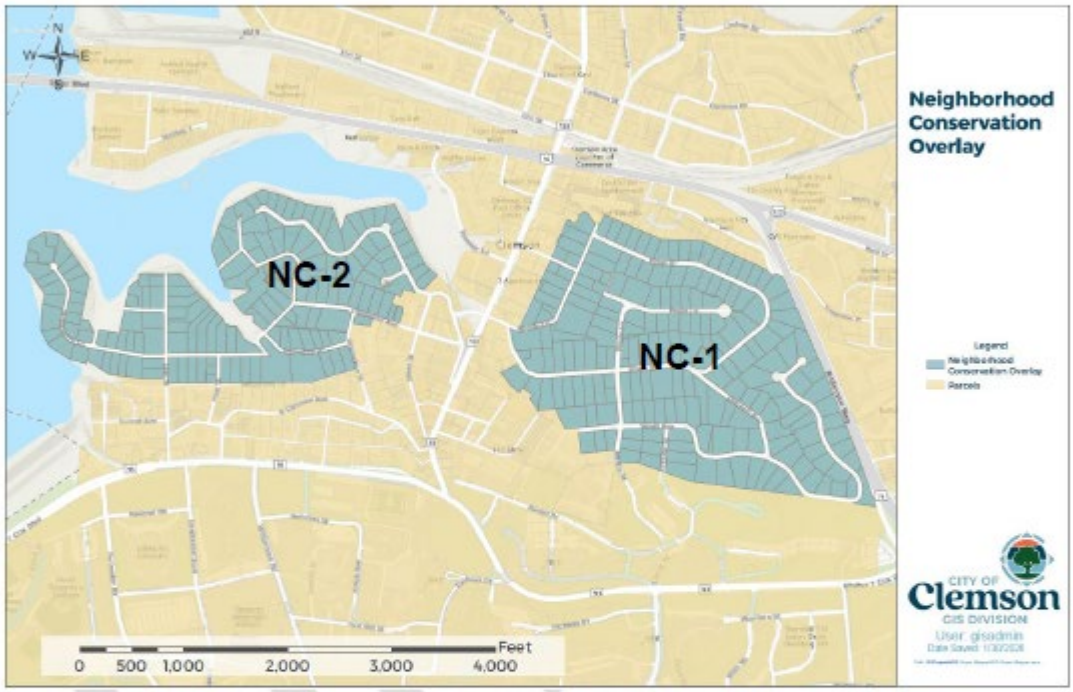
Sec. 19-1201. Establishment and Purpose.

The zoning overlay hereby established by these standards in conformity with the provisions of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 shall be known as the Neighborhood Conservation Overlay (NC District). The purpose of the NC District is to facilitate stability and promote continuity within the designated areas in order to maintain the character of, and to minimize negative impacts of change on, the existing neighborhood(s). The boundaries of the NC District, including

each constituent portion or sub-district, shall be as delineated and identified on MAP 19-1202 (below). The boundaries of the NC District may be amended as deemed necessary.

Sec. 19-1202. Boundaries.

MAP 19-1202



*Sub-districts:
NC-1 Coldwater Springs
NC-2 Sloan-Poe

*Names of sub-districts are intended for reference only, and may or may not reflect name of original subdivision of all portions of a designated area.

Sec. 19-1203. District Regulations.

A. Application.

The district regulations established by this article shall apply to the construction of all new residences, guest cottages, additions to existing residences or other occupied structures accommodating apartments, or subdivisions of land.

B. Exemptions.

The following shall be exempt from the application of the regulations of this section:

1. Temporary uses or structures permitted by district regulations;
2. Ordinary maintenance, painting, or repair which does not require a building permit;
3. Public and private utility structures permitted by district regulations;
4. Structures on public streets or public property approved by the City Council;
5. Demolition or modification of any structure which is certified by the Building Official in writing as being necessary to protect the public from unsafe or dangerous conditions.
6. Fences, wall or sports courts.
7. Accessory structures less than two hundred (200) square feet that do not contain habitable spaces.
8. Additions that do not contain an apartment.

C. Certificate of Approval.

Notwithstanding any other standard or regulation contained in this Chapter, a Certificate of Approval granted by the Board of Architectural Review (BAR) shall, with the exception of subdivisions governed by Chapter 15 of the City of Clemson Code of Ordinances, be required for any use or structure subject to these standards prior to the issuance of any other permit or approval. Said Certificate of Approval shall be based upon the review and consideration of the particular proposed use or structure, and may include conditions deemed necessary by the BAR to ensure conformity with these standards. Such approval shall be pursuant to Section 3 of the Vested Rights Ordinance (CC-2005-11) [section 15-30.2]. Subdivisions governed by Chapter 15 of the City of Clemson Code of Ordinances shall be subject to applicable rules contain therein.

D. Dimensional Standards.

In the event applicable standards of the NC District do not include dimensional limitations or other rules governing modifications of a proposed use or structure, the regulations of the underlying zoning district shall apply.

E. General Standards.

The following general standards shall be applied in the review of all applications for Certificates of Approval:

1. The natural terrain and landscape shall be preserved and protected to the degree feasible. In all cases existing trees and shrubs shall not be destroyed indiscriminately.

2. Architectural scale, location, form, line, color, texture, and other design elements of buildings and other structures shall conform to the character of the neighborhood; no Certificate of Approval shall be issued for proposed projects that fail to meet quality of design standards called for by these regulations.
3. The placement and relative location of proposed structures/additions must be consistent with that of existing structures in the surrounding area.
4. Exterior lighting shall be used only for safety and design.
5. All electrical and mechanical equipment and refuse containers shall be concealed or screened from view of the public right-of-way.

F. Legal Non-conformance.

Any existing use or structure deemed to be in legal non-conformance with these standards shall be permitted to continue provided proposed changes or alterations do not result in an increase of said non-conformity.

Sec. 19-1204. Amendment of District.

A. The NC District may be amended from time to time as deemed necessary in accordance with the zoning amendment procedures established by this Chapter.

B. Standards addressing the specific conditions of each sub-district may be adopted as needed. Consideration of such standards should at a minimum include:

1. Promoting harmonious and attractive development both in the district and in surrounding areas;
2. Ensuring pedestrian accessibility and safety;
3. Protection of the character of established neighborhoods;
4. Encouragement of creativity and superior and/or innovative architectural and site design that results in cohesive architectural styling throughout sub-districts;
5. Protection and enhancement of the City's tree canopy.

C. Design review standards shall reflect the goals set forth in the Comprehensive Plan and other applicable adopted plans. The Board of Architectural Review shall use these standards to encourage development that both draws from and responds to the architectural features of existing structures, and respects the impact on adjacent residential properties.

Sec. 19-1205. Application for Certificate of Approval.

All projects proposed to be located in any portion of the NC District shall require review and approval of a Certificate of Approval by the BAR prior to the issuance of any building or other permit/approval. Application for review of proposed projects shall be made to the Planning and Development Department Office. City Council may establish, and from time to time amend, appropriate fees for said review. Applications shall include the completion and submittal of appropriate forms provided by Planning and Development Department staff, and any support materials deemed necessary to address all pertinent aspects of a proposed project.

A. The following architectural review procedure is hereby established:

1. *Conceptual* review. Applicants are encouraged to meet with the Zoning and Codes Administrator prior to the preparation of working drawings and specifications. The purpose of this meeting shall be to acquaint the applicant with NC District standards and guidelines. Applicants may also meet with the BAR to present the concept of a proposed project in order to obtain general input during formative phases. Conceptual review is mandatory for all projects including new structures.
2. *Preliminary review*. During preliminary reviews the BAR shall provide applicants with specific input and guidance related to the application. However, in the event the materials presented are deemed to be sufficiently clear and the proposal is determined to meet applicable standards, the BAR, or its designee, may grant preliminary and final approval. Notwithstanding this standard, the first time a project involving construction of a new structure is listed as an item on a BAR meeting agenda, public input shall be obtained pursuant to the BAR Rules of Procedure prior to the board rendering a decision.
3. *Final Review*. At the conclusion of a final review, the BAR, or its designee, may grant, grant with conditions, or disapprove an application for a Certificate of Approval.

B. The BAR may, on a case-by-case basis, delegate its authority to conduct conceptual, preliminary, or final design reviews regarding one or more aspects/categories of projects to the Zoning and Codes Administrator. In the event a delegated review reveals the applicant has met all applicable standards, the Zoning and Codes Administrator may, if appropriate, issue a

Certificate of Approval. Notwithstanding the delegation of authority, however, the Zoning and Codes Administrator may at any point refer a matter back to the BAR, who shall take it up again at their earliest opportunity.

C. In addition to the required completed application form and any applicable fees, applicants for review of projects for Certificates of Approval shall submit nine (9) full-color paper copies and one (1) digital copy of the following materials to the Zoning and Codes Administrator by the application deadline:

1. Site plan, drawn to scale;
2. Landscape plan;
3. Elevation plans, including any portions of the structure visible from a public right-of-way; and
4. Other information as may be required, and may include pictures of any buildings adjacent to the subject property.

The Zoning and Codes Administrator shall reserve the right to accept additional application support materials after the deadline for submission provided the application, appropriate fees, and primary information were received on time.

D. Decisions of the Zoning and Codes Administrator may be appealed to the Board of Architectural Review pursuant to procedures set forth in this article.

E. All subdivisions (Simple Lot, Minor or Major) shall follow the standard review processes established in Chapter 15 of the City of Clemson Code of Ordinances.

Sec. 19-1206. Appeals.

A. A person aggrieved by a decision of the Zoning and Codes Administrator related to an application for an architectural review Certificate of Approval, or any officer, department, or board of the city may appeal the decision to the BAR, as follows:

1. The appealing party shall file written notice of appeal with the Zoning and Codes Administrator and the BAR within 30 days after receipt of written notification of the Zoning and Codes Administrator's decision. The notice of appeal shall specify the grounds of appeal;
2. The Zoning and Codes Administrator shall provide the BAR with all documents in the record upon which the action appealed was taken;

3. An appeal stays all proceedings to enforce the action, unless the Zoning and Codes Administrator certifies that a stay would cause imminent peril to life and property. The BAR or Circuit Court may grant a restraining order for due cause;
4. The BAR shall hear the appeal at its next regularly scheduled meeting, provided that notification of the appeal is published in a newspaper of general circulation 15 days before the meeting;
5. The appealing party may appear in person or by attorney at the meeting;
6. The BAR shall hear the appeal in accordance with adopted procedure. The BAR shall provide a written decision, including findings of fact and conclusions; and
7. The BAR shall serve a copy of its decision on parties in interest by certified mail and keep a copy as a permanent public record.

Sec. 19-1207. Appeal of BAR's decision.

Decisions of the Board of Architectural Review may be appealed to the Circuit Court within 30 days of the BAR's decision pursuant to S.C. Code 1976, § 6-29-900.

Sec. 19-1208. Architectural Review Sub-district Standards.

Table 19-1208 Neighborhood Conservation District: Sub-district Standards

"✓" = required "-" = not required

Standards	NC District # 1	NC District #2
Building Standards		
1. The design and materials of any addition or accessory structure must match that of the primary house.	✓	✓
2. Design of any new construction must fit in with the surrounding properties and advance the aesthetics of the neighborhood.	✓	✓
3. All new homes are subject to the City's Site Management Plan during construction	✓	✓
Site Standards		
1. Planned Development proposals are **not allowed** for properties located within the NC District Sub-district	✓	✓
2. New lots created will avoid irregular shapes with side lots lines being perpendicular to the road.	✓	✓

3. All new development or major modifications to existing development will require the construction of sidewalks and any streetscape prescribed or to pay a fee in lieu if approved by the City.	✓	✓
4. All new residences are required to adhere to landscaping standards found in the Architectural District Standards table 19-1110.	✓	✓
5. Site plans for new construction or subdivisions must map mature trees and describe the measures that will be to conserve them, minimizing the loss of mature trees. For each 6" DBH or greater tree taken down, two (2) canopy trees must be installed in its place. If no approved suitable location can be found, the property owner shall pay $500.00 into the tree bank fund for every missing tree.	✓	✓
6. New buildings and additions shall be designed to set into the landscape with a minimum of reshaping to the topography and loss of mature trees.	✓	✓
7. New construction should provide for large, native trees that will reach at least fifty (50) feet in height at maturity. At least two (2) trees of this type should be placed and maintained in an approved manner in each of the front and rear yards; existing trees may be counted in this amount.	✓	✓
8. At least two ornamental trees such as a dogwood or redbud should be shown in the front and rear yards of each building being submitted for approval for new construction.	✓	✓
9. The BAR may on a case-by-case basis modify setback requirement to make proposed new construction fit in better with the surrounding properties; in no case may a permitted setback be less than five (5) feet .	✓	✓
10. The BAR shall approve all landscaping plans.	✓	✓

DRAFT

Attachment #3
N Woods' Presentation Slides



February 9, 2026

Measuring What Matters

A Vision for a Resilient Clemson

Beyond the Numbers

Shifting Focus to Systemic Impact

It's crucial to **move beyond static bed counts** and evaluate developments based on their alignment with Clemson's long-term vision for sustainability.

Infrastructure Reality Check

Examining traffic expansion limitations and choices

Traffic Constraints

Expanding our road network is a financial impossibility. Since we cannot afford to widen our way out of congestion, our only sensible investment is reducing vehicle dependency through strategic density.

Development Edges

Building at the urban edges creates traffic saturation, straining infrastructure and overloading public transit systems like CATBus, resulting in less efficient transportation options.

Core Density

Focusing on core density promotes transit and pedestrian options, reducing vehicle dependency, and supporting a vibrant, walkable community that aligns with Clemson's long-term goals.

Fiscal Reality

Understanding revenue and development costs

Commuter Tax Gap

Housing located outside of Clemson leads to a significant **drain on revenue**, as the city must cover increased infrastructure wear without adequate compensation.

Utility Efficiency

Compact development significantly **minimizes utility line lengths** per acre, resulting in reduced operational expenses for the city and enhanced service delivery to residents.

Bottom Line

To ensure a financially **sustainable future**, managing concentrated, high-performing sites is essential to prevent the costly maintenance of sprawling infrastructure throughout the city.

Conservation

Building Up for a Sustainable Future

Environmental Benefits

Focusing on density helps **protect ecosystems** by minimizing urban sprawl, ensuring that green spaces remain intact and reducing the overall footprint of development.

1:X Ratio

Creating one acre of core density can save multiple acres of forest and green space, illustrating the **importance of smart growth** in urban planning practices.

Preserving Character

Maintaining the "City in a Forest" ethos is essential for keeping Clemson's **unique identity** intact and preventing fragmented developments that threaten local landscapes.

Workforce Solutions

Connecting student housing to community needs

The Filtering Effect

The City cannot unilaterally build its way out of the workforce housing crisis. However, as modern, purpose-built student housing opens near campus, older units are naturally "filtered" back into the general market. This process frees up existing inventory, providing local families and young professionals with access to more affordable dwellings without requiring direct municipal subsidies.

Inventory Modernization

Current development proposals are a direct response to an aging regional housing supply that no longer meets modern standards or preferences. By allowing new inventory to come online, we address the needs of a new generation that prioritizes proximity over a commute, ensuring Clemson's housing stock remains competitive and functional for all demographics.

Private Risk, Public Benefit

New developments are not products of speculation; they are market-driven responses to documented demand. Developers assume the financial risk to meet a supply gap that the City currently lacks. This private investment allows the City to expand its housing options and satisfy regional demand while protecting the public's bottom line from the costs of direct construction.

Market Dynamics

Maintaining Regulatory Consistency

Regulatory Consistency

Student housing is a response to market demand, not a municipal service to be rationed. Just as the City does not regulate the number of grocery stores or sandwich shops, we must treat housing with the same regulatory consistency. By trusting the free market to quantify demand, we ensure that Clemson's growth is dictated by actual community needs rather than arbitrary caps.

Market-Assumed Risk

In a free-market system, the financial risk of oversupply is borne entirely by the developer, not the City. If the market becomes saturated, private capital will naturally pivot or halt. By allowing market forces to dictate bed counts, we protect the City from the burden of economic speculation while ensuring that our aging housing stock is forced to innovate or lower prices to remain competitive.

Operational Agility

Artificial supply caps do not stop demand; they simply inflate prices and push development into less optimal, higher-impact areas. By **focusing our oversight on the location and impact of projects—rather than the quantity of beds**—we maintain the economic agility required to meet the shifts of a modern population while protecting our core strategic objectives.

Staying the Course

Connecting student housing to community needs

Strategic Consistency

For decades, our comprehensive plans have prioritized housing nearest the University. While narratives of 'too much growth' are easily constructed, the physical constraints of our infrastructure and the volume of new proposals demand that we reaffirm our commitment to a walkable, fiscally sustainable vision that favors proximity over sprawl.

Fiduciary Responsibility

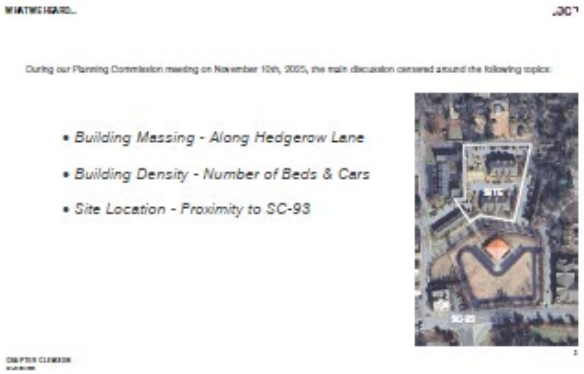
Our primary duty is to ensure that every decision remains anchored in the City's adopted Strategic Plan. We must distinguish between individual, anecdotal preferences and the vetted, long-range objectives of this commission. Upholding these established goals is essential to maintaining the consistency and predictability of our planning process.

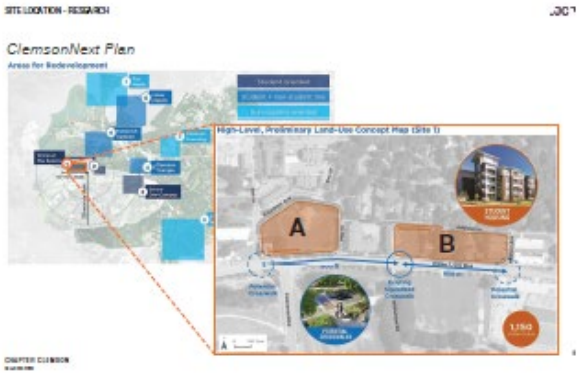
Institutional Integrity

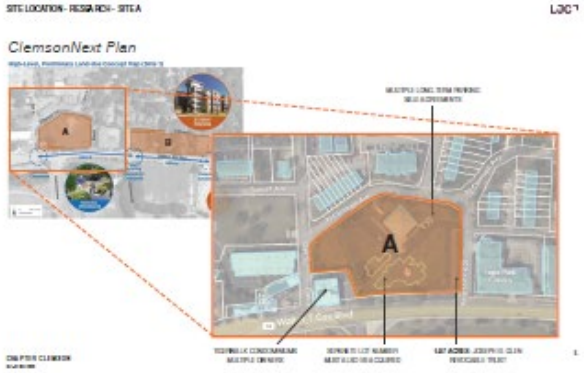
Deviating from our long-term roadmap in response to singular perspectives undermines the hard work of the community members who helped craft our vision. We must stay the course on our vetted objectives to ensure Clemson remains a resource-efficient, pedestrian-oriented city for the next generation.

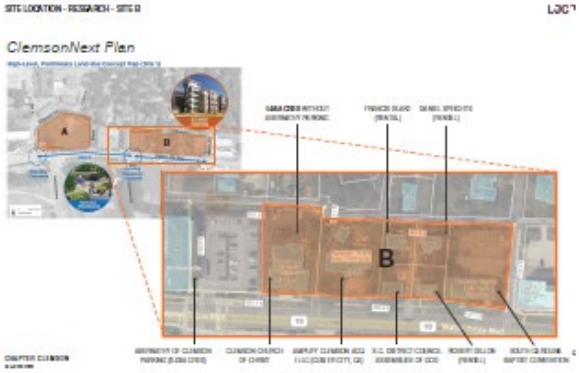
Attachment #4
201 Pine Street PD Presentation





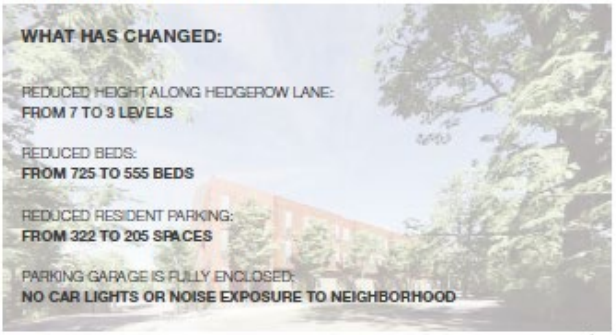




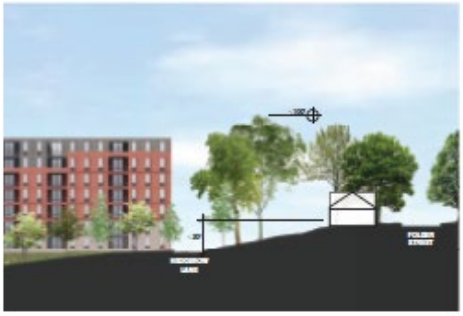


WHAT HAS CHANGED...

VIEW AT CORNER OF HEDGEROW LANE AND PINE STREET - PROPOSED



EAST ELEVATION (PINE STREET AT HEDGEROW LANE) - ORIGINAL



EAST ELEVATION (PINE STREET AT HEDGEROW LANE) - PROPOSED



EAST ELEVATION (PINE STREET AT HEDGEROW LANE) - CONTEXT DIAGRAM

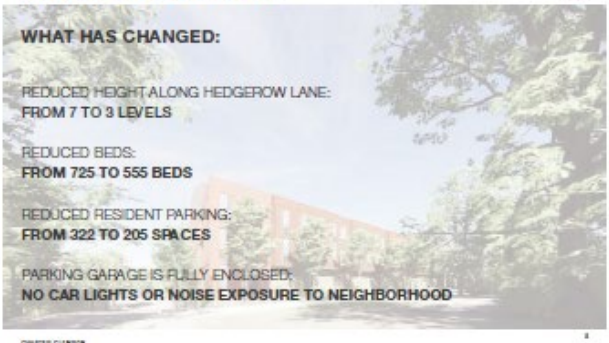


VIEW HEDGEROW LANE AND PINE ST - ORIGINAL



WHAT HAS CHANGED...

VIEW AT CORNER OF HEDGEROW LANE AND PINE STREET - PROPOSED



EAST ELEVATION (PINE STREET AT HEDGEROW LANE) - ORIGINAL



EAST ELEVATION (PINE STREET AT HEDGEROW LANE) - PROPOSED



EAST ELEVATION (PINE STREET AT HEDGEROW LANE) - CONTEXT DIAGRAM

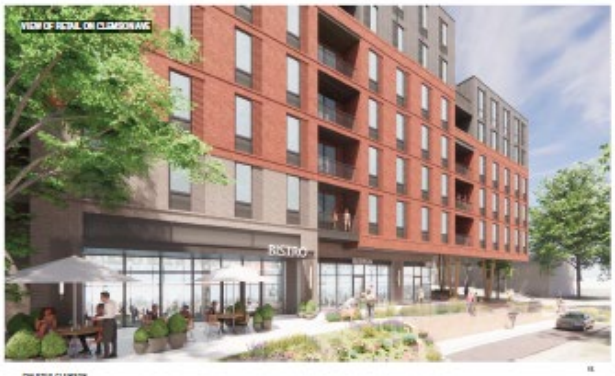


VIEW HEDGEROW LANE AND PINE ST - ORIGINAL








BISTRO









COMMUNITY BENEFIT ALIGNMENT

The project features **over $2.5 million in initiatives that improve pedestrian and utility-related supportive systems** for a successful development and community benefit.







SITE PLAN



LOWER LEVEL 2 PLAN















INFRASTRUCTURE BENEFITS

WHAT WE'RE IMPROVING...

OFF-SITE IMPROVEMENTS

We are proposing **upgrading the existing cast iron water line to a new 8" waterline** along Clemson Avenue from our site all the way to Wigington Street, as well as along Pine Street from Hedgerow Lane to Clemson Avenue.



CHAPTER CLEMSON

WHAT WE'RE IMPROVING...

ENHANCED PEDESTRIAN SAFETY & CONNECTIVITY

We are proposing **widening the existing sidewalk to 10-feet wide and making crosswalk improvements** along Clemson Avenue from our site all the way to Hillcrest Avenue, with lane realignment and curb and gutter along both sides of the street.



CHAPTER CLEMSON

PREVIOUS MEETING MINUTES

PLANNING COMMISSION MEETING MINUTES

Commissioner Hyatt

Meeting	Issue Raised/Comment	Response / Addressed	New Concern (Final)
7/14 Introduction of Project	• Concerned about when traffic counts were taken in April/May • Supportive of fewer cars in the project	☑ Traffic counts taken again in September ☑ Parking at its equal or less than original proposal	
8/11 Public Hearing	• Concerned about sediment in water lines downstream for businesses. • Would like to replace impressing sidewalks	☑ 1,750 ft of waterline improvements ☑ 2,455 ft of sidewalk improvements	
8/27 Workshop	• Concerned about pedestrian routes to campus • Could the building back off of Hedgerow Lane more? • "Feels like a lot, it's not next to the main corridor"	☑ 3 pedestrian crossworks improved ☑ Setback increased from Hedgerow ☑ Massing reduced to 5 stories on Hedgerow	
10/14 Regular Meeting	Absent		
11/10 Regular Meeting			! **Fundamental issue with location** – supports density, students near campus, walkability, but not this site. Would have supported project ! block south on Hwy 93 corridor.

CHAPTER CLEMSON

PLANNING COMMISSION MEETING MINUTES

Commissioner Tucker

Meeting	Issue Raised/Comment	Response / Addressed	New Concern (Final)
7/14 Introduction of Project	• Clarifying questions about when traffic counts were taken • Supportive of fewer cars in the project	☑ Traffic counts taken again in September ☑ Parking at its equal or less than original proposal	
8/11 Public Hearing	Absent		
8/27 Workshop	• Clarifying questions on how public parking is managed • Noticeable change from Mark's Clemson to Folger is ~48'. Project at 7 stories is essentially 5 stories above Folger • Clarifying questions on bedroom mix, entrance from garage	☑ Clarified with staff, addressed in PD ☑ Bedroom mix clarified in PD	
10/14 Regular Meeting	• "It is so big." Great improvements everywhere else, but with it did not follow Pine Street elevation up to Hedgerow. Height at Hedgerow is the concern, number of stories at the back.	☑ Setback increased from Hedgerow ☑ Massing reduced to 5 stories on Hedgerow, now only ~3 stories above Folger elevation	
11/10 Regular Meeting			! **Transition to the neighborhood insufficient** – project been fit to huge and sensitivity for City, significant changes were made going from 7 to 5 stories.

CHAPTER CLEMSON

Commissioner Cumbie

Meeting	Issue Raised/Comment	Response / Addressed	New Concern (Final)
7/14 Introduction of Project	Absent		
8/11 Public Hearing	• Nothing right now		
8/27 Workshop	• Landscape buffer on Hedgerow could be longer for plantings • Concerns about sidewalks in the area	☑ Landscape buffer increased on Hedgerow, sidewalks added ☑ 2,650 ft of sidewalk improvements	
10/14 Regular Meeting	• Questioned how traffic will be directed south • Appreciated addressing pedestrian safety concerns	☑ Right turn only exits added on project out of parking garage	
11/10 Regular Meeting			! **Mass in this location is not acceptable** ... love the thoughtfulness of the building, the changes made, a lot of great changes. Supportive of more walkable location to campus and less cars, bc traffic are greatly needed.

Commissioner Rice

Meeting	Issue Raised/Comment	Response / Addressed	New Concern (Final)
7/14 Introduction of Project	• Clarifying question about public parking stalls. • Supportive of the concept of the public courtyard space, something Commission has not seen before. • Questioned what the community is receiving	☑ All public parking stalls moved inside the garage ☑ Outlined community benefits and offsite improvements	
8/11 Public Hearing	• No comments tonight		
8/27 Workshop	• Some concerns about pedestrian safety • Concerned about construction logistics • Concerned about the height at the neighborhood	☑ 2,650 ft of sidewalk improvements ☑ Discussed coordination with DOs	
10/14 Regular Meeting	• Would still like to see height come down at the neighborhood a bit • Updates to Ordinance language • Would like to see moped parking added	☑ Massing reduced to 5 stories on Hedgerow ☑ Ordinance updated with feedback from staff ☑ Moped parking added	
11/10 Regular Meeting			☑ No further comments

Commissioner Kernaghan

Meeting	Issue Raised/Comment	Response / Addressed	New Concern (Final)
7/14 Introduction of Project	• Like the idea of swapping student for student • Doesn't see need for retail (see last understands it's required in PD)		
8/11 Public Hearing	• Infrastructure questions are a good comment • Understand why it's going where it is, wideness it is excellent for student. • Would like to see a little bit smaller.	☑ 1,750 ft of waterline improvements ☑ Massing reduced to 5 stories on Hedgerow	
8/27 Workshop	N/A		
10/14 Regular Meeting	N/A		
11/10 Regular Meeting	N/A		

Commissioner Crotley

Meeting	Issue Raised/Comment	Response / Addressed	New Concern (Final)
7/14 Introduction of Project	• Concerned with public parking along Hedgerow – seems further away from retail space. • Supportive of layout, concept, likes the uniqueness of the project. • Thought project didn't look much taller than what's there today.	☑ Parking removed from rear of Hedgerow, replaced with landscape	
8/11 Public Hearing	• Could we upgrade the water lines? • Can we make it more unique down toward the neighborhood?	☑ 1,750 ft of water line improvements ☑ Massing reduced to 5 stories on Hedgerow	
8/27 Workshop	• Clarify how visitor parking is broken out from resident parking • Concerned with no sidewalk on Hedgerow • Concerned with height on the back of the building • Outline the public benefits to the City	☑ Clarified in PD document ☑ Sidewalk added on Hedgerow ☑ Massing reduced to 5 stories on Hedgerow ☑ Public benefits summarized	
10/14 Regular Meeting	• Parking for retail employees is a concern • Typos on Ordinance, occupancy language	☑ Clarified in PD document	
11/10 Regular Meeting			! **Would prefer it to be on Hwy 93** ... City needs density close to campus, mostly like the design, effort, wideness of the bike. Location is problematic, issues in ordinance that need to be looked at.

Commissioner Tyler

Meeting	Issue Raised/Comment	Response / Addressed	New Concern (Final)
7/14 Introduction of Project	• Clarifying question about traffic study		
8/11 Public Hearing	• Summarized public comments: • Displacement to the neighborhood • Parking and the number of students, traffic concerns • Concerns about pedestrian safety • Concerns about infrastructure	☑ Massing reduced to 5 stories on Hedgerow ☑ Parking and bed count reduced in final version ☑ 2,650 ft of sidewalk improvements ☑ 1,750 ft of waterline improvements	
8/27 Workshop	• Summarized concerns: • Additional buffer for both garage and neighborhood • Revised traffic study • Concerns about pedestrian safety	☑ 2,650 ft of sidewalk improvements ☑ Landscape buffer on Hedgerow increased ☑ Traffic count is taken again in September	
10/14 Regular Meeting	• Were there discussions with City engineers about redirecting other intersections in neighborhoods?	☑ No additional redirection of traffic requested from City engineer	
11/10 Regular Meeting			☑ No further comments

Attachment #5

1310 Tiger Boulevard PD Presentation Slides














Current - Concept Site Plan


Conceptual Public Plaza Plan
RETAIL
LEAS/AMEN.
RETAIL
A3
B2






Market Pantry









Project Highlights

5.92 *Acres*	15,650 SF *of Retail*
752 *Beds*	225 *Units*
566 *Garage Parking Spaces*	75% *Ratio of Parking Deck Spaces to Beds*
71 *Surface Parking Spaces*	

03 Retail Vision

Site Plan: Demising & Merchandising



Revel

Site Plan

SPACE	SF	USE	EXAMPLES
A	2,400	F+B	Quick service restaurant
B	3,357	F+B	Full service restaurant
C	1,324	F+B	Coffee, jewelry
D	2,000	Fitness	HIIT, kickboxing
E	2,000	Service	Nail salon
F	2,000	Service	Nail salon
G	2,169	Fitness	Yoga, pilates, barre
Total	15,650		



Revel





04 Community Benefits





05 Appendix

Kennedy Wilson Campus Living

Kennedy Wilson Campus Living communities combine the energy of collegiate locations with student centric services, amenities, and the expertise of the nation's leading builder of luxury homes.

Community Features

- *Customized amenities that fit university students*
- *State -of-the-art fitness centers*
- *Private/group study areas*
- *Thoughtfully designed with modern finishes and features*

We have set out to design communities that allow students to flourish in their academic environment. Each campus location is uniquely suited to the student population of that specific community.

By providing the features students desire, such as uniquely designed amenity packages on site and high-end finishes in residences, as well as the features parents appreciate, such as tools and space to support academic success, Kennedy Wilson Campus Living properties offer an exceptional value in premium student housing.



Kennedy Wilson Campus Living - Portfolio Summary

Developed

Aperture
204 Units (980 Beds)
Delivered 2020

The 87
330 Units (910 Beds)
Delivered 2024

Kinetic
238 Units (702 Beds)
Delivered 2024

Lapis
288 Units (1,090 Beds)
Delivered 2023

Terrapin Row
424 Units (1,483 Beds)
Delivered 2018

The Yards at Old State
208 Units (1,088 Beds)
Delivered 2020

Canvas
265 Units (920 beds)
Delivered 2021

Pipeline

Clemson
220 Units (702 Beds)
Delivering 2028

NC State
228 Units (734 Beds)
Delivering 2028

Texas ASM
249 Units (949 Beds)
Delivering 2028

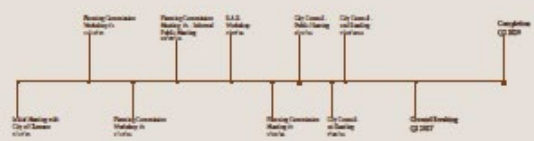
6,740
Total Beds

7 *Developed Properties*	2,020 *Developed Units*
3 *Pipeline Deals*	2,434 *Pipeline Beds*

Kennedy Wilson Campus Living



Development Timeline





Why Clemson?

I. Selective, Mission-Aligned Development

- Kennedy Wilson partners only with the highest quality university communities
- Clemson fits the bill: academic strength, enrollment momentum, and commitment to managed growth

II. Prime Location & Alignment with City Goals

- 1310 Tiger Blvd is a high-visibility site on the doorstep of campus
- Complements Clemson's strategy for focused mixed-use growth at Tiger and Highway 76

III. Responding to Student Housing Needs

- Enrollment growth has outpaced the current student housing supply
- Existing neighborhoods see pressure from scattered rentals, inconsistent oversight
- This development will offer attractive, well-managed housing that eases strain on surrounding areas and aligns with the university's student-housing goals

	2025	2026	2027	2028	2029
Off-Campus Demand*	22,637	23,022	23,786	24,569	25,371
New Pedestrian Supply	0	220	1,300	1,445	750
Total Off-Campus Supply	13,717	13,937	15,237	16,682	17,432
Supply Deficit**	8,920	9,085	8,549	7,887	7,939

* Total Enrollment less Beds On Campus **Assumes 2.5% Annual Enrollment growth

Cross-Market Comparison of Pedestrian Student Housing Supply

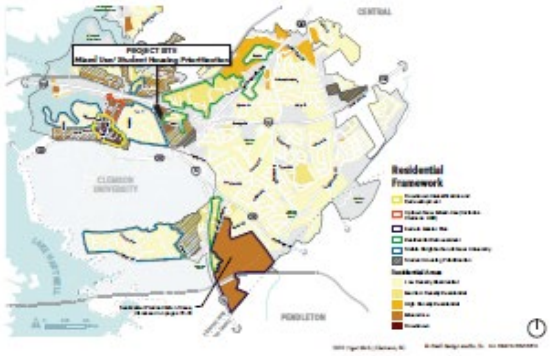
Peer Schools	Full Time Enrollment	Off-campus Student Housing Beds within 0.5 miles of campus	Private Pedestrian Beds as % of Enrollment
Florida State University	36,240	20,704	57%
University of Texas	50,669	28,531	56%
Duke	16,856	7,656	45%
NC State	31,340	12,795	41%
Georgia Institute of Technology	28,790	10,965	38%
University of Tennessee	34,787	11,373	33%
University of Arkansas	27,836	8,999	32%
University of Louisville	16,376	4,729	29%
Auburn University	28,623	8,046	28%
University of South Carolina	34,665	8,010	23%
University of Notre Dame	12,836	2,761	22%
University of Georgia	36,076	8,158	21%
Louisiana State University	35,607	7,424	21%
Southern Methodist University	9,679	1,970	20%
University of Virginia	23,723	4,503	19%
Clemson University	20,044	2,011	10%

* Even factoring in the additional student housing pipeline (~2700 beds), Clemson's percentage of pedestrian beds will not eclipse 20% before 2030.

Clemson Context Map



Draft Clemson 2045 Plan



Existing Conditions



Concept Plan: Level 1



Concept Plan: Level 2



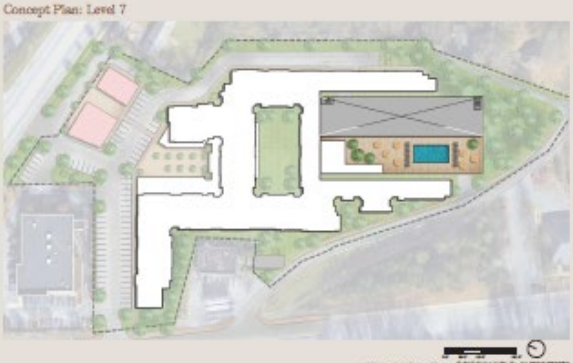
Concept Plan: Level 3-5



Concept Plan: Level 6



Concept Plan: Level 7



Retail Area Comparison Diagram



By Right to PD Comparison Table

Project Feature	By-Right	Proposed PD	% Difference
Retail Sqft:	7,850	15,670	100%
Public Open Space Sqft:	1,500	6,700	347%
# of Beds:	650	750	36%
Community Benefits*:	$350,000	$1,800,000	414%
Permits & Fees	$1,500,000	$2,000,000	33%
Est. Annual Tax Revenue (Total):	$1,250,000	$1,850,000	40%
Est. Annual Tax Revenue (Clemson):	$425,000	$600,000	40%

* = Includes new Bus Shelter, CATBus Contributions, Streetscape and Sewer Improvements, and Leasing Incentives.

Attachment #6
Draft Rooftop Hotel Canopy Amendment

DRAFT - FOR DISCUSSION ONLY
PLANNING COMMISSION 02/09/26

This proposed text amendment stems from a request by the Shepherd Hotel's management team to amend City Code to allow for the installation of a canopy that would provide shelter/shade during roof top events, thereby facilitating increased utilization of the space. Currently, any increase in structure height of the hotel, including the installation of a roof top canopy, would result in violating district height limitations. Additionally, Code contains no standards aimed at ensuring roof top canopies are designed, installed, and maintained in a safe and proper manner. As drafted, this proposed amendment addresses these issues by:

a) defining what constitutes a canopy;
b) establishing roof top canopies exceeding height limits as a conditional accessory use for *only* hotels located the C District;
c) requiring approval by the BAR, who will approve heights and setbacks, and *may* impose conditions to mitigate visual impacts and improve the aesthetics of the project;
d) mandating professional structural design and installation, and requiring an engineering analysis for existing roofs;
e) setting limits on time of use of walls, as well as enabling the documentation of wind speed;
f) requiring a safety plan be posted on site;
g) and, for duly approved canopies meeting all standards, providing relief from the height limitations.

CODE OF ORDINANCES

CHAPTER 19 ZONING (1)

Sec. 19-107. Definitions.

Canopy means an overhead roof structure, typically consisting of a fabric or metal covering attached to a supporting frame, intended to provide shade or shelter from weather conditions (such as sun, hail, snow and rain). A canopy does not have permanent walls, but may be configured to allow for the use of walls needed to provide additional shelter and/or screening on a temporary basis. A canopy mounted on top of a roof can be an accessory use provided it meets the Conditional Use Standards for Roof Top Canopy.

ARTICLE IV. NON-RESIDENTIAL DISTRICTS AND DISTRICT REGULATIONS

Table 19-403. Accessory Uses for Non-residential Districts

P = Permitted Use C = Conditional Use SE = Special Exception A=Accessory Dash (-) = Use not Permitted

USE CATEGORY	NAICS Code	C	CM	CP-1	CP-2	CP-3	OP	RIL	OR	M	C/SE Reference
A. ACCESSORY USES AND/OR STRUCTURES											
...											See Sec. 19-405 J.
Home Occupations		C	C	-	C	-	-	-	-	-	
Roof Top Canopy Exceeding Height Limits		C	-	-	-	-	-	-	-	-	

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

J. ACCESSORY USES AND STRUCTURES IN NON-RESIDENTIAL DISTRICTS

10. Roof Top Canopy

a. Conditional Use Standards

1. Shall be limited to Hotels only.

2. Design, placement, and anchorage of the canopy must be certified by an appropriately South Carolina licensed engineer and be approved by the City Building Official. Plans submitted for roof top canopies proposed to be installed on existing buildings must be accompanied by an engineering analysis of the structure's capability of supporting the intended use and anticipated occupancy limits.

3. Walls are only allowed to be used during events, and shall be installed no earlier than twenty-four (24) hours prior to the start of the event, and must be removed no later than twenty-four (24) hours after the end of the event.

4. The canopy design, appearance, and installation location must be approved by the Board of Architectural Review (BAR); collapsable and certified glass or isinglass (or similar product) folding systems (which may have a permanent component in the canopy design) and collapsable insulated panel roofing structures are permitted.

5. Canopy height and setbacks from the edge of buildings will be determined by the BAR, who may impose whatever conditions are deemed appropriate to mitigate visual impacts of the structure and/or create an aesthetically better project; canopy height is permitted up to 8' clear height (under support system) on the perimeter of the canopy at the outer edges of the building provided glass or isinglass (or similar product) is used.

6. A weather station capable of accurately measuring and recording roof top wind speeds must be permanently installed prior to the use of any approved canopy, which will meet current building requirements for wind loads.

7. A sign detailing an approved safety plan for the canopy area and surroundings must be posted in a highly-visible place on the roof top. The safety plan will include what measures must be taken a different wind speeds as determined by the certifying engineer.

ARTICLE VI. GENERAL AND SUPPLEMENTARY REGULATIONS

DIVISION 1. GENERAL PROVISIONS

Sec. 19-603. Exceptions to maximum structure height.

Unless otherwise noted, the district regulation height limitations shall not apply to chimneys, church spires, flag poles, antennas, utility or communications towers, non-habitable architectural features, or necessary mechanical features not occupying more than one-tenth (1/10) of the roof area, provided they shall not exceed 30 percent of the district standard.

District regulation height limitations shall not apply to Roof Top Canopies that meet Conditional Use Standards.

(Ord. No. CC-2014-05, § 1, 8-18-14; Ord. No. CC-2015-31, 8-17-15; Ord. No CC-2026-XX, X-X-X)

Report on PUD-000526-2026

Proposed Planned Development (201 Pine Street)

March 9, 2026

Overview

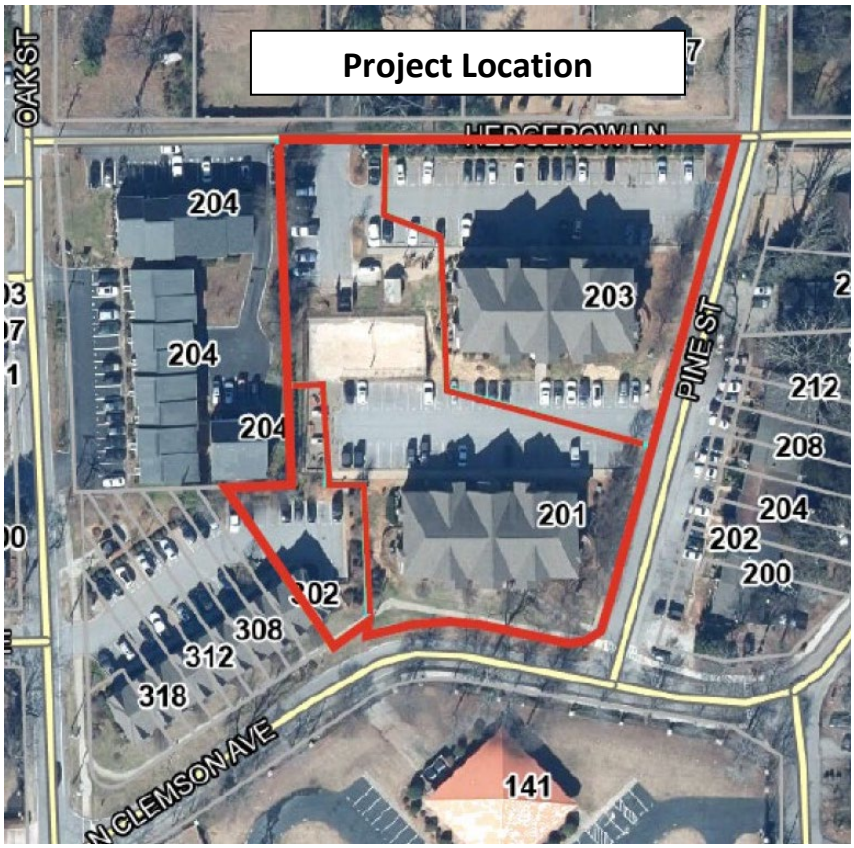
An application for a proposed planned development (PUD-000526-2026) was received from Ms. Alison Mills, Vice President of Design and Development of CRG, on January 16, 2026. As proposed, the project, which will be located on 3 parcels situated near 201 Pine Street, will consist of a student-oriented market rate multifamily housing development with approximately 555 beds in 159 units, and approximately 6,000 square feet of retail space. Additionally, it will include a public courtyard plaza facing N. Clemson Ave., and will have 236 parking spaces, of which 31 will be dedicated for public/retail use.

It should be noted that the proposed project is the second proposal by the developer for the site. Submitted on June 23, 2025, the initial proposal was for a 723-bed, 225-unit mixed-use planned development project with retail space comparable to that currently offered. Following the completion of all required reviews, the Planning Commission voted to not recommend City Council approve the project. Subsequently, the developer decided to discontinue pursuit of the initial project and reapply with the amended proposal.

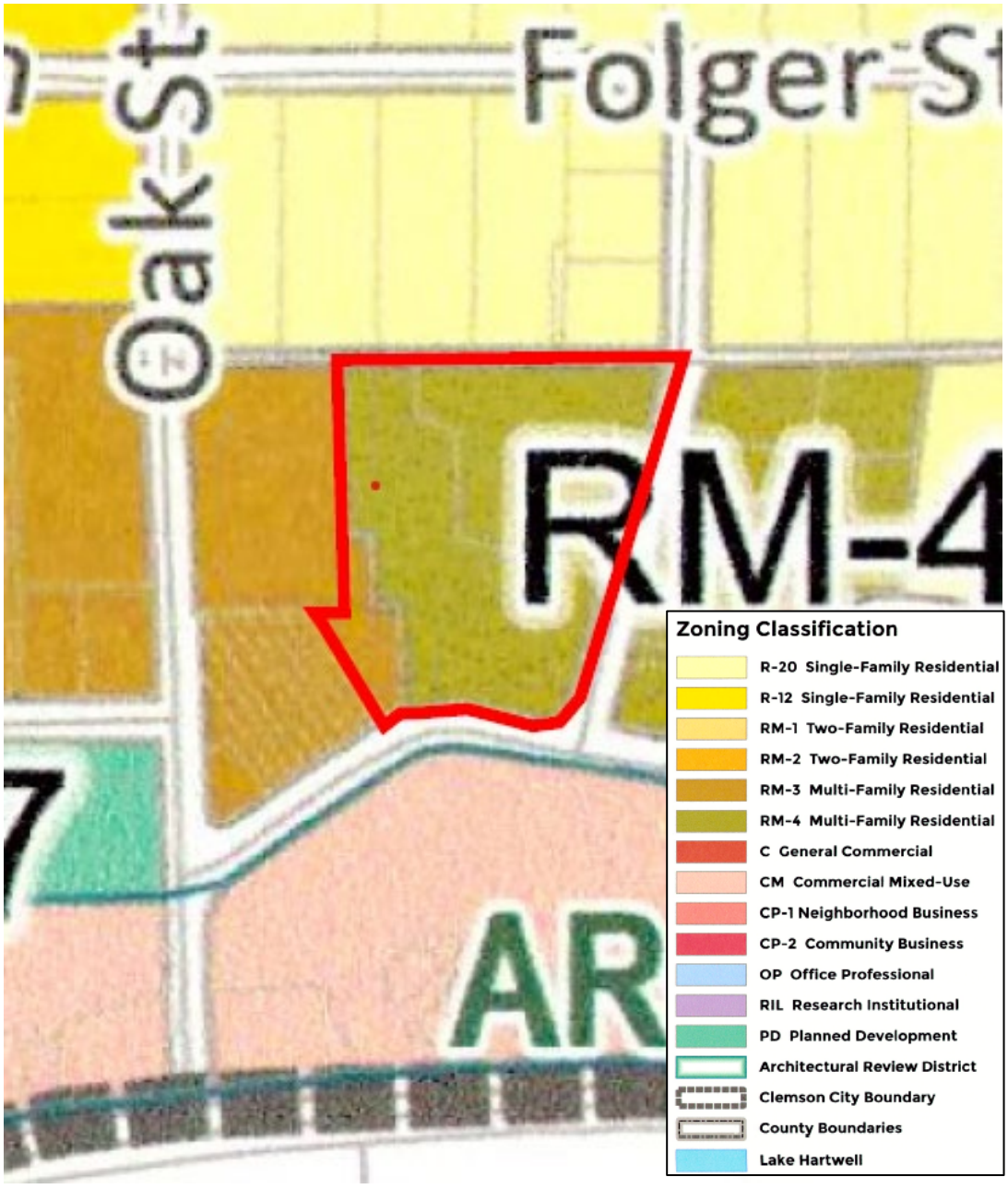
Location

As noted above, the project site is proposed to be located on three parcels of land situated near 201 Pine Street. The parcels proposed to be developed include:

TMP# 4044-19-52-4316
TMP#4044-19-52-3149
TMP#4044-19-52-2137



Current Zoning



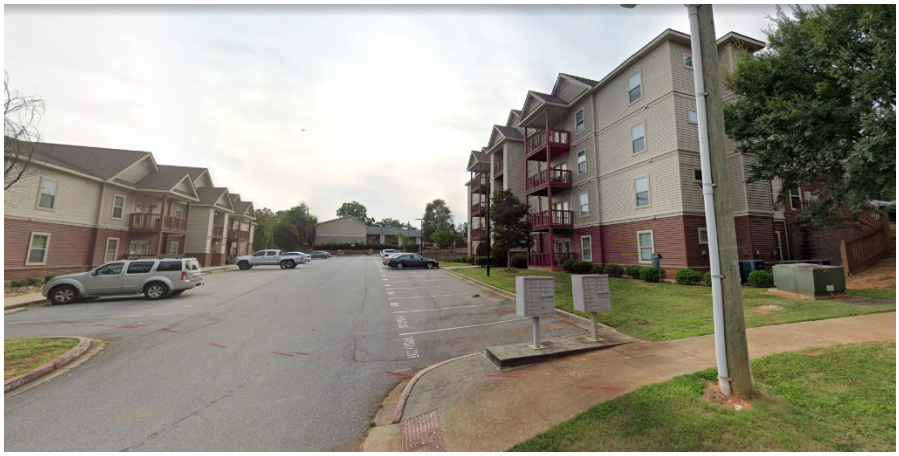
The current zoning of the properties on which the project is proposed to be located is split, with two parcels zoned RM-4 Multi-family District, and one small parcel situated on the southwest corner of the project zoned RM-3 Multi-family Residential District. The zoning of neighboring parcels includes CM Commercial Mixed-use District parcels to the

south of the site; RM-3 and RM-4 Multi-family Residential District parcels on the west and east, respectively; and R-20 Single-family Residential District parcels across Hedgerow Lane to the north.

Existing Development

The proposed development is to be located on property currently occupied by an existing student-housing apartment complex. Tax records show that the 3-story residential buildings were built in 2015.

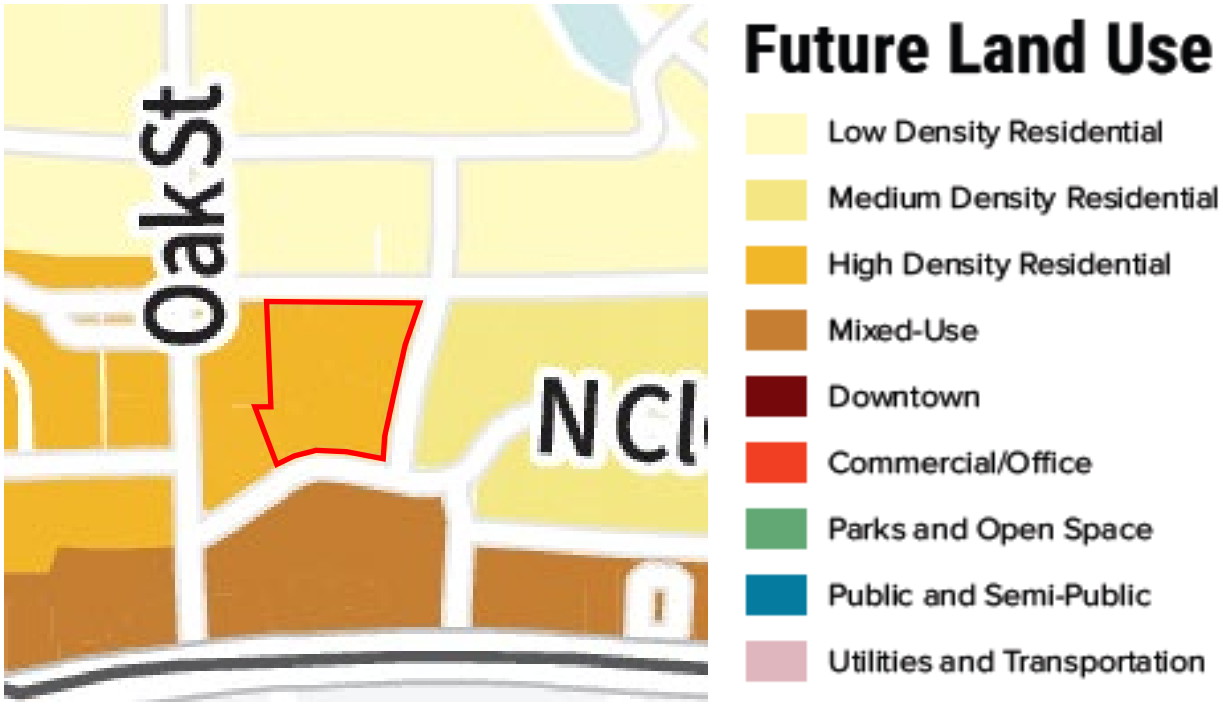






Future Land Use

The properties are shown on the Future Land Use Map in the Comprehensive Plan to be high-density residential, which is consistent with the proposed development. It should be noted that this reference is to the recently adopted Comprehensive Plan 2045.



Clemson NEXT White Paper

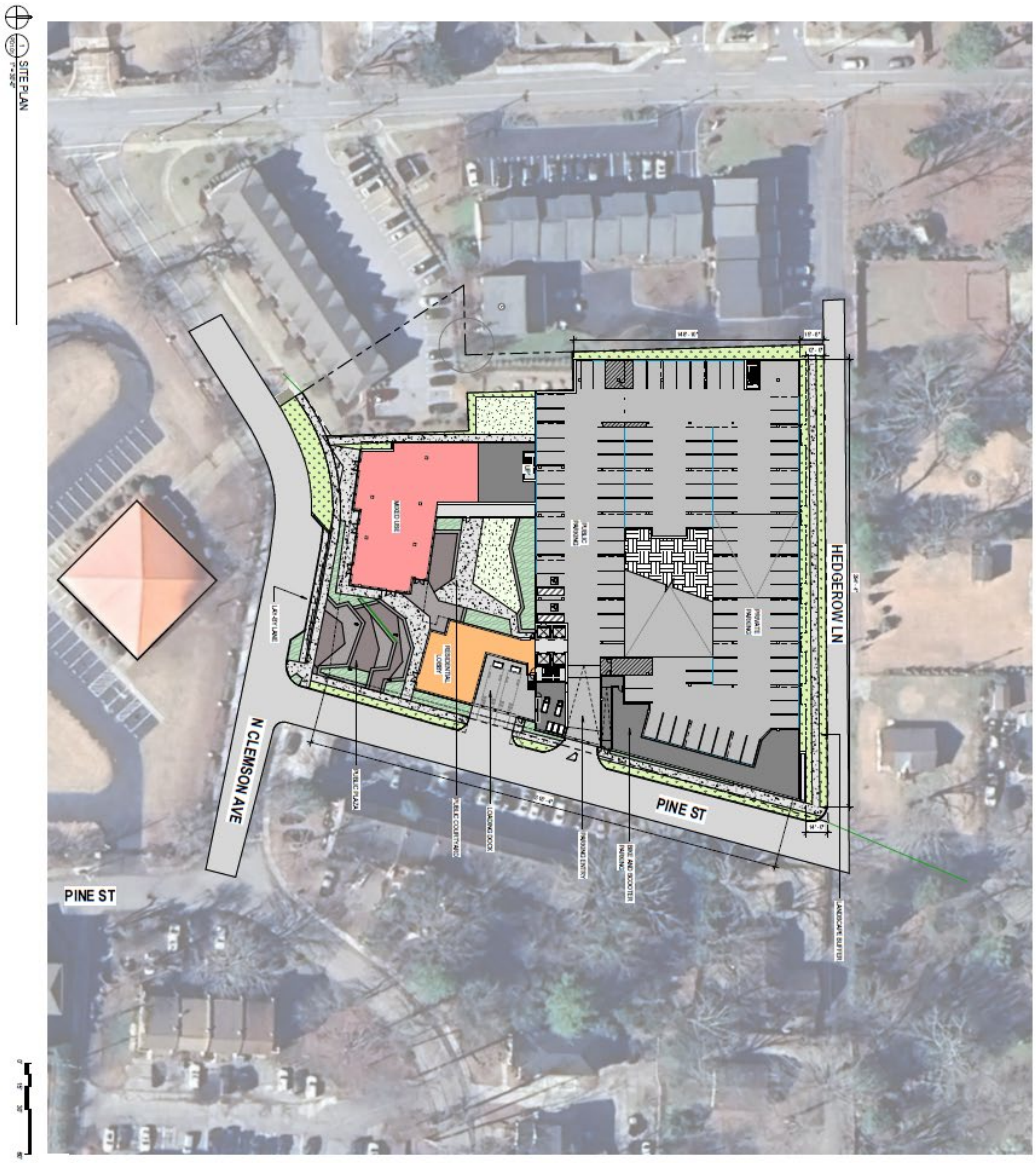
Although the properties were not specifically included in the suggested boundary of the Catalyst Area identified as Downtown West by the Clemson NEXT strategic plan's white paper, they are situated adjacent to it and share a number of its characteristics. The site is easily walkable to campus, directly accessible from Walter T. Cox Boulevard (Hwy 93), and, although located just south of R-20 parcels across Hedgerow Lane, is also "somewhat topographically separated" from nearby traditional single-family neighborhoods. It should be noted that the plan recommended Downtown West be "maximized" for density and student housing development. The map below, which was taken from the white paper, illustrates the proposed site location in relation to the recommended catalyst area.



Planning Commission Review Process

A concept presentation workshop for the new proposal, which is the first of the three required Planning Commission sessions in a planned development review, was held on February 9, 2026. The informal public meeting scheduled for March 9, 2026 will be the second of the required steps.

Site Plan



PD1.01
CHAPTER CLEMSON
CRG + THE 53 GROUP
201 PINE STREET, CLEMSON, SC 29631
CONCEPT DESIGN

*See published plan set for more details

Application

CITY OF Clemson PLANNING & DEVELOPMENT

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PC

PLANNING COMMISSION
PLANNED DEVELOPMENT APPLICATION – FORM 2
INFORMAL PUBLIC MEETING

Please complete in ink and return to the Planning and Codes Administration Department with required attachments, information, and filing fee. Informal Public Meeting applications require a filing fee of $750, a concept plan, and a designation of agent if owner is not the applicant. **All sections of this application must be completed; incomplete applications will not be accepted.**

PUD-000526-2026

File no.: R - __-__	PIN 4044-19-52-4316 & 4044-19-52-3149 __ __	Date submitted: 01 / 16 / 2026	Informal public meeting date: 03 / 09 / 2026

OWNER(S) INFORMATION

Last name: Gilley	First: David	Middle:	Interest
Entities: Gilley Brothers Farms, LLC; Gilley Brothers Farms 1, LLC; PKG Farm, LLC; Gilley Clemson, LLC; PKG Clemson, LLC; Gilley 1 Clemson, LLC			☑ Sole owner ☐ Co-owner

Mailing address:	City:	State:	ZIP Code:
145 E. 44th St.	Indianapolis	IN	46205

Daytime phone no.:	Fax no.:	E-mail:
(317) 806-6713	( )	davidgilleymd@gmail.com

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name: Mills CRG Acquisition, LLC	First: Alison	Middle:

Mailing address:	City:	State:	ZIP Code:
2199 Innerbelt Business Center Drive	St. Louis	MO	63114

Daytime phone no.:	Fax no.:	E-mail:
(314) 412-7390	( )	MillsA@realcrg.com

PROPERTY INFORMATION

Property address:	Property dimensions:	Property area:	Current zoning district:
201 & 203 Pine St., Clemson, SC	240' x 332'	1.833 acres	RM4

REQUIRED INFORMATION

Please provide a description for the proposed planned development. The description should be of sufficient detail to describe the proposal and be accompanied by a concept plan that illustrates the proposed development. Attach additional pages as needed.

The 201 Pine Street Mixed-Use Planned Development is located at 201-203 Pine Street and 300 North Clemson Avenue. The Planned Development consists of market rate multifamily housing, student-oriented, with approximately 555 beds and 159 units with 6,000 square feet of retail space. The Planned Development shall also include a public courtyard plaza facing North Clemson Avenue. The Planned Development shall include 236 parking stalls, 31 of which are dedicated for public use.

Alison Mills 1/16/2026

Rev. 11-14-05; 06-15-07

CITY OF Clemson
PLANNING & DEVELOPMENT

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Please complete in ink and return to the Planning and Codes Administration Department with required attachments, information, and filing fee. Informal Public Meeting applications require **a filing fee of $750**, a concept plan, and a designation of agent if owner is not the applicant. **All sections of this application must be completed; incomplete applications will not be accepted.**

File no.: R - __-__	PIN: 4044-19-52-2137 __ __	Date submitted: 01 /16 /2026	Informal public meeting date: / /

OWNER(S) INFORMATION

Last name: Hills III	First: James	Middle: M.	Interest ☒ Sole owner ☐ Co-owner
Mailing address: 626 Rue de Muckle	City: Mr. Pleasant	State: SC	ZIP Code: 29464
Daytime phone no.: (602) 748-6706	Fax no.: ( )		E-mail: jhills@hillsholding.com

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name: Mills CRG Acquisition, LLC	First: Alison	Middle:	
Mailing address: 2199 Innerbelt Business Center Drive	City: St. Louis	State: MO	ZIP Code: 63114
Daytime phone no.: (314) 412-7390	Fax no.: ( )		E-mail: MillsA@realcrg.com

PROPERTY INFORMATION

Property address: 300 N. Clemson Avenue	Property dimensions: 45' x 183'	Property area: 0.190 acres	Current zoning district: RM3

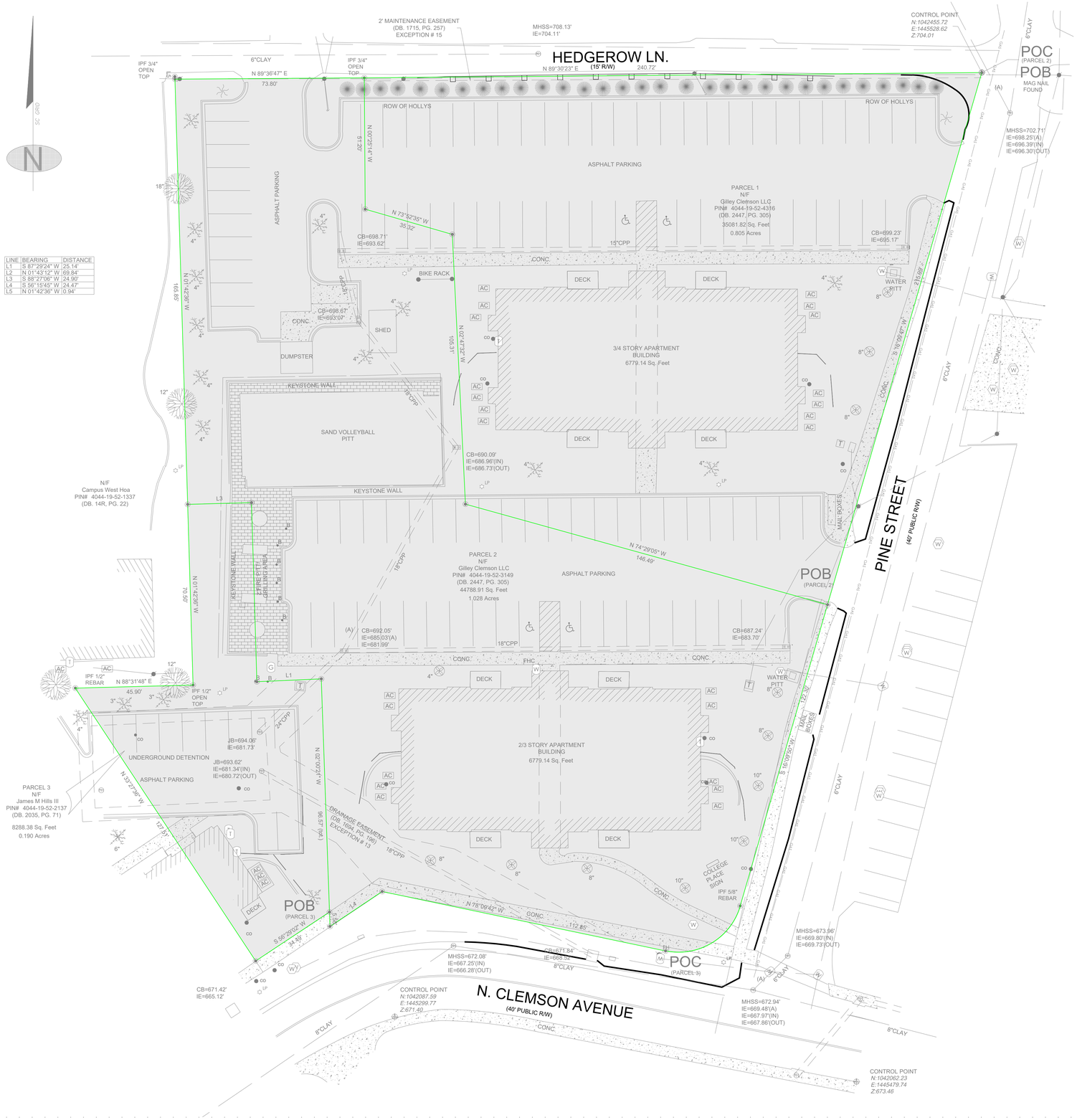
REQUIRED INFORMATION

Please provide a description for the proposed planned development. The description should be of sufficient detail to describe the proposal and be accompanied by a concept plan that illustrates the proposed development. Attach additional pages as needed.

The 201 Pine Street Mixed-Use Planned Development is located at 201-203 Pine Street and 300 North Clemson Avenue. The Planned Development consists of market rate multifamily housing, student-oriented, with approximately 555 beds and 159 units with 6,000 square feet of retail space. The Planned Development shall also include a public courtyard plaza facing North Clemson Avenue. The Planned Development shall include 236 parking stalls, 31 of which are dedicated for public use.

Alison Mills 1/16/2026

Rev. 11-14-05; 06-15-07



LINE	BEARING	DISTANCE
L1	S 87°29'24" W	25.14'
L2	N 01°43'12" W	69.84'
L3	S 88°27'06" W	24.90'
L4	S 56°15'45" W	24.47'
L5	N 01°42'36" W	0.94'

PROPERTY SUMMARY:

SITE SUMMARY:

TAX PARCEL ID: 4044-19-52-43164, 4044-19-52-3149, & 4044-19-52-2137

CURRENT ZONING: RM4(MULTI-FAMILY RESIDENTIAL)
PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
PROPOSED USE: MIXED USE (RESIDENTIAL & COMMERCIAL)
COMMERCIAL: 6000 SF
RESIDENTIAL: 159 UNITS (555 BEDS)

SITE AREA: 2.023 AC

SITE PLAN LEGEND:

PROPERTY LINE

DEVELOPMENT AREA

SURVEY NOTES:

SURVEYOR:
MSP & ASSOCIATES LAND SURVEYING, INC.
301 E HILLCREST DR.
GREENVILLE SC, 29609

SURVEY TITLE:
ALTA/NSPS LAND TITLE SURVEY FOR CRG ACQUISITION, LLC

JOB NUMBER: 252020

DATE: 4/18/25

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864.412.2222

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201 PINE STREET, CLEMSON, SC 29631
CONCEPT DESIGN

DRAWING ISSUE

#	DESCRIPTION	DATE
	PD SUBMISSION	01.16.2026

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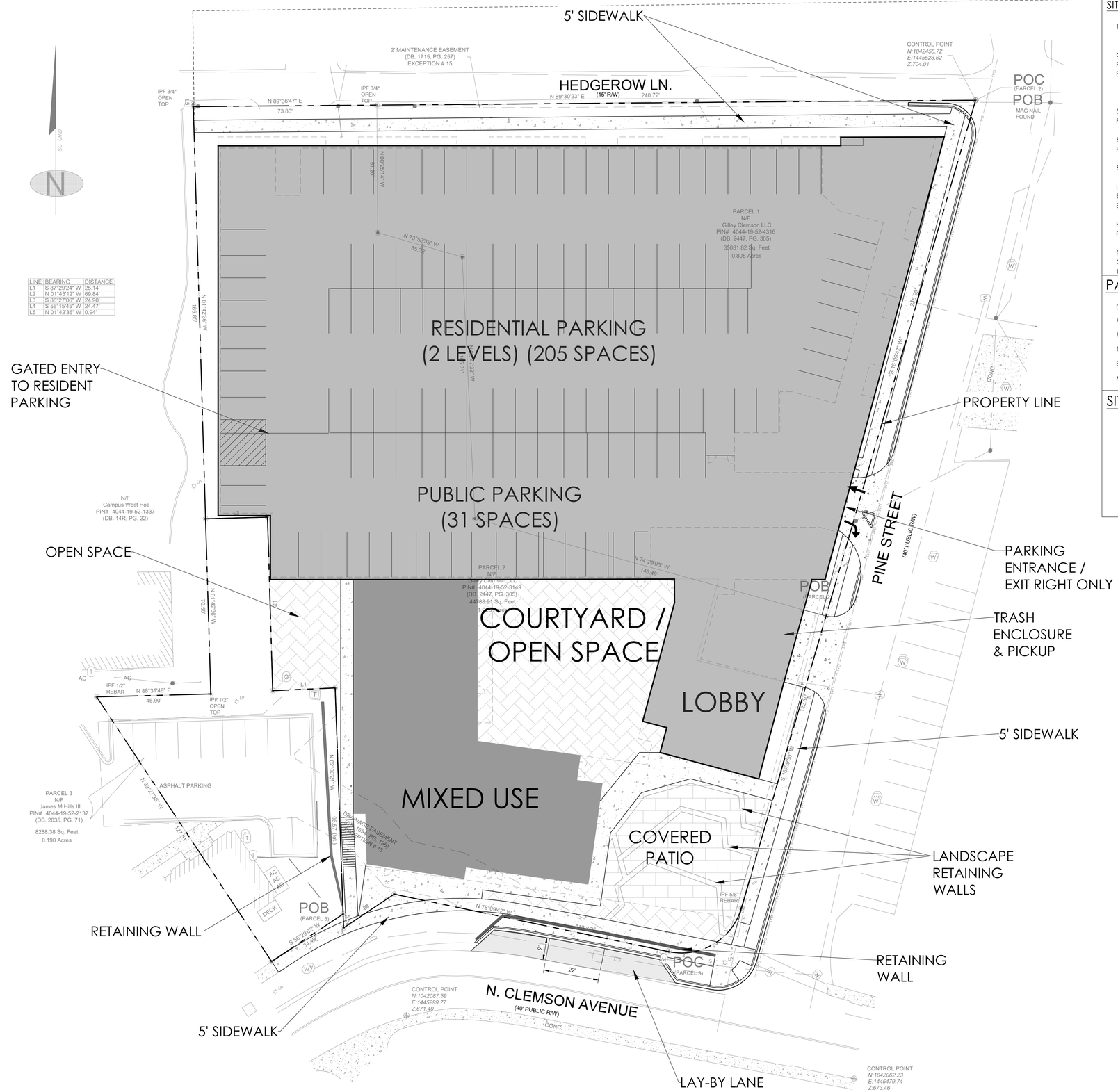
1 INCH = 20 FEET

DRAWING TITLE
EXISTING CONDITIONS

DRAWING NO.
EX1.1

Job # 25.0009242



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PROPERTY SUMMARY:

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PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
PROPOSED USE: MIXED USE (RESIDENTIAL & COMMERCIAL)
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RESIDENTIAL: 159 UNITS (555 BEDS)

SETBACKS
FRONT SETBACKS: PINE STREET: 10' (FROM BACK OF CURB)
N. CLEMSON AVENUE: 10' (FROM PROPERTY LINE)
SIDE SETBACK: NONE
REAR SETBACK: HEDGEROW LANE: 10' (FROM PROPERTY LINE)

SITE AREA:	2.023	AC
IMPERVIOUS / PERVIOUS CALCULATIONS		
EXISTING IMPERVIOUS:	1.38	AC (68%)
EXISTING PERVIOUS:	0.64	AC (32%)
PROPOSED MAXIMUM IMPERVIOUS:	1.91	AC(95%)
PROPOSED MINIMUM PERVIOUS:	0.11	AC(5%)
OPEN SPACE CALCULATIONS		
SITE AREA:	2.023	AC
PROPOSED MINIMUM OPEN SPACE:	0.40	AC(20%)

PARKING COUNT:

BUILDING USES:	MIXED USE (RESIDENTIAL & COMMERCIAL)
PUBLIC PARKING PROVIDED:	31 SPACES
PRIVATE PARKING PROVIDED:	205 SPACES
TOTAL PARKING PROVIDED:	236 SPACES
BICYCLE PARKING PROVIDED:	40 SPACES (within garage)
MOPED PARKING PROVIDED:	25 SPACES (within garage)

SITE PLAN LEGEND:

- PROPERTY LINE
- PROPOSED PARKING/LOADING
- PROPOSED COURTYARD / OPENSPACE
- PROPOSED MIXED USE
- PROPOSED COVERED PATIO AREA

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201 PINE STREET, CLEMSON, SC 29631
CONCEPT DESIGN

DRAWING ISSUE

#	DESCRIPTION	DATE
	PD SUBMISSION	01.16.2026

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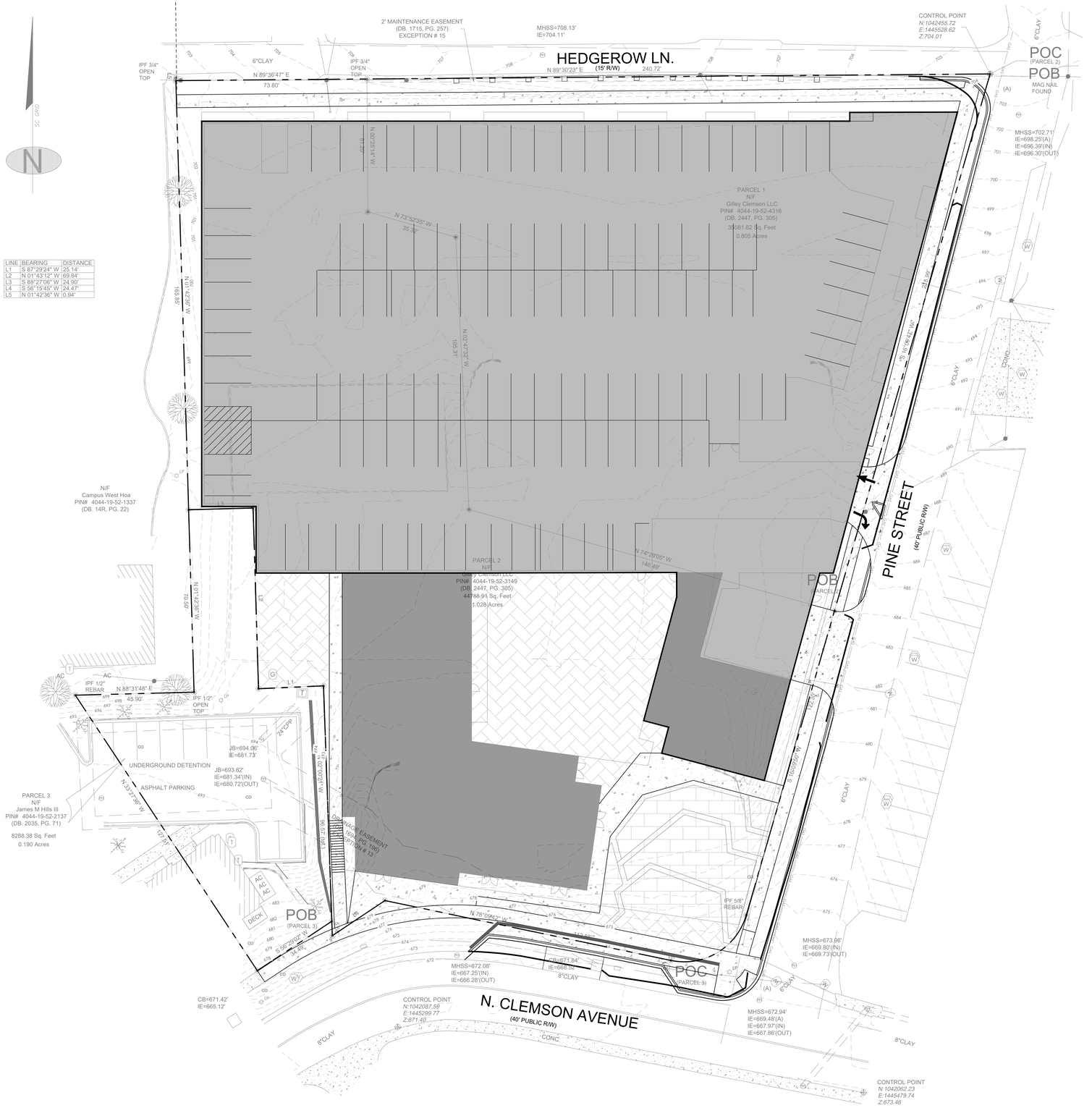
GRAPHIC SCALE:
1 INCH = 20 FEET

DRAWING TITLE
SITE PLAN

DRAWING NO.
C1.1

Job # 25.0009242



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PROPERTY SUMMARY:

SITE SUMMARY:

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CURRENT ZONING: RM4(MULTI-FAMILY RESIDENTIAL)
PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
PROPOSED USE: MIXED USE (RESIDENTIAL & COMMERCIAL)
COMMERCIAL: 6000 SF
RESIDENTIAL: 159 UNITS (555 BEDS)

SETBACKS
FRONT SETBACKS: PINE STREET: 10' (FROM BACK OF CURB)
N. CLEMSON AVENUE: 10' (FROM PROPERTY LINE)
SIDE SETBACK: NONE
REAR SETBACK: HEDGEROW LANE: 10' (FROM PROPERTY LINE)

SITE AREA:	2.023	AC
IMPERVIOUS / PERVIOUS CALCULATIONS		
EXISTING IMPERVIOUS:	1.38	AC (68%)
EXISTING PERVIOUS:	0.64	AC (32%)
PROPOSED MAXIMUM IMPERVIOUS:	1.91	AC(95%)
PROPOSED MINIMUM PERVIOUS:	0.11	AC(5%)
OPEN SPACE CALCULATIONS		
SITE AREA:	2.023	AC
PROPOSED MINIMUM OPEN SPACE:	0.40	AC(20%)

SOIL TYPE: CECIL SAND LOAM

PARKING COUNT:

BUILDING USES:	MIXED USE (RESIDENTIAL & COMMERCIAL)
PUBLIC PARKING PROVIDED:	31 SPACES
PRIVATE PARKING PROVIDED:	205 SPACES
TOTAL PARKING PROVIDED:	236 SPACES
BICYCLE PARKING PROVIDED:	40 SPACES (within garage)
MOPED PARKING PROVIDED:	25 SPACES (within garage)

SITE PLAN LEGEND:

PROPERTY LINE

PROPOSED PARKING

PROPOSED COURTYARD / OPENSPACE

PROPOSED AMENITIES

PROPOSED COVERED PATIO AREA

CONCEPTUAL FINISHED GRADE

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CONCEPT DESIGN

DRAWING ISSUE

#	DESCRIPTION	DATE
	PD SUBMISSION	01.16.2026

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1 INCH = 20 FEET

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CONCEPTUAL GRADING PLAN

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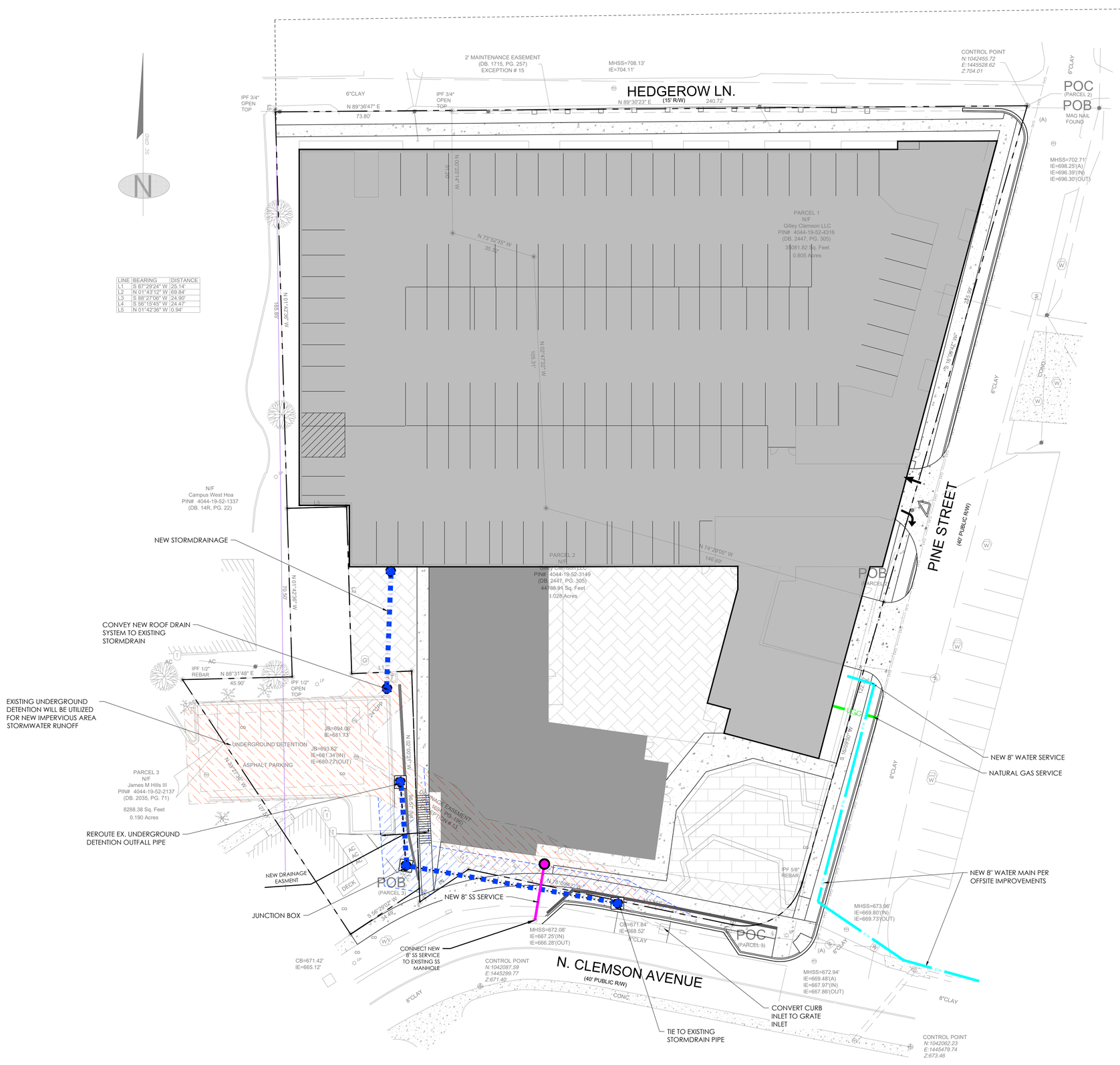
Job # 25.0009242



PROPERTY SUMMARY:

SITE SUMMARY:

TAX PARCEL ID:	4044-19-52-43164, 4044-19-52-3149, & 4044-19-52-2137
CURRENT ZONING:	RM4(MULTI-FAMILY RESIDENTIAL)
PROPOSED ZONING:	PD (PLANNED DEVELOPMENT)
PROPOSED USE:	MIXED USE (RESIDENTIAL & COMMERCIAL)
COMMERCIAL:	6000 SF
RESIDENTIAL:	159 UNITS (555 BEDS)

SETBACKS

FRONT SETBACKS:	PINE STREET: 10' (FROM BACK OF CURB) N. CLEMSON AVENUE: 10' (FROM PROPERTY LINE)
SIDE SETBACK:	NONE
REAR SETBACK:	HEDGEROW LANE: 10' (FROM PROPERTY LINE)

SITE AREA:	2.023	AC

IMPERVIOUS / PERVIOUS CALCULATIONS

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OPEN SPACE CALCULATIONS

SITE AREA:	2.023	AC
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SITE PLAN LEGEND:

- PROPERTY LINE
- PROPOSED PARKING
- PROPOSED COURTYARD / OPENSPACE
- PROPOSED MIXED USE
- PROPOSED COVERED PATIO AREA
- PROPOSED WATER UTILITY LINE
- PROPOSED NATURAL GAS LINE
- PROPOSED SANITARY SEWER UTILITY LINE
- PROPOSED STORM DRAINAGE
- PROPOSED STORM DRAIN EASEMENT
- EXISTING STORM DRAIN EASEMENT

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201 PINE STREET, CLEMSON, SC 29631
CONCEPT DESIGN

DRAWING ISSUE

#	DESCRIPTION	DATE
	PD SUBMISSION	01.16.2026

20 0 10 20
GRAPHIC SCALE:
1 INCH = 20 FEET

DRAWING TITLE
CONCEPTUAL UTILITY PLAN

DRAWING NO.
UT1.1

Job # 25.0009242

DEVELOPMENT SUMMARY

GENERAL INFORMATION

ITEM	QUANTITY		COMMENT
PROJECT DESCRIPTION:			THIS PROJECT CONSISTS OF THE CONSTRUCTION OF 159 APARTMENT UNITS WITH 555 BEDS, STRUCTURED PARKING, DISPERSED INTERIOR AND EXTERIOR AMENITY SPACES FOR THE RESIDENTS, COMMERCIAL SPACES LOCATED ON THE FIRST FLOOR, AND A COURTYARD AT GRADE. THE PROJECT WILL BE DESIGNED TO COMPLY WITH SOUTH CAROLINA BUILDING CODES AND ALL LOCAL AMENDMENTS. THE PROJECT WILL BE DIVIDED BY FIRE WALLS IN ORDER TO CREATE TWO SEPARATE BUILDINGS FROM THE PERSPECTIVE OF THE SOUTH CAROLINA BUILDING CODES. EACH BUILDING HAS A 2-STORY ABOVE GRADE PODIUM DESIGNED TO MEET TYPE 1A CONSTRUCTION REQUIREMENTS. THE UPPER 5 LEVELS OF EACH BUILDING WILL BE DESIGNED TO MEET TYPE 3A CONSTRUCTION REQUIREMENTS.
ADDRESS:			201 PINE STREET CLEMSON, SC 29631
CURRENT ZONING			RM-4 - MULTI-FAMILY RESIDENTIAL DISTRICT
ZONING REQUEST			PD - PLANNED DEVELOPMENT
PROPOSED USES			MULTI-FAMILY (159 UNITS, 555 BEDS) AND COMMERCIAL
PROPERTY LOCATION			CORNER OF N. CLEMSON AVE & PINE STREET
PIN NUMBERS			4044-19-52-4316, 4044-19-52-3149, 4044-19-52-2137
LOT AREA:			
PARCEL 4044-19-52-3149	201 PINE ST.	1.028 ACRES	44,788.91 SF
PARCEL 4044-19-52-4316	203 PINE ST.	0.805 ACRES	35,081.82 SF
PARCEL 4044-19-52-2137	300 N. CLEMSON AVE.	0.190 ACRES	8,288.38 SF
TOTAL AREA		2.023 ACRES	88,159.11 SF
GROSS AREA			340,000 SF
RESIDENTIAL AREA (NET)			188,132 RSF
AVERAGE RSF PER UNIT			1,180 SF
BUILDING OCCUPACY			R-2 (PRIMARY), A-2, A-3, S-2

PARKING & LOADING

PARKING & LOADING REQUIREMENT CALCULATIONS

		PROVIDED
RESIDENTIAL		205
COMMERCIAL/PUBLIC		31 1 PARKING SPACE PER 200 SF OF RETAIL
LOADING 1 LOADING BERTH REQUIRED FOR SPACES UP TO 25,000 SF (Table 19-808. Off-street Loading Requirements for Non-residential Uses)		2

PARKING CALCULATIONS

	STANDARD	COMPACT	ACCESSIBLE	TOTAL
LEVEL 01	60	33	4	97
LOWER LEVEL 01	108	28	3	139
TOTAL	168	61	7	**236**
		26%	[INCLUDING 2 VAN]	(.4 TOTAL PARKING SPACES PER BED)

BICYCLE PARKING	**PROVIDED**
RESIDENTIAL 1 EVERY 4 UNITS	51
COMMERCIAL 10% OF COMMERCIAL PARKING	4
TOTAL	55

ARTICLE III. PLANNED DEVELOPMENT REGULATIONS

Proposed Density, Bulk, and Dimensional Requirements and Standards

USE	PD Proposal
a. Tract area (acres)	See "LOT AREA" under "GENERAL INFORMATION"
b. Lot width at front building line	360'
c. Density (bedrooms/acre)	275
d. Impervious surface coverage	95%
e. Open space requirements	20%
g. Building spacing	n/a
h. Front setbacks (exterior) - EAST (Pine St.) and SOUTH (N. Clemson Ave.)	EAST: 10' min from back of curb; SOUTH: 10' min from property...
i. Side setbacks (exterior) - WEST	none
j. Rear setbacks (exterior) - NORTH (Hedgerow Ln.)	10'
k. Dwelling occupancy, max.	5
l. Structure height	Bldg A: 70'; Bldg B: 85'

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DRAWING ISSUE

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DRAWING TITLE
ZONING DATA

DRAWING NO.
PD1.00

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1 PD1.01 SITE PLAN
1" = 30'-0"

0' 15' 30' 60'

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ARCHITECTURAL SITE PLAN

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PD1.01

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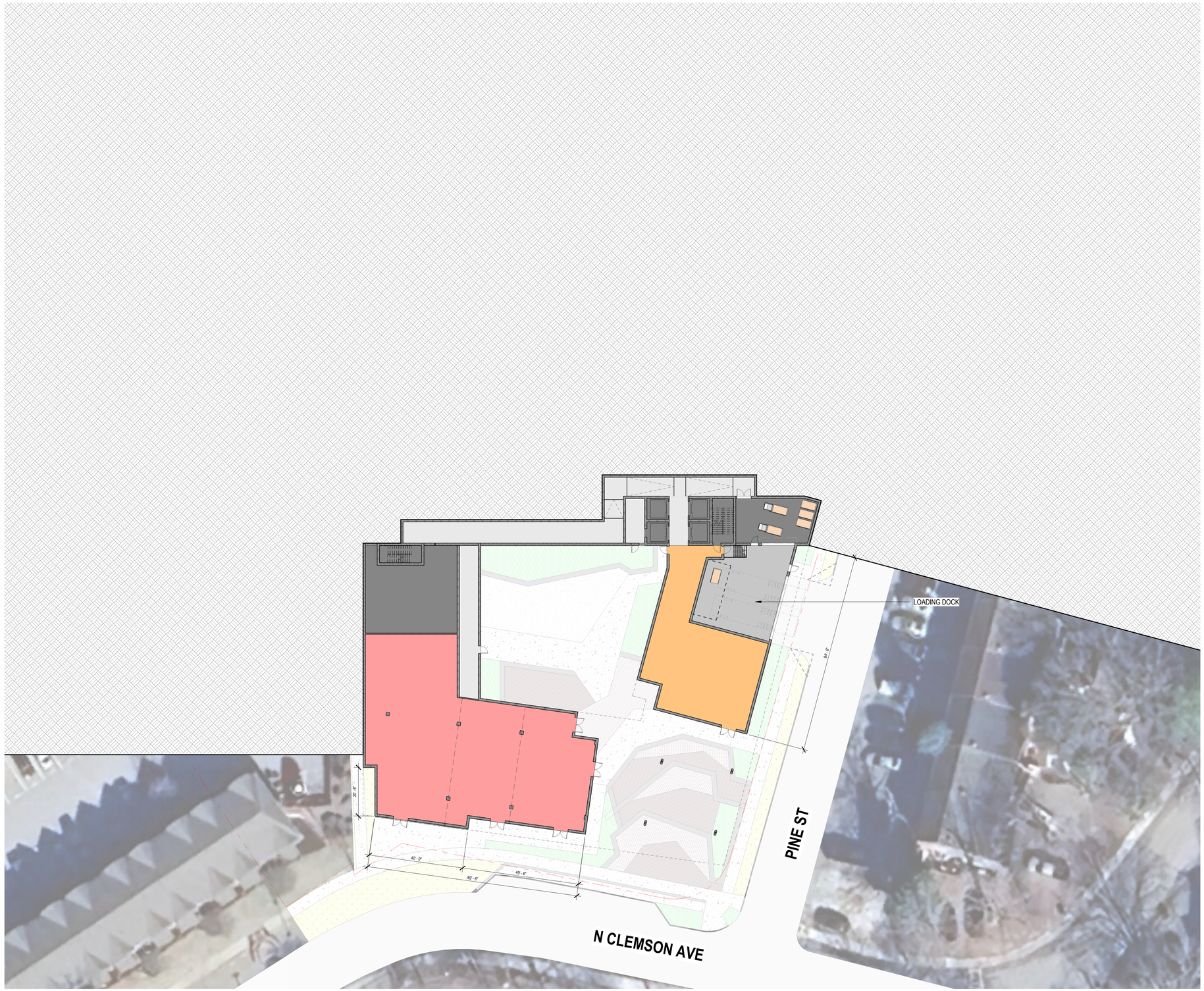

1 PD2.01 LOWER LEVEL 02
1" = 20'-0"

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DRAWING TITLE
LOWER LEVEL 02

DRAWING NO.
PD2.01

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1 PD2.02 LOWER LEVEL 01
1" = 20'-0"

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DRAWING ISSUE

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DRAWING TITLE
LOWER LEVEL 01

DRAWING NO.
PD2.02

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1 PD2.03 1ST FLOOR PLAN
1" = 20'-0"

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DRAWING TITLE
1ST FLOOR PLAN

DRAWING NO.
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1 PD2.05 2ND FLOOR PLAN
1" = 20'-0"

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DRAWING TITLE
2ND FLOOR PLAN

DRAWING NO.
PD2.05

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1 PD2.06 3RD FLOOR PLAN
1" = 20'-0"

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DRAWING TITLE
3RD FLOOR PLAN

DRAWING NO.
PD2.06

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LOBBY/AMENITY

RETAIL TENANT SPACE

RESIDENTIAL UNITS

CIRCULATION

PARKING

CORE

0' 10' 20' 40'

1 PD2.07 4TH FLOOR PLAN
1" = 20'-0"

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DRAWING TITLE
4TH FLOOR PLAN

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PD2.07

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1 PD2.08 5TH FLOOR PLAN
1" = 20'-0"

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DRAWING TITLE
5TH FLOOR PLAN

DRAWING NO.
PD2.08

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1 PD2.09 ROOF PLAN
1" = 30'-0"

0' 10' 20' 40'

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DRAWING TITLE
ROOF PLAN

DRAWING NO.
PD2.09

Job # 25.009242

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6 PD3.01 SOUTH ELEVATION
1/16" = 1'-0"



5 PD3.01 EAST ELEVATION
1/16" = 1'-0"

0' 8' 16' 32'

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DRAWING ISSUE

#	DESCRIPTION	DATE
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DRAWING TITLE
ELEVATIONS_SOUTH & EAST

DRAWING NO.
PD3.01

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4 PD3.02 NORTH ELEVATION
1/16" = 1'-0"



5 PD3.02 WEST ELEVATION
1/16" = 1'-0"

0' 8' 16' 32'

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DRAWING ISSUE

#	DESCRIPTION	DATE
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DRAWING TITLE
ELEVATIONS_NORTH & WEST

DRAWING NO.
PD3.02

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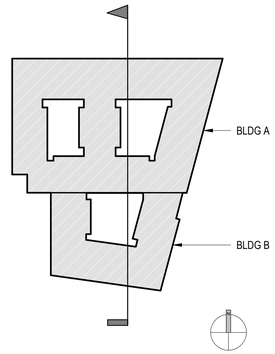

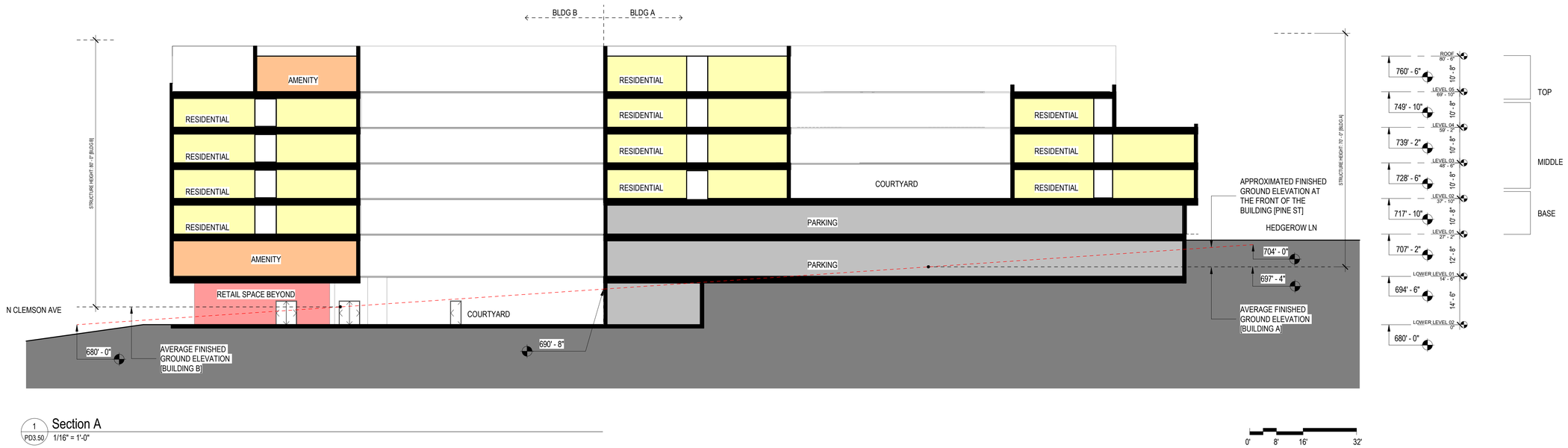

1 PD3.50 Section A
1/16" = 1'-0"

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DRAWING TITLE
SECTION

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VIEW OF CORNER AT PINE AND CLEMSON AVE



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RENDERING_PERSPECTIVE

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PD4.01

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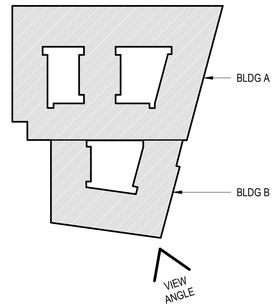
FACADE MATERIALITY











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RENDERING_PERSPECTIVE

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PD4.04

Job # 25.009242

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VIEW OF CORNER PLAZA



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PD4.05

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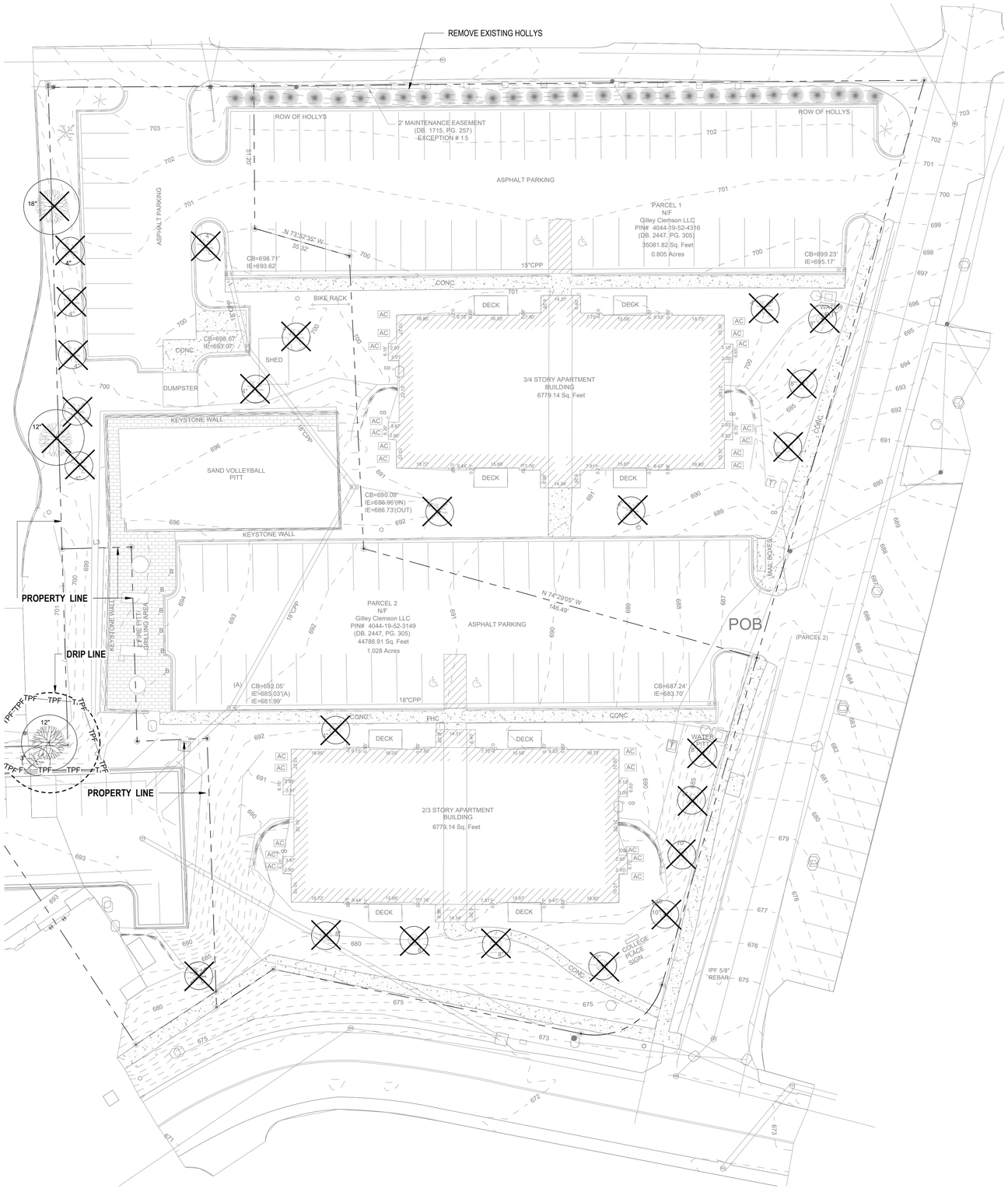
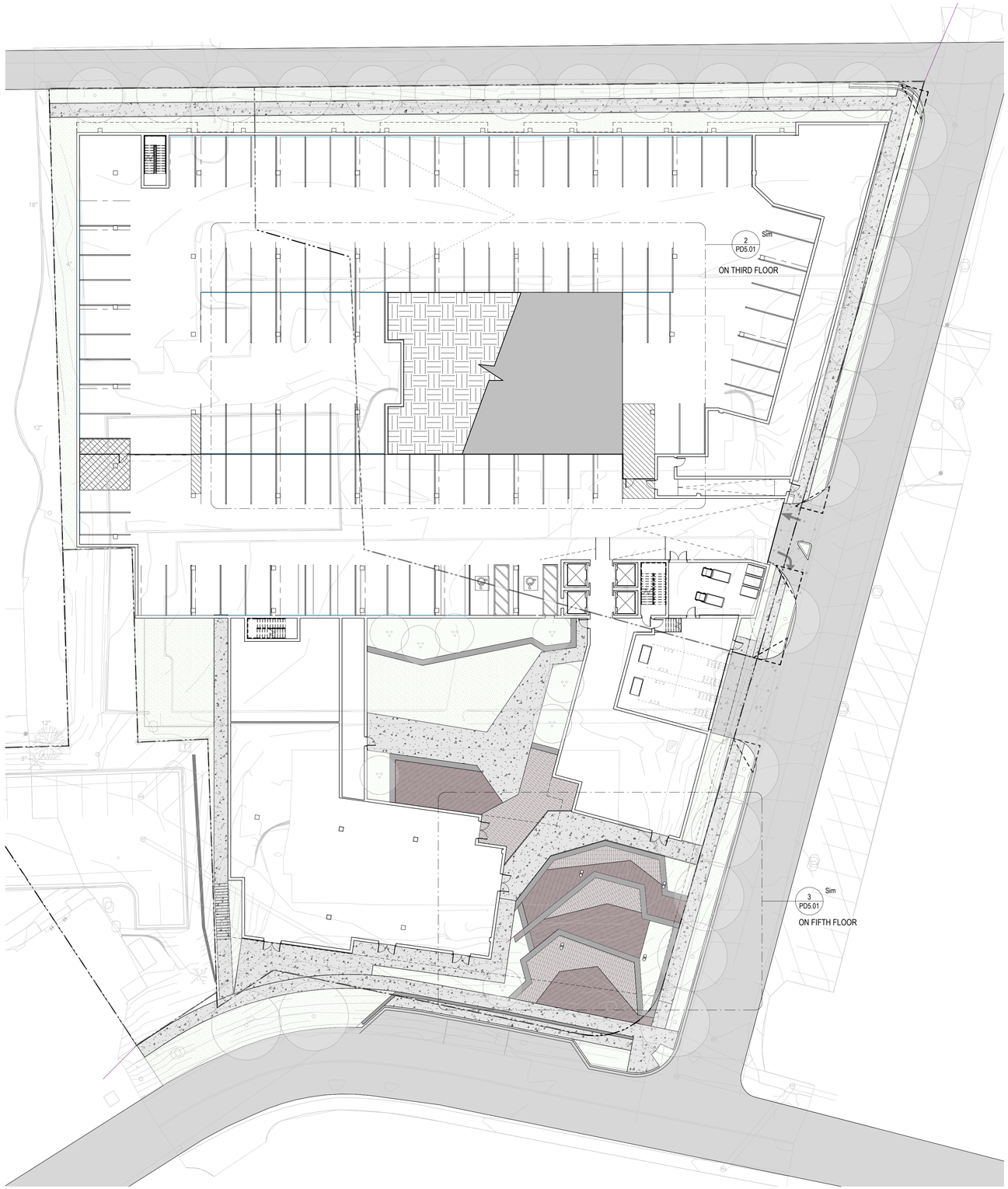
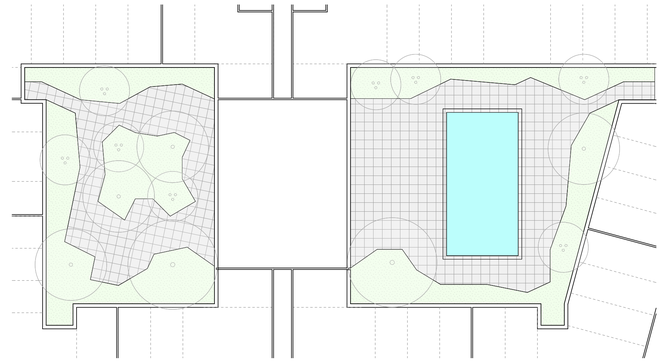
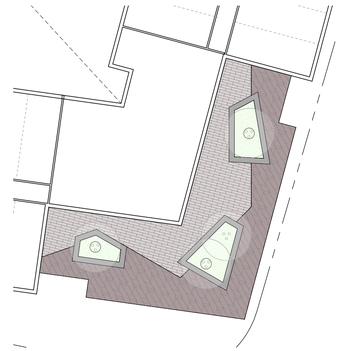

REMOVE EXISTING HOLLYS
ROW OF HOLLYS
2' MAINTENANCE EASEMENT
(DB. 1715, PG. 257)
EXCEPTION # 15
ROW OF HOLLYS
ASPHALT PARKING
ASPHALT PARKING
PARCEL 1
N/F
Gilley Clemson LLC
PIN# 4044-19-52-4316
(DB. 2447, PG. 305)
35081.82 Sq. Feet
0.805 Acres
N 73°52'35" W
35.02'
CB=698.71'
IE=693.62
15"CPP
CB=699.23'
IE=695.17'
CONC.
BIKE RACK
DECK
DECK
CB=698.67'
IE=687.07'
CONC.
SHED
DUMPSTER
3/4 STORY APARTMENT
BUILDING
6779.14 Sq. Feet
KEYSTONE WALL
SAND VOLLEYBALL
PITT
18"CPP
CB=690.09'
IE=686.96'(IN)
IE=686.73'(OUT)
DECK
DECK
KEYSTONE WALL
MAIL BOXES
N 74°20'05" W
146.49'
PROPERTY LINE
DRIP LINE
KEYSTONE WALL
SAND VOLLEYBALL
PITT
DRILLING BOARD
PARCEL 2
N/F
Gilley Clemson LLC
PIN# 4044-19-52-3149
(DB. 2447, PG. 305)
44788.91 Sq. Feet
1.028 Acres
ASPHALT PARKING
POB
(PARCEL 2)
(A)
CB=692.05'
IE=685.03'(A)
IE=681.99'
18"CPP
CB=687.24'
IE=683.70'
CONC.
FHC
CONC.
DECK
DECK
WATER
SHUT-OFF
2/3 STORY APARTMENT
BUILDING
6779.14 Sq. Feet
DECK
DECK
COLLEGE
PLACE
SIGN
CONC.
IPF 5/8"
REBAR
PROPERTY LINE
TPF
TPF
TPF



1 PD5.01 PD_SITE PLAN
1" = 20'-0"



2 PD5.01 PD_AMENITY COURTYARD SITE PLAN
1" = 20'-0"



3 PD5.01 PD_AMENITY DECK SITE PLAN
1" = 20'-0"

LEGEND

SYM	DESCRIPTION
	CONCRETE WALK
	SPECIALTY PAVING - TYPE 1
	SPECIALTY PAVING - TYPE 2
	TERRACED SEATWALL

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SITE PLAN

DRAWING NO.
PD5.01

Job # 25.009242

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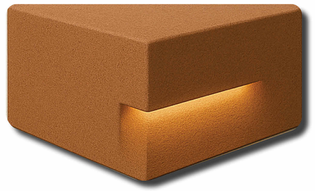
PAVERS: GEOMETRIC, WARM COLORS TO COMPLEMENT ARCHITECTURE



CONCRETE: INTEGRAL COLOR TO CREATE PATTERNS AND INTEREST



SEAT WALLS: TERRACOTTA COLOR WITH COVE LIGHTING



FURNITURE AND ACCENTS: WOOD ACCENTS AND FURNITURE TO BRING WARMTH INTO THE COURTYARD.



DECIDUOUS TREES



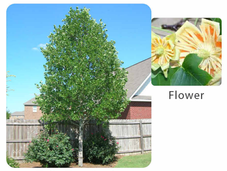
Kindred Spirit Oak — Fall Color



Kentucky Coffee Tree 'Espresso' — Fall Color



American hornbeam — Fall Color



Tulip Tree 'Little Volunteer' — Flower



Serviceberry 'Autumn Brillance' — Fall Color

DECIDUOUS SHRUBS



Aronia 'Morton'



Diervilla 'Kodiak Orange'



Itea 'Little Henry'



Kaleidoscope Abelia

EVERGREEN SHRUBS



Gro-Low Sumac



Juniper 'Kallay's Compact'

GRASSES



Bluestem 'Black Mountain'



Blue Sedge



Feather Reed Grass 'Karl Foerster'



Palm Sedge



Prairie Dropseed



Switch Grass 'Shenandoah'

PERENNIALS



Allium 'Globemaster'



Allium 'Summer Beauty'



Aster 'Grape Crush'



Beardtongue 'Midnight Masquerade'



Black Eyed Susan 'American Goldush'



Blazing Star 'Kobold'



Bluestar 'Storm Cloud'



Butterflyweed



Calamint 'Montrose White'



Catmint 'Walkers Low'



Coneflower 'PowWow White'



Geranium 'Bevan's Variety'



Hyssop 'Blue Fortune'



Ironweed 'Iron Butterfly'



Purple Praire Clover



Salvia 'Crystal Blue'



Salvia 'Wesuwe'



Yarrow 'Moonshine'



Pink Flamingo Muhly Grass

Northwind Switchgrass

Social Sedge

Tufted Hair Grass

Queen Mum Lily of the Nile

Carolina Moonlight Baptisia

LJC1
Lamar Johnson Collaborative
35 EAST WACKER DRIVE, SUITE 1500
CHICAGO, IL 60601
Ph 312.658.0747

CRG | INTEGRATED REAL ESTATE SOLUTIONS
35 E WACKER DRIVE
CHICAGO, IL 60601
312.658.0747

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The53Group.com

CHAPTER CLEMSON

CRG + THE 53 GROUP
201 PINE STREET, CLEMSON, SC 29631
CONCEPT DESIGN

DRAWING ISSUE

#	DESCRIPTION	DATE
A	PD SUBMISSION	1.16.2026

DRAWING TITLE
SITE MATERIALS

DRAWING NO.
PD5.02

Job # 25.009242

9/22/2025 1:11:26 PM

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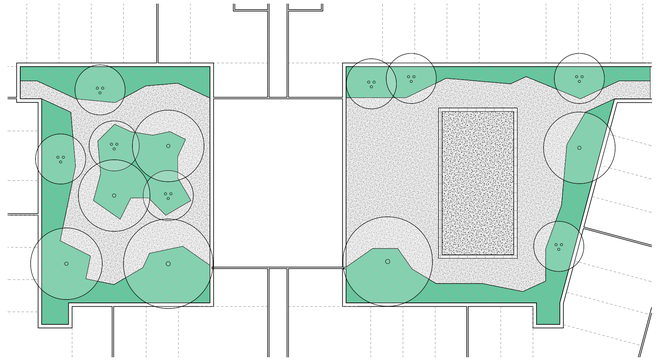
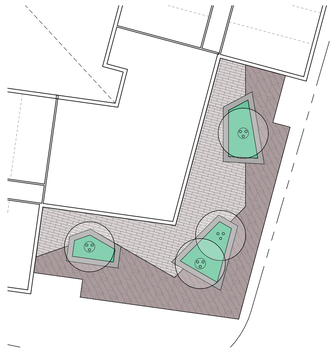
1 PD5.03 1" = 20'-0"
PD_PLANTING PLAN

0' 10' 20' 40'



2 PD5.03 1" = 20'-0"
PD_AMENITY COURTYARD PLANTING PLAN



3 PD5.03 1" = 20'-0"
PD_AMENITY DECK PLANTING PLAN

LEGEND

SYM	DESCRIPTION
	CANOPY TREES
	UNDERSTORY TREES
	EVERGREEN TREES
	LAWN
	MIXED PLANTING AT GRADE
	MIXED PLANTING ON STRUCTURE

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#	DESCRIPTION	DATE
A	PD SUBMISSION	1.16.2026

DRAWING TITLE
PLANTING PLAN

DRAWING NO.
PD5.03

Job # 25.009242

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This proposed text amendment stems from a request by the Shepherd Hotel's management team to amend City Code to allow for the installation of a canopy that would provide shelter/shade during roof top events, thereby facilitating increased utilization of the space. Currently, any increase in structure height of the hotel, including the installation of a roof top canopy, would result in violating district height limitations. Additionally, Code contains no standards aimed at ensuring roof top canopies are designed, installed, and maintained in a safe and proper manner. As drafted, this proposed amendment addresses these issues by:

a) defining what constitutes a canopy;
b) establishing roof top canopies exceeding height limits as a conditional accessory use for *only* hotels located the C District;
c) requiring approval by the BAR, who will approve heights and setbacks, and *may* impose conditions to mitigate visual impacts and improve the aesthetics of the project;
d) mandating professional structural design and installation, and requiring an engineering analysis for existing roofs;
e) setting limits on time of use of walls, as well as enabling the documentation of wind speed;
f) requiring a safety plan be posted on site;
g) and, for duly approved canopies meeting all standards, providing relief from the height limitations.

DRAFT

CODE OF ORDINANCES

CHAPTER 19 ZONING (1)

Sec. 19-107. Definitions.

Canopy means an overhead roof structure, typically consisting of a fabric or metal covering attached to a supporting frame, intended to provide shade or shelter from weather conditions (such as sun, hail, snow and rain). A canopy does not have permanent walls, but may be configured to allow for the use of walls needed to provide additional shelter and/or screening on a temporary basis. A canopy mounted on top of a roof can be an accessory use provided it meets the Conditional Use Standards for Roof Top Canopy.

ARTICLE IV. NON-RESIDENTIAL DISTRICTS AND DISTRICT REGULATIONS

Table 19-403. Accessory Uses for Non-residential Districts

P = Permitted Use C = Conditional Use SE = Special Exception A=Accessory Dash (-) = Use not Permitted

USE CATEGORY	NAICS Code	C	CM	CP-1	CP-2	CP-3	OP	RIL	OR	M	C/SE Reference
A. ACCESSORY USES AND/OR STRUCTURES											
…											See Sec. 19-405 J.
Home Occupations		C	C	-	C	-	-	-	-	-	
Roof Top Canopy Exceeding Height Limits		C	-	-	-	-	-	-	-	-	

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

J. ACCESSORY USES AND STRUCTURES IN NON-RESIDENTIAL DISTRICTS

10. Roof Top Canopy

a. Conditional Use Standards

1. Shall be limited to Hotels only.

2. Design, placement, and anchorage of the canopy must be certified by an appropriately South Carolina licensed engineer and be approved by the City Building Official. Plans submitted for roof top canopies proposed to be installed on existing buildings must be accompanied by an engineering analysis of the structure's capability of supporting the intended use and anticipated occupancy limits.

3. Walls are only allowed to be used during events, and shall be installed no earlier than twenty-four (24) hours prior to the start of the event, and must be removed no later than twenty-four (24) hours after the end of the event.

4. The canopy design, appearance, and installation location must be approved by the Board of Architectural Review (BAR); collapsable and certified glass or isinglass (or similar product) folding systems (which may have a permanent component in the canopy design) and collapsable insulated panel roofing structures are permitted.

5. Canopy height and setbacks from the edge of buildings will be determined by the BAR, who may impose whatever conditions are deemed appropriate to mitigate visual impacts of the structure and/or create an aesthetically better project; canopy height is permitted up to 8' clear height (under support system) on the perimeter of the canopy at the outer edges of the building provided glass or isinglass (or similar product) is used.

6. A weather station capable of accurately measuring and recording roof top wind speeds must be permanently installed prior to the use of any approved canopy, which will meet current building requirements for wind loads.

7. A sign detailing an approved safety plan for the canopy area and surroundings must be posted in a highly-visible place on the roof top. The safety plan will include what measures must be taken a different wind speeds as determined by the certifying engineer.

ARTICLE VI. GENERAL AND SUPPLEMENTARY REGULATIONS

DIVISION 1. GENERAL PROVISIONS

Sec. 19-603. Exceptions to maximum structure height.

Unless otherwise noted, the district regulation height limitations shall not apply to chimneys, church spires, flag poles, antennas, utility or communications towers, non-habitable architectural features, or necessary mechanical features not occupying more than one-tenth (1/10) of the roof area, provided they shall not exceed 30 percent of the district standard.

District regulation height limitations shall not apply to Roof Top Canopies that meet Conditional Use Standards.

(Ord. No. CC-2014-05, § 1, 8-18-14; Ord. No. CC-2015-31, 8-17-15; Ord. No CC-2026-XX, X-X-X)

DRAFT

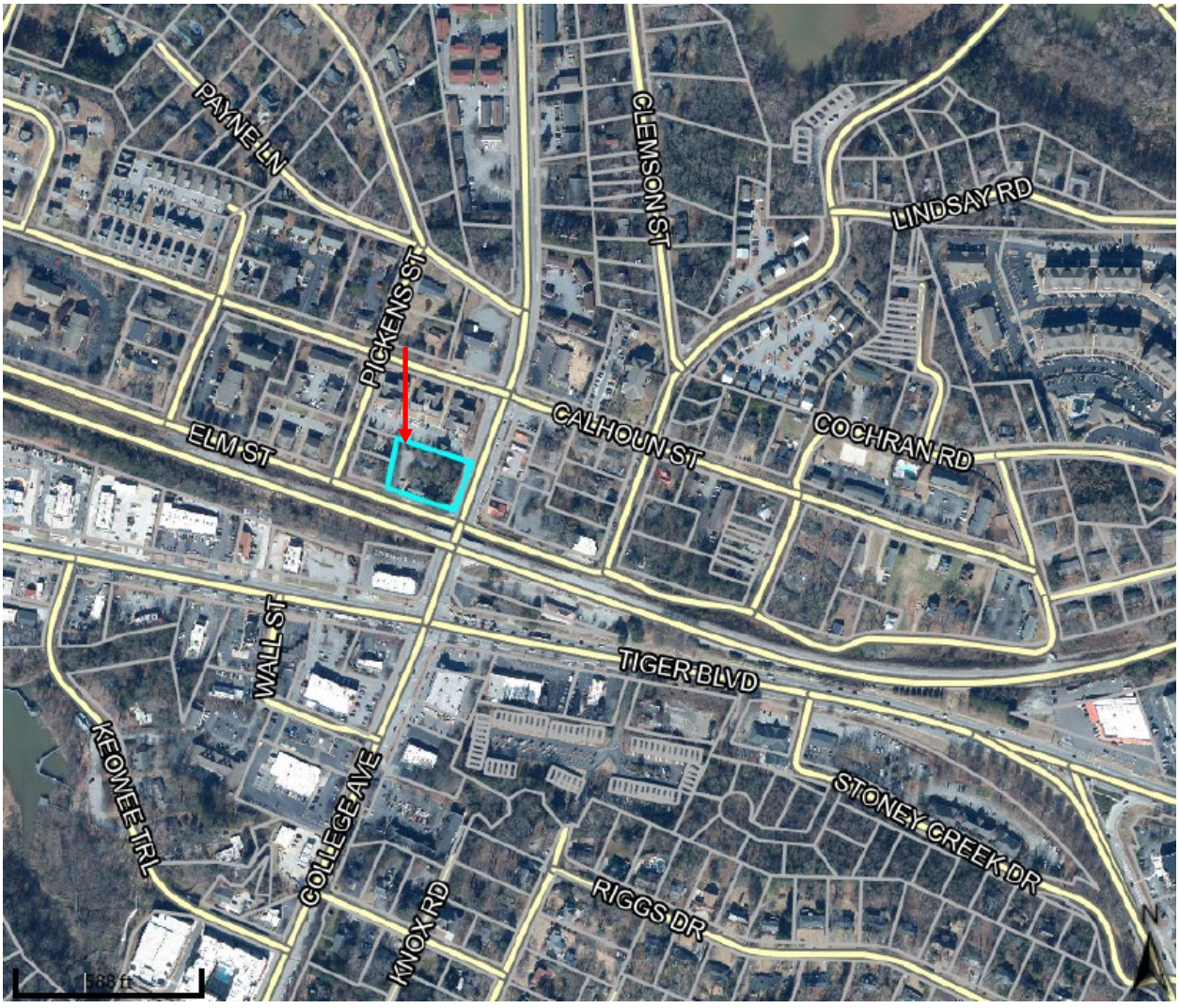
Report on RZNE-000529-2026 Proposed Map Amendment (Elm Street Lot)

March 9, 2026

An application for a zoning map amendment (rezoning) was submitted by Mr. Russell B. Hebert, the agent for the property owner (Calhoun Properties, LLC), on February 3, 2026. As proposed, one .71 acre parcel of land (TMP# 4044-12-85-7048) located at the intersection of College Avenue and Elm Street, addressed as 108 Elm Street, would be rezoned from *Office Professional District* to *RM-4 Multi-family Residential District*. No specific development project is currently associated with this requested rezoning, but the applicant notes on the application that the parcel could be better utilized as a RM-4 Residential District property.

The Planning Commission is scheduled to take the application up at their regular monthly meeting on March 9, 2026.

LOCATION



TAX ASSESSOR INFORMATION

Pickens County, SC





Parcel ID	4044-12-85-7048	Account Type	Commercial	Ownership	CALHOUN PROPERTIES	Documents Date	Price	Doc	Vacant or Improved
Account No	R0053944	Class	Office Building		PO BOX 1767	10/7/2003	$60,000	775/ / 293	Improved
Property Address	108 ELM ST CLEMSON	Acreage	0.709		CLEMSON, SC 29633	9/1/2000	$100,000	574 / 339	Improved
District	5-Clemson	LEA Code	0085						
Brief Tax Description	NW/CORNER ELM ST COLLEGE AVE, PLAT 400/10B, 1915 CALHOUN PLAT FILED IN GIS UNDER CALHOUN LAND CO (Note: Not to be used on legal documents)	Value	$413,500						

Date created: 2/19/2026
Last Data Uploaded: 2/19/2026 8:16:32 AM

Developed by SCHNEIDER GEOSPATIAL

Existing Condition Images



View from Southwest on Elm Street



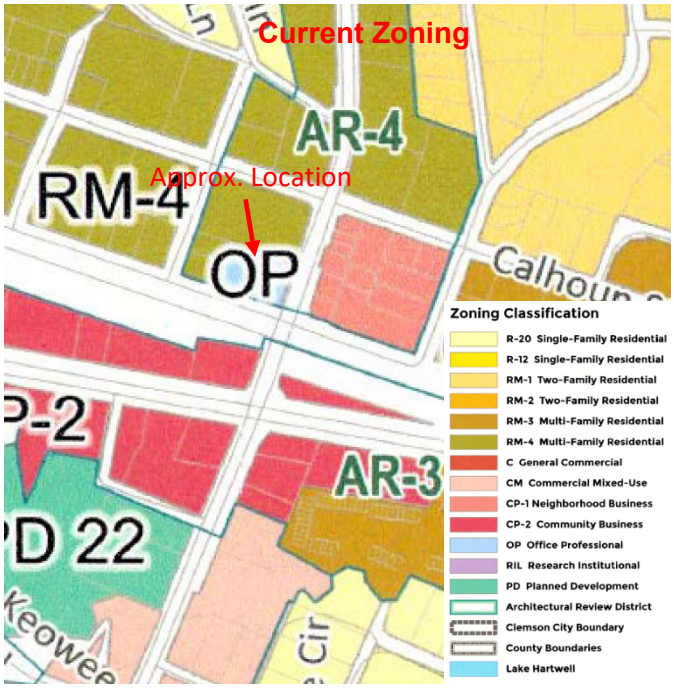
View from Southeast on Elm Street



View of Property from Southeast on College Avenue

Zoning

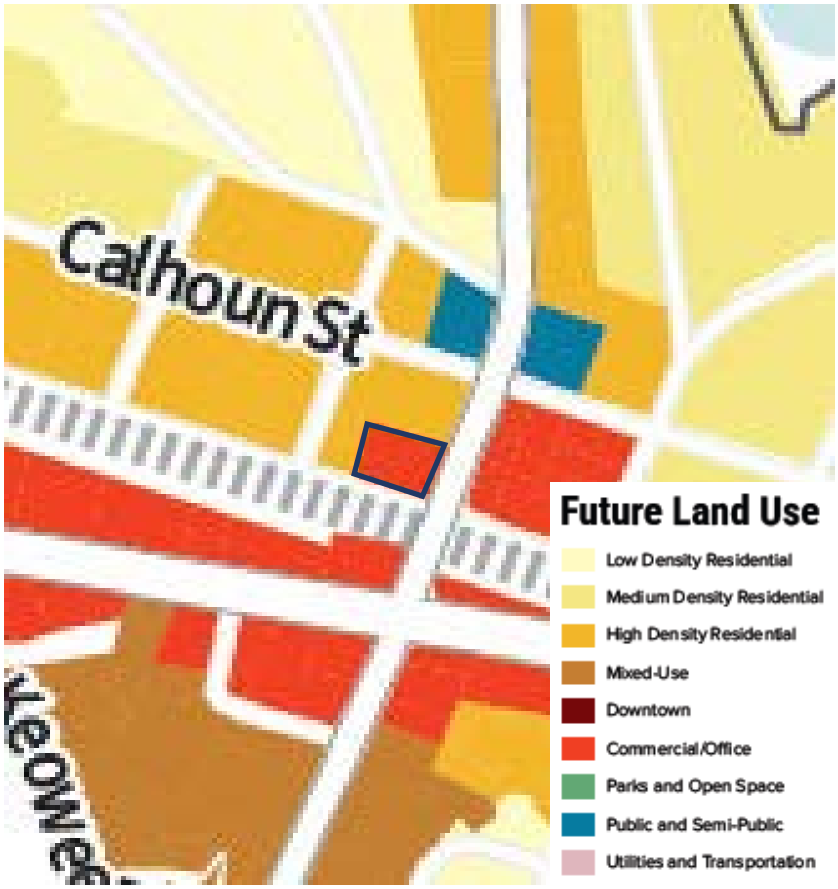
As stated above, the parcel proposed for rezoning is currently zoned Office Professional District, which is a district intended, among other things, to permit a moderate usage of land while providing buffers between residential neighborhoods and traffic arteries or commercial areas. The requested rezoning would change the parcel's zoning to RM-4 Multi-family District, a multi-family residential district meant to maintain and promote medium- to high-density residential development for multiple-unit, patio home and zero-lot-line housing.



Neighboring properties situated on the north and west sides of the parcel are zoned RM-4 District, and are occupied by student-oriented development. Properties located to the east zoned CP-1 Neighborhood Commercial District are occupied by businesses, but are separated from the parcel by the College Avenue right-of-way. The southern property boundary abuts the Elm Street right-of-way, which in turn abuts the Norfolk Southern Railroad right-of-way, providing significant separation from the General Commercial District properties on located near the corner of College Avenue and Tiger Boulevard.

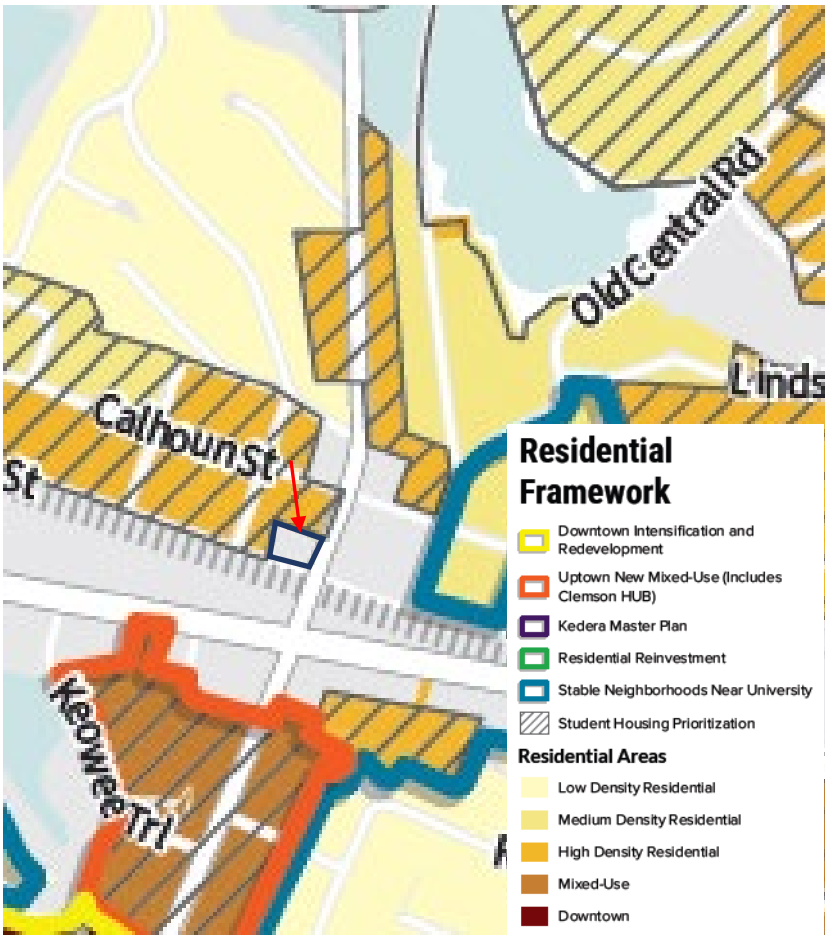
Comprehensive Plan

Although the Comprehensive Plan's Future Land Use Map shows the parcel as a commercial property, it should be noted that it is situated in an area primarily identified for high-density residential, and, due to the existence of the multiple rights-of-way, it stands alone, isolated from all other non-residential uses.



In addition to the Future Land Use Map, the Comprehensive Plan includes a Residential Framework map that delineates various areas recommended for special consideration

of prioritization. Although the parcel proposed for rezoning was not included (likely because of its current commercial use), it abuts the area called out for Student Housing Prioritization, which is perhaps the most likely future use if the requested rezoning is approved.



Impact On Services

Comments on the proposed rezoning were solicited from pertinent City departments to identify a possible impacts of the change on service delivery. No impacts were identified.

Review Status

The Planning Commission will take the matter up on March 9, 2026 in order to provide a recommendation on the matter to City Council. Following the Commission's review and approval of a recommendation, a public hearing will be scheduled by City Council.

Application

RZNE-000529-2026 PC

CITY OF Clemson PLANNING & DEVELOPMENT

1250 Tiger Blvd, Suite 4 • Clemson, SC 29631-2662
(864) 653-2050
Fax (864) 653-2057
www.cityofclemson.org

PLANNING COMMISSION
ZONING AMENDMENT APPLICATION

Please complete in ink and return to the Planning and Codes Administration Department with required attachments, information, and filing fee. Zoning Map Amendment (Rezoning) applications require **a filing fee of $250**, a current survey of the property, a copy of the deed, and a designation of agent if owner is not the applicant. **Both sides of this application must be completed; incomplete applications will not be accepted.**

- An amendment to the zoning ordinance text or the zoning map may be initiated by the city council, the planning commission, or the board of zoning appeals.
- An amendment to the zoning map for changing a zoning district designation of property may be initiated by the owner of the property affected or by an agent authorized by the owner in writing.

RZNE-000529-2026

File no.: R - __-__	PIN: 4044-12-85-7048	Date submitted: 2/3/2026	Planning Commission meeting date: 3/9/2026

Amendment type: ☑ Map amendment (Rezoning) ☐ Text amendment

Initiated by: ☐ Owner/Agent ☐ City Council ☑ Planning Commission ☐ Board of Zoning Appeals

OWNER(S) INFORMATION

Last name:	First:	Middle:	Interest
Calhoun Properties			☒ Sole owner ☐ Co-owner

Mailing address:	City:	State:	ZIP Code:
P O Box 1767	Clemson	SC	29631

Daytime phone no.:	Fax no.:	E-mail:
(706) 633-8864	( )	calmgt@aol.com

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name:	First:	Middle:
Hebert	Russell	Benedict

Mailing address:	City:	State:	ZIP Code:
506 Bentbrook Lane	Clemson	SC	29631

Daytime phone no.:	Fax no.:	E-mail:
(864)356-1152	( )	russellhebertiii@gmail.com

PROPERTY INFORMATION

THE OWNER/APPLICANT HEREBY REQUESTS that the property described below be rezoned from OP to RM4

Property address:	Property dimensions:	Property area:
108 Elm Street Clemson, SC	189x162x218x150	.71 acres approx 30, 925 sf

DESIGNATION OF AGENT

To be completed by Owner(s) only if Owner is not Applicant. ***All owners must sign.***

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request for a zoning map amendment.

Pickens M Lindsay	Pickens M Lindsay	01/21/26
Owner name	*Owner signature*	*Date*

To be completed by Applicant:

I certify that the information in this request is correct.

Authentisign ID: 81E88C65-FFF6-F011-8D4D-000D3A1FC4E8

Russ Hebert III	Russ Hebert III	01/21/26
Applicant name	*Applicant signature*	*Date*

Rev. 12-09-05; 06-15-07

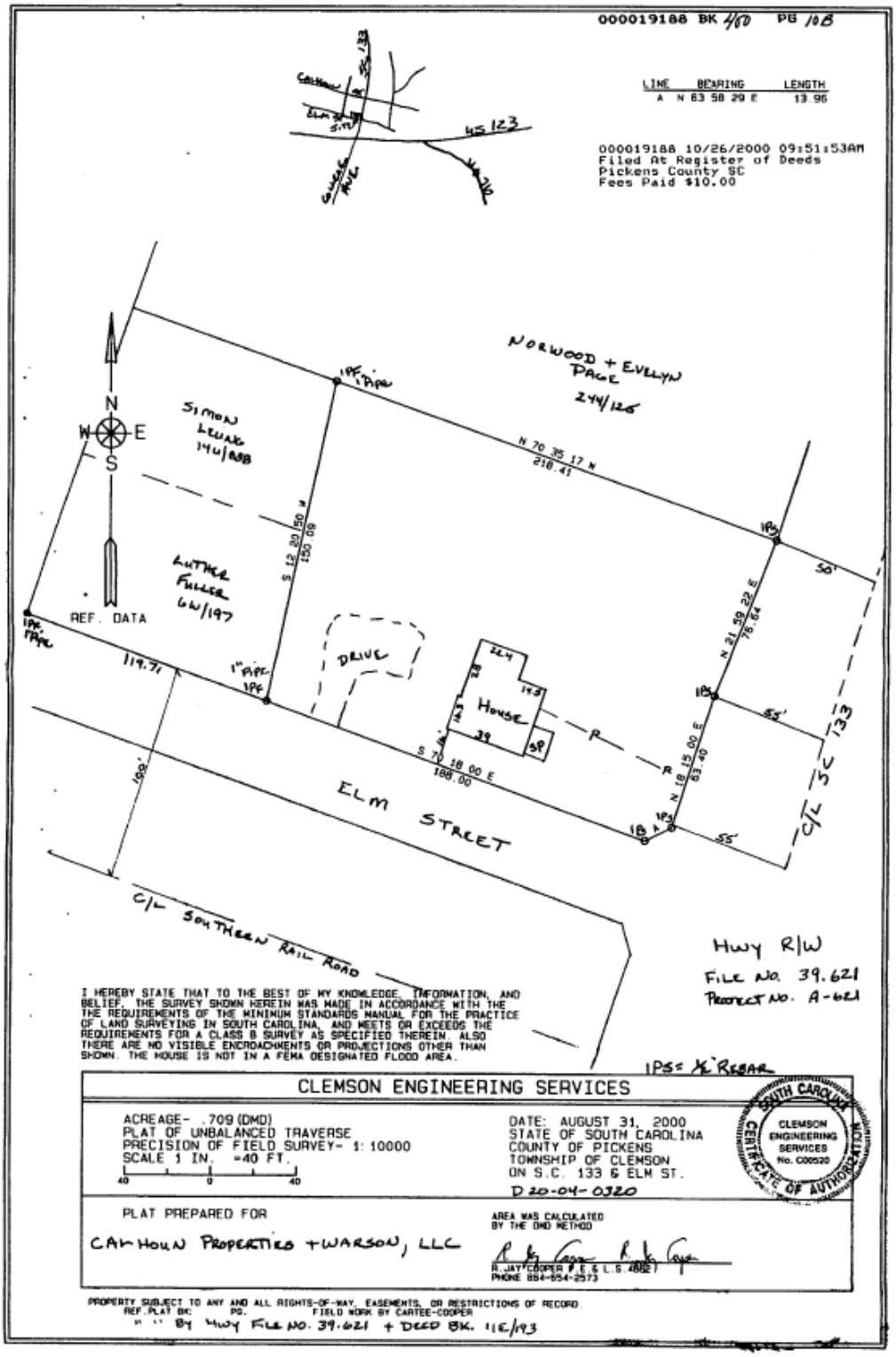
REQUIRED INFORMATION

REASONS FOR ZONING AMENDMENT REQUEST: I (we) request the rezoning for the following reasons:

The property has become obsolete for our current office use. Size, Location and new "work at home" environment.
Property was historically RM 4 and was changed to suit our needs in early 2000's.
The property is surrounded by RM4 properties and will be the highest and best use for property in the near future.

Plat

TMP# 4044-12-85-7048



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.

…

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						

Other Personal Services	Freestanding Parking Structures	812930	C	C	C	C						

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	OR	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'~~ [11] 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.

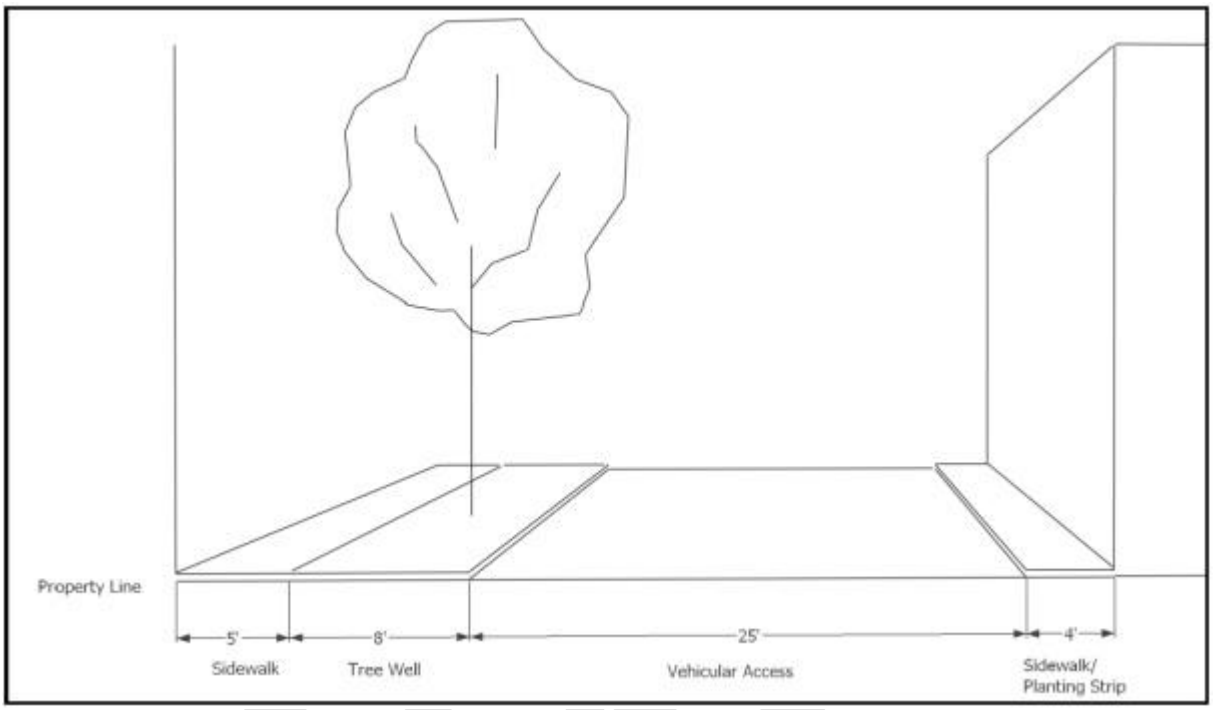
g. No less than 10 percent of the setback area in the CM Districts (excluding the required 5 foot paving strip) is to be landscaped and no more than 35 percent of the setback area shall be landscaped.

[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

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.

[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 deep 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.

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

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

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.

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;

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:

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 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 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-or way.

b~~. An eight foot Type "A" buffer yeard 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)		~~1~~ .5 space per bedroom [1]

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CODE OF ORDINANCES

CHAPTER 19 ZONING (1)

ARTICLE I . ADOPTION AND INTERPRETATION
Sec. 19-107. Definitions.

Adult day care facility See *Child day care facility.*

Affordable Housing Development means a development in which 25% of the residential units are "Affordable Unit's

Affordable Unit means a housing unit ~~in which is~~ occupied by low~~er~~ or very low income households, where the ~~requires~~ payment of monthly housing cost ~~of~~ is no more than thirty percent of adjusted gross annual income of the occupants. Unit must be monitored by a city recognized housing authority.

Aggrieved party means a person who has a substantial interest in any decision of the Zoning and Codes Administrator, the board of zoning appeals, or the appearance review board, and who has a right of appeal pursuant to S.C. Code §§ 6-29-800, 6-29-820, or 6-29-920, as and if amended

…

Lot width means the mean horizontal distance between the side lot lines of a lot measured at right angles to the depth; or the same distance measured at a point midway between the front lot line and rear lot line; or at the rear line of the required front setback (building line), especially on irregularly shaped lots.

Low Income Household means a household making 80% AMI (Area Median Income). ~~of the median income for the City of Clemson.~~

Maintained foot-candles means luminous intensity of lighting fixtures adjusted for a maintenance factor accounting for dirt build-up and lamp output depreciation. The maintenance factor used in the design process to account for this depreciation cannot be lower than 0.72 for high-pressure sodium and 0.64 for metal halide and mercury vapor.

…

Modular building means a building of closed construction, other than a mobile home or manufactured home, constructed off-site in accordance with the applicable codes and transported to the point of use for installation or erection, as defined in S.C. Code, § 23-43-20(2), as amended, and which is certified by the South Carolina Building Codes Council in accord with S.C. Code § 23-43-80, as amended, and which bears evidence of such certification by attachment of a label issued by the South Carolina Building Codes Council.

Monthly Housing Cost means rent or mortgage payment, home insurance and property taxes.

Monument sign means a freestanding ground sign supported by an internal structural framework or structurally integrated into landscaping or other solid structural features generally having a low profile with no open space between the ground and the sign. This sign is designed to incorporate design and building materials which complement the architectural theme of the buildings on the premises.

…

Vehicular use area means any area used for movement, circulation, parking and/or display of any type of vehicle, including but not limited to parking lots, loading and unloading areas and sales service areas. Driveways and parking spaces serving detached single-household dwellings are exempt from this definition.

Very Low Income Household means a household making 50% of the median income for the City of Clemson.
Veterinary services means a place where animals or pets commonly kept in a residential dwelling are given medical or surgical treatment with indoor boarding of animals limited as an accessory use. (Also includes the term "animal hospital.")

ARTICLE III. RESIDENTIAL DISTRICTS AND DISTRICT REGULATIONS
DIVISION 1. RESIDENTIAL DISTRICTS
Sec. 19-301. Residential districts described.
…
I. MH Middle Housing Residential District. The purpose of the MH residential district is to create conditions where naturally occurring affordable and attainable housing can be created by developers without the need of government subsidies. This district allows for higher density while keeping the occupancy low to encourage non-student residence.

ARTICLE III. RESIDENTIAL DISTRICTS AND DISTRICT REGULATIONS
DIVISION 1. RESIDENTIAL DISTRICTS
Table 19-302. Table of Uses for Residential Districts

			P = Permitted Use C = Conditional Use SE = Special Exception Dash (–) = Use not Permitted										
USE CATEGORY	USE TYPE	NAICS CODE	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	C/SE Reference
A. B. RESIDENTIAL USES													
Single-Family Residential Dwelling	Single-family Dwelling	NA	P	P	P	P	P	P	C	P	P	
	Manufactured Home	NA	–	–	–	–	C	–	–	–	-	
Two-Family Residential Dwelling	Duplex Dwelling	NA	–	-	C	~~P~~ C	~~P~~ C	P	C	P	C	
Residential Developments, Various	Patio Home Development	NA	–	–	C	C	C	C	C[2]	C	C	See Endnote 2
	Zero-Lot-Line Development	NA	–	–	C	C	C	C	C[2]	C	C	See Endnote 2
	Conservation Development	NA	SE[2]	SE[2]	SE[2]	C[2]	C[2]	C[2]	C[3]	C[2]	-	See Endnotes 2,3,4
	Townhouse Development	NA	--	-	C	C	C	C	C	C	C	
	Multi-family Development	NA	–	-	C	C	C	C	C	C	C	
	Affordable Housing Development	NA	-	-	SE	SE	SE	SE	-	SE	SE	
Group Homes	Group Home including Group Home for Young Adults	6232	SE	SE	SE	SE	SE	C	C	C	C	See Endnote 4

	Transitioning out of Foster Care	623990 7										
	Group Home for the Care of Individuals with Physical Handicaps and/or Special Needs	623210 623990	SE	SE	SE	SE	SE	C	C	C	C	See Endnote 4
B. OTHER USES												
Amenity and Support Uses Serving a Neighborhood or Residential Complex	Private Recreational Facilities Serving a Neighborhood or Residential Complex, (new development)	NA	C	C	C	C	C	C	C	C	C	
	Private Recreational Facilities Serving a Neighborhood or Residential Complex, (existing development)	NA	SE[6]	SE[6]	SE	SE[6]	SE[6]	SE[6]	SE[6]	SE[6]	C	See Endnote 5
	Storage of Watercraft and Utility Trailers on Commonly Owned Property	NA	–	–	–	–	–	C	C	C	C	
	Management Office, Serving a Duplex, Townhouse, or Multi-Family Development	531110	–	–	–	C	C	C	C	C	C	
Public Utilities	Electric Power Generation, Transmission and Distribution (Minor)	2211	P	P	P	P	P	P	P	P	P	
	Natural Gas Distribution (Minor)	2212	P	P	P	P	P	P	P	P	P	
	Water, Sewage and Other Systems (Major), Including Water Towers, but Excluding Treatment Facilities	2213	C	C	C	C	C	C	C	C	C	
	Water, Sewage and Other Systems (Minor), including pump/lift stations	2213	P	P	P	P	P	P	P	P	P	
Public Services	Telecommunication Facilities	517	SE	SE	SE	SE	SE	SE	SE	SE	SE	
Nursing Residential Care Facilities	Nursing Care Facilities	623110	–	–	–	–	–	C	C	C	C	
	Community Care Facilities for the Elderly	62331	–	–	C	C	C	C	C	C	C	
Educational Services	Kindergarten (with Academic Program) and Elementary & Secondary Schools	6111	SE	SE	SE	SE	SE	SE	C	SE	C	
Religious, Civic, and	Religious Organizations (expansion on existing land)[7]	8131	C	C	C	C	C	C	C	C	C	See Endnote 6

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Similar Organizations	Religious Organizations (expansion of land assemblage)	8131	SE	SE	SE	C	C	C	C	C	C	See Endnote 6
	Religious Organizations (new)[7]	8131	SE	SE	SE	SE	SE	SE	SE	SE	C	See Endnote 6
Public Recreational Facilities	Public Recreational Facilities, Passive	NA	P	P	P	P	P	P	P	P	P	
	Public Recreational Facilities, Active	NA	SE	SE	SE	C	C	C	C	C	P	
General Government	Library, Public	519120	SE	SE	SE	SE	SE	SE	C	SE	P	
	Public Safety Facilities (including Police, Fire, and EMS, but excluding jails and detentions centers)	922120 9221 60	SE	SE	SE	SE	SE	SE	C	SE	SE	
Other Services	Cemetery (excluding crematory)	812220	SE	SE	SE	SE	SE	SE	SE	SE	SE	
	Retail Store		SE	SE	SE	SE	SE	SE	SE	SE	SE	
	Professional Services or Office		SE	SE	SE	SE	SE	SE	SE	SE	SE	

ARTICLE III. RESIDENTIAL DISTRICTS AND DISTRICT REGULATIONS
DIVISION 1. RESIDENTIAL DISTRICTS
Table 19-303. Table of Accessory Uses for Residential Districts

			P = Permitted Use C = Conditional Use SE = Special Exception Dash (–) = Use not Permitted										
USE CATEGORY	**USE TYPE**	**NAICS CODE**	**R-20**	**R-12**	**R-7**	**RM-1**	**RM-2**	**RM-3**	**RM-3.5**	**RM-4**	**MH**	**C/SE Reference**
A. RESIDENTIAL ACCESSORY USES AND/OR STRUCTURES												
Residential Accessory Uses and/or Structures	Apartment (within principal structure)	NA	C	C	C	C	C	C	C	C	C	
	Adult Care Services, Family Adult Care Home, 6 or Fewer Clients	624120	C	C	C	C	C	C	C	C	C	
	Adult Care Services, Group Adult Care Home 7 to 12 Clients	624120	–	–	-	C	C	C	C	C	C	
	Bed & Breakfast Inn	721191	SE	SE	SE	C	C	C	C	C	C	

	Childcare Services, Family Child Care Home, 6 or Fewer Children	624410	C	C	C	C	C	C	C	C	C	
	Childcare Services, Group Child Care Home 7 to 12 Children	624410	–	–	~~C~~ -	C	C	C	C	C	C	
	Cultivation of Land, Noncommercial	NA	C	C	C	C	C	C	C	C	C	
	Customary & Typical Structures/Uses (Non-habitable) including non-commercial greenhouses, garages and storage buildings	NA	C	C	C	C	C	C	C	C	C	
	Detached Garage (non-habitable/non-commercial, serving townhouse/multi-family dwellings)	NA	–	–	--	–	–	C	C	C	C	
	Equipment for Solar Energy Generation	NA	C	C	C	C	C	C	C	C	C	
	Fences and Walls	NA	C	C	C	C	C	C	C	C	C	
	Guest Cottage	NA	C	C	C	C	C	C	C	C	C	
	Home Occupations	NA	C	C	C	C	C	C	C	C	C	
	Honey Bees, including offsite or online sale of honey (excluding beekeepers selling bees, queens, nuclei, etc.)	112910	C	C	- C	–	–	–	–	–		
	Keeping of Chickens	NA	C	C	C	C	C	C	C	C	C	
	Keeping of Livestock (except chickens)	NA	SE	SE	SE	SE	SE	SE	SE	SE	SE	
	Parking Structure, Freestanding	812930	SE	SE	SE	SE	SE	C	C	C	C	See Section 19-303 Endnote 2
	Private Recreational Facilities (swimming pools, hot tubs, tennis courts, etc)	NA	C	C	C	C	C	C	C	C	C	
	Short-term Rentals	NA	C	C	C	C	C	C	C	C	C	

ARTICLE III. RESIDENTIAL DISTRICTS AND DISTRICT REGULATIONS
DIVISION 1. RESIDENTIAL DISTRICTS

Table 19-304. Density, Bulk, and Dimensional Requirements and Standards for Residential Districts.

USE	DISTRICTS									
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	Reference
A. RESIDENTIAL USES										
1. Single-Family Residential Dwelling										
a. Single-Family Dwelling										
1) Tract area required, min. (acres)	NA	NA	NA	NA	NA	NA	2	NA	NA	
2) Lot area, min. (square footage)	20,000'	12,000'	7,000'	7,000'	7,000'	6,000'	NA	3,000'	7,000	
3) Lot width at front building line, min.	100'	80'	60'	60'	60'	50'	40'	40'	NA	
4) Front setbacks, min.	25'	25'	25'/15'[2]	25'/ 15'[2]	25'/15'[2]	25'/ 15'[2]	25'/15'[2]	25'/ 15'[2]	10'	See Section 19-304 Endnote 2
5) Side setbacks, min.	10'	10'	8'	8'	8'	5'	5'	5'	8'	
6) Rear setbacks, min.	40'	40'[3]	15	15'	15'	15'	15'	15'	8'	See Section 19-304 Endnote 3
7) Dwelling occupancy	2	2	2	2	2	3	3	4	2	
8) Structure height, max. In stories	~~35'~~ 3	~~35'~~ 3	~~35'~~[5] 3	~~35'~~ 3	~~35~~ 3~~'~~	~~35'~~ 3	~~35'~~ 3	~~35'~~ 3	3	See Section 19-304 Endnote 5
9) Lot area coverage, max. (percentage)	40 / 30	40 / 30[4]								See Section 19-304 Endnote 4
b. Manufactured Home										
1. Lot area, min. (square footage)					7,000'					
2. Lot width at front building line, min.					65'					
3. Front setbacks, min.					25'					
4. Side setbacks, min.					8'					

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USE	DISTRICTS									
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	Reference
5. Rear setbacks, min.					15'					
6. Dwelling occupancy, max.					2					
7. Structure height, max.					35'					
2. Two-Family Residential Dwelling										
a. Duplex Dwelling										
1.Development tract requirements										
a. Tract area required, min. (acres)				NA	NA	NA	2	NA	NA	
b. Density, max. (structures/acre)				5	5	6	7	10	10	
c. Structure spacing				16'	16'	16'	16'	16'	16"	
d. Front setback, min overall site				25'/15' [2]	25'/15' [2]	25'/15' [2]	25'/15' [2]	25'/15' [2]	25'/15' [2]	Endnote 2
e. Side setback, min overall site				8'	8'	8'	8'	8	8	
f. Rear setback, min overall site				15'	15'	15'	15'	15'	15'	
g. Structure height				35'	35'	35'	35'	35'	35'	
2. Development requirements for individual lots										
a. Lot area, min. (square footage)			7,000'	8,000'	8,000'	7,000'	6,000'	4,000'	4,000'	
b. Lot width at front building line, min.			70'	75'	75'	70'	50'	50	50	
c. Front setbacks, min.			25'/15' [2]	25'/15' [2]	25'/15' [2]	25'/15' [2]	25'/15' [2]	25'/15' [2]	25'/15' [2]	Endnote 2~~d~~)
d. Side setbacks, min.			8'	8'	8'	8'	8'	8	8	
e. Rear setbacks, min.			15'	15'	15'	15'	15'	15'	15'	
f. Dwelling occupancy, max.			2	2	2	3	3	4	2	
g. Structure height, max. In stories			3	~~35'~~ 3	~~35'~~ 3	~~35~~ 3	~~35'~~ 3	~~35'~~ 3	3	
h. Conditional Use Standards [RM-3.5 District Only]										See Section 19-309
3. Residential Developments, Various[11]										
a. Patio Home Development										Endnote 11
1. Development tract requirements										
a. Tract Acreage, min.				~~1~~	~~1~~	~~1~~	2	~~1~~		
b. Density [6], max. (dwellings/acre)				10	10	14	17	21	21	Endnote 6
c. Front setbacks,				25'/15' [2]	25'/15' [2]	25'/15' [2]	25'/15' [2]	25'/15' [2]	25'/15' [2]	Endnote 2

USE	DISTRICTS									
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	Reference
min. for overall site										
d. Side setbacks, min. for overall site				10'	10'	10'	10'	10'	10'	
e. Structure spacing, side				10' 1-story 16' 2-story	10' 1-story 16' 2-story	10' 1-story 16' 2-story	10' 1-story 16' 2-story	10' 1-story 16' 2-story	10' 1-story 16' 2-story	
f. Rear setbacks, min. for overall site				15'	15'	15'	15'	15'	15'	
g. Structure spacing, rear				30'	30'	30'	30'	30'	30'	
h. Dwelling occupancy, max.				2	2	3	3	4	2	
i. Structure height, max.				~~35'~~ 3	~~35'~~ 3	~~35'~~ 3	~~35'~~ 3	~~35'~~ 3	3	
2. Development requirements for individual lots										
a. Lot area per dwelling unit~~7~~ [7], min. (square footage)				4,000'	4,000'	3,000'	2,500'	2,000'	~~3,000'~~ 2,000'	Endnote 7
b. Lot width at front building line, min.				None	None	None	None	None	None	
c. Front setbacks, min.				25'/15' [2]	25'/15' [2]	25'/15' [2]	25'/15' [2]	25'/15' [2]	25'/15' [2]	
d. Side setbacks, min.				5' 1-story 8' 2-story	5' 1-story 8' 2-story	5' 1-story 8' 2-story	5' 1-story 8' 2-story	5' 1-story 8' 2-story	5' 1-story 8' 2-story	
e. Rear setbacks, min.				15'	15'	15'	15'	15'	15'	
f. Dwelling occupancy, max.				2	2	3	3	4	3	
g. Structure height, max in stories				~~35'~~ 3	~~35'~~ 3	~~35'~~ 3	~~35'~~ 3	~~35'~~ 3	3	
3. Conditional Use Standards *[RM-1, RM-2, RM-3, & RM-4 Districts Only]*										See Section 19-305
4. Conditional Use Standards *[RM-3.5 District Only]*										See Section 19-309
5. Conditional Use Standards *[R-7, MH, RM-1, RM-2, RM-3, & RM-4 Districts Only]*										See Section 19-305
6. Conditional Use Standards *[RM-3.5 District Only]*										See Section 19-309
b. Zero-Lot-Line Development										Endnote 11
1. Development requirements for individual lots										
a. Lot width at front building line, min.				None	None	None	None	None		
b. Lot area per dwelling unit [7], min.				4,000'	4,000'	3,000'	2,500'	2,000'		Endnote 7

USE	DISTRICTS									Reference
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	
(square footage)										
c. Front setbacks, min.				25'/15' [2]	25'/15' [2]	25'/15' [2]	25'/15' [2]	25'/15' [2]		Endnote 2
d. Side setbacks [8], min.				0'/5' 1-story 0'/8' 2-story	0'/5' 1-story 0'/8' 2-story	0'/5' 1-story 0'/8' 2-story	0'/5' 1-story 0'/8' 2-story	0'/5' 1-story 0'/8' 2-story		Endnote 8
e. Rear setbacks, min.				15'	15'	15'	15'	15'		
f. Dwelling occupancy, max.				2	2	3	3	4		
g. Structure height, max in stories				~~35'~~ 3	~~35'~~ 3	~~35'~~ 3	~~35'~~ 3	~~35'~~ 3		
2. Conditional Use Standards *[RM-1, RM-2, RM-3, & RM-4 Districts]*										See Section 19-305
3. Conditional Use Standards [RM-3.5 District Only]										See Section 19-309
c. *Conservation Development*										Endnote 11
1. Conditional Use Standards [R-7, MH, RM-1, RM-2, RM-3, & RM-4]										See Section 19-305
2. Conditional Use Standards *[RM-3.5 District Only]* [9]										Endnote 9
3. Special Exception Standards *[R-20 & R-12 Districts Only]*										See Section 19-305
d. Townhouse Development										Endnote 10
1. Development tract requirements										
a. Tract area required, min.(acres)						NA	2	NA	NA	
b. Density, max. (dwelling units/acre						21	29	29	29	
c. Front setbacks, min. for overall site						25'/15' [2]	25'/15' [2]	25'/15' [2]	25'/15'[2]	Endnote 2
d. Side setbacks, min. for overall site						0' interior; 15' exterior	0' interior; 15' exterior	0' interior; 15' exterior	0' interior; 15' exterior	
e. Rear setbacks, min. for overall site						15'	15'	15'	15'	

USE	DISTRICTS									
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	Reference
f. Impervious surface coverage, max.						60%	60%	60%	60%	
g. Open space requirements, min						25%	25%	25%	25%	
h. Common open space requirements, min.						3%	4%	4%	4%	
i. Building spacing, min.						30'	30'	30'	30'	
j. Dwelling occupancy, max						3	3	4	4	
k. Structure height, max Stories						~~40'~~ 3	~~40'~~ 3	~~40'~~ 3	3	
2. Development requirements for individual lots/dwellings										
a. Lot area, min(square footage)			3,500	3,500	3,500	2,000	1,500	1,500	1,500	
b. Front Setbacks, min			25'/15' [2]	25'/15' [2]	25'/15' 2	25'/15' [2]	25'/15' [2]	25'/15' [2]	25'/15' 2	See Section 19-304 Endnote 2
c. Side setbacks, min.			0' interior; 15' exterior	0' interior; 15' exterior	0' interior; 15' exterior	0' interior; 15' exterior	0' interior; 15' exterior	0' interior; 15' exterior	0' interior; 15' exterior	
d. Rear setbacks, min.			15'	15'	15'	15'	15'	15'	15'	
e. Dwelling occupancy, max			2	2	2	3	3	4	2	
f. Structure height, max Stories			3	3	3	~~40'~~ 3	~~40'~~ 4	40' 4	3	
3. Conditional Use Standards *[RM-3 & RM-4 Districts Only]*										See Section 19-305
4. Conditional Use Standards *[RM-3.5 District Only]*										See Section 19-310
e. Multi-Family Development										Endnote 11
1. Development tract requirements										
a. Tract area required, min. (acres)							2			

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USE	DISTRICTS									
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	Reference
b. Lot width at front building line, min.						80'	80'	80'	80'	
c. Density, max. (bedrooms/acre)						18	See Section 19-311	56	40	See Section 19-311
d. Impervious surface coverage, max.						60%	60%	60%	60%	
e. Open space requirements, min.						25%	25%	25%	25%	
f. Common open space requirements, min.						3%	4%	4%	4%	
g. Building spacing, min.						30'	30'	30'	30'	
h. Front setbacks, min. (exterior)						15'	15'	15'	15'	
i. Side setbacks, min. (exterior)						15'	15'	15'	15'	
j. Rear setbacks, min. (exterior)						25'	25'	25'	25'	
k. Dwelling occupancy, max.						3	4	4	2	
l. Structure height, max in stories						~~40'~~ 3	See Section 19-311	~~40'~~ 4	3	See Section 19-311
2. Development requirements for individual lots										
Lot area, min. (square footage)			8,000'	8,000'	8,000'	6,000'	3,000	3,000'	7,000	
Lot width at front building line, min.			60'	60'	60'	50'	40'	40'	NA	
Front setbacks, min.			25'/15'[2]	25'/ 15'[2]	25'/15'[2]	25'/ 15'[2]	25'/15'[2]	25'/ 15'[2]	10'	
Side setbacks, min.			8'	8'	8'	5'	5'	5'	8'	
Rear setbacks, min.			15	15'	15'	15'	15'	15'	8'	
Dwelling occupancy			2	2	2	3	3	4	2	
10) Structure height, max. In stories			3	3	3	4	NA	5	3	
Lot area coverage, max. (percentage)										
f. Affordable Housing Developments										Zoning Board to set dimensional standards

USE	DISTRICTS									
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	Reference
1. All Dimensional Standards			All Dimensional Standards set by the BZA in conformance with the Special Exemption Standards							
4. Group Homes										
a. Group Home										
1. Lot area, min. (acres)	1	1	1	1	1	1	1	1	1	
2. Lot width at front building line, min.	150'	150'	150'	150'	150'	150'	150'	150'	150'	
3. Front setbacks, min.	40'	40'	40'	40'	40'	40'	40'	40'	40'	
4. Side setbacks, min.	40'	40'	40'	40'	40'	40'	40'	40'	40'	
5. Rear setbacks, min.	40'	40'	40'	40'	40'	40'	40'	40'	40'	
6. Structure height, max.	35'	35'	35'	35'	35'	35'	35'	35	35	
7. Impervious surface coverage, max.	30%	30%	30%	30%	30%	30%	30%	30%	30%	
8. Conditional Use Standards *[RM-3, RM-3.5, & RM-4 Districts only]*										See Section 19-305
9. Special Exception Standards *[R-20, R-12, R-7, MH, RM-1, & RM-2 Districts only]*										See Section 19-305
b. Group Home for the Care of Individuals with Physical Handicaps and/or Special Needs										
1. Conditional Use Standards [RM-3, RM-3.5, & RM-4 Districts only]										Subject to the requirements of SC Code of Laws, Section 6-29-770, is and if amended
2. Special Exception Standards *[R-20, R-12, RM-1, & RM-2 Districts only]*										Subject to the requirements of SC Code of Laws, Section 6-29-770, as and if amended
B. OTHER USES										
1. Amenity and Support Uses Serving a Neighborhood or Residential Complex										
a. Private Recreational Facilities Serving a Neighborhood or Residential Complex										

1. Lot area, min. (square footage)	20,000'	12,000'	7,500'	7,500'	7,500'	7,500'	6,000'	6,000'	6,000'	
2. Lot width at front setback line, min.	100'	80'	60'	60'	60'	60'	50'	50'	50'	
3. Front setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
4. Side setbacks, min.	10'	10'	10'	10'	10'	10'	10'	10'	10'	
5. Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
6. Structure height, max.	35'	35'	35'	35'	35'	35'	35'	35'	35'	
7. Lot area coverage, max.	45%	45%								
8. Conditional Use Standards for New Developments *[All Residential Districts]*										See Section 19-305
9. Special Exception Standards for Facilities Serving an Existing Development/Neighborhood Not Previously Deeded to a Homeowners Association *[All Residential Districts]*										See Section 19-305
b. Storage of Watercraft and Utility Trailers on Commonly Owned Property										
1. Conditional Use Standards [RM-3, RM-3.5, and RM-4 Districts only]										See Section 19-305
c. *Management Office Serving a Duplex, Townhouse, or Multi-family Development*										
1. Conditional Standards [RM-1, RM-2, RM-3, RM-3.5, and RM-4 Districts]										See Section 19-304-A.3.
2. Public Utilities										
a. Electric Power Generation, Transmission and Distribution (Minor)										
1. Front setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
2. Side setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
3. Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
4. Structure height, max.	35'	35'	35'	35'	35'	35'	35'	35'	35'	
b. *Natural Gas Distribution (Minor)*										
1. Front setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
2. Side setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
3. Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
4. Structure height, max.	35'	35'	35'	35'	35'	35'	35'	35'	35'	
c. Water, Sewage and Other Systems (Major), including water towers but excluding treatment facilities										
1. Front setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'	
2. Side setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
3. Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	

4) Structure height max.	Set by the Zoning and Codes Administrator upon receipt and review of the Project Engineer's Report									
5. Conditional Use Standards *[All Districts]*										See Section 19-305
d. Water, Sewage and Other Systems (Minor), including pump/lift stations										
1. Front setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'	
2. Side setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
3. Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
4) Structure height max.	35'	35'	35'	35'	35'	35'	35'	35'	35'	
3. Public Services										
a. Telecommunication Facilities										
1) Special Exception Conditions [All Residential Districts]										See ARTICLE VI. DIVISION 3.
4. Nursing Residential Care Facilities										
a. Nursing Care Facilities										
1. Lot area, min. (acres)						2	2	2	2	
2. Lot width at front building line, min.						150'	150'	150'	150'	
3. Front setbacks, min.						50'	50'	50'	50'	
4. Side setbacks, min.						25'	25'	25'	25'	
5. Rear setbacks, min.						40'	40'	40'	40'	
6.Structure height, max in stories						~~35'~~ 3	~~35'~~ 3	~~40'~~ 4	3	
7. Conditional Use Standards *[RM-3, RM-3.5, & RM-4 Districts Only]*										See Section 19-305
b. Community Care Facilities for the Elderly										
1. Lot area, min. (acres)				1	1	1	1	1	1	
2. Lot area per dwelling unit [7], min. (square footage)				4,000'	4,000'	4,000'	4,000'	4,000'	4,000'	Endnote 7
3. Density [6], max. (dwellings/acre)				11	11	14	17	21	11	Endnote 6
4. Lot width at front building line, min.				100'	100'	100'	100'	100'	100'	
5. Front setbacks, min.				25'	25'	25'	25'	25'	25'	
6. Side setbacks, min.				10'	10'	10'	10'	10'	10'	

7. Rear setbacks, min.				25'	25'	25'	25'	25'	25'	
8. Structure height, max.				35'	35'	35'	35'	35'	35'	
9. Residential occupancy, max.				2	2	3	4	4	2	
10. Conditional Use Standards *[RM-1, RM-2, RM-3, RM-3.5, & RM-4 Only]*										See Section 19-305
5. Educational Services										
a. Kindergarten (with Academic Program) and Elementary & Secondary Schools										
1. Lot area, min. (acres)	5	5	5	5	5	5	5	5	5	
2. Front setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'	
3. Side setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'	
4. Rear setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'	
5. Structure height, max.	40'	40'	40'	40'	40'	40'	40'	40	40'	
6. Impervious surface coverage, max.	30%	30%	30%	30%	30%	60%	60%	60%	30%	
7. Conditional Use Standards *[RM-3.5 District Only]*										See Section 19-305
8. Special Exception Standards *[R-20, R-12, R-7, MH, RM-1, RM-2, RM-3, RM-4 Districts Only]*										See Section 19-305
6. Religious, Civic, and Similar Organizations										
a. Religious Organizations										
1. Lot area, min. (acres)	3	3	3	3	3	1.5	1.5	1.5	3	
2. Front setbacks [10], min.	50'	50'	50'	50'	50'	25'	25'	25'	50'	Endnote 10
3. Side setbacks [10], min.	50'	50'	50'	50'	50'	15'	15'	15'	50'	Endnote 10
4. Rear setbacks [10], min.	50'	50'	50'	50'	50'	30'	30'	30'	50'	Endnote 10
5. Structure height, max ~~40'~~ 3 in stories	~~40'~~ 3	~~40'~~ 3	3	~~40'~~ 3	~~40'~~ 3	~~40'~~ 3	~~40'~~ 3	~~40'~~ 3	40'	
6. Open space requirement, min.	20%	20%	20%	20%	20%	20%	20%	20%	20%	
7. Conditional Use Standards for Expansion of Existing Religious Organizations (expansion on existing land) *[All Districts]*										See Section 19-305
8. Conditional Use Standards for Religious Organizations (expansion of land assemblage of existing religious organization) *[All RM Districts]*										See Section 19-305
9. Special Exception Standards for Religious Organizations (expansion of land assemblage of existing religious organization) *[R-20 & R-12 Districts Only]*										See Section 19-305
10. Special Exception Standards for New Religious Organizations *[All Residential Districts]*										See Section 19-305
7. Public Recreational Facilities										
a. Public Recreational Facilities, Passive										
1. Front setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	

2. Side setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
3. Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
4. Structure height, max. (excluding lighting structures/poles which are subject to ARTICLE IX)	15'	15'	15'	15'	15'	15'	15'	15'	15'	See ARTICLE
b. *Public Recreational Facilities, Active*										
1. Front setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'	
2. Side setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'	
3. Rear setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'	
4. Structure height, max. (excluding lighting structures/poles which are subject to ARTICLE IX)	40'	40'	40'	40'	40'	40'	40'	40	40	See ARTICLE X
5. Conditional Use Standards *[All RM Districts]*										See Section 19-305
6. Special Exception Standards *[R-20 & R-12 Districts Only]*										See Section 19-305
8. General Government										
a. Library, Public										
1. Building size, max. (gross floor area)						4,000'	4,000'	4,000'	4,000'	
2. Front setbacks, min.						50'	50'	50'	50'	
3. Side setbacks, min.						50'	50'	50'	50'	
4. Rear setbacks, min.						50'	50'	50'	50'	
5. Structure height, max.						40'	40'	40'	40'	
6. Conditional Use Standards *[RM-3.5 District only]*										See Section 19-305
9. Special Exception Conditions *[R-20, R-12, R-7, RM-1, RM-2, RM-3, RM-4 Districts Only]*										See Section 19-305
10. Other Services										
a. Cemetery (excluding Crematory)										
1. Lot area, min. (acres)	2	2	2	2	2	1	1	1		
2. Lot width at front building line, min.	250'	250'	250'	250'	250'	250'	250'	250'		

3. Front setbacks, min. (including graves)	25'	25'	25'	25'	25'	25'	25'	25'		
4. Side setbacks, min. (including graves)	10'	10'	10'	10'	10'	10'	10'	10'		
5. Rear setbacks, min. (including graves)	10'	10'	10'	10'	10'	10'	10'	10'		
6.Structure height, max.	15'	15'	15'	15'	15'	15'	15'	15'		
7. Special Exception Standards *[All Residential Districts]*										See Section 19-305

No more than one principal use structure shall be permitted per lot with the exception of permitted accessory apartment or guest cottage per Section 19-305 C.1 or 19-303 C.12.

[2]The front setback shall be 25 feet unless rear yard parking or rear alleys loading driveways are provided. In such cases, the front setback may be reduced to 15 feet.

[3] The rear yard setback for properties abutting lands owned by the US Army Corps of Engineers shall be five feet.

[4] For parcels containing less than one acre, the maximum lot area coverage shall be 40 percent. For lots equal to or over one acre, the maximum lot area coverage shall be 30 percent. See Section 19-107 for definition of lot area coverage.

[5] No identical homes shall be side by side. Adjacent homes must have different architecture. A variation of roofing material, siding material or color alone does not fulfill this requirement.

[6] Maximum density calculations shall be applied for detached, single-household horizontal property regimes/condominium developments or if the property shall be owned and managed by a single legal entity.

[7] Minimum lot area shall apply for developments subdivided as fee simple lots.

[8] Side setback on the "zero side" shall be measured at the drip-line of the roof overhang. The entire structure must be contained on the lot containing the zero-lot-line structure.

[9] Base development standards for all uses shall be used as the conditional standards for conservation developments in the RM-3.5 District.

[10] The minimum setbacks for new structures serving a religious organization established before July 1, 1998 shall be 25 feet on the front, 25 feet on the side, and 40 feet on the rear.

[11] All residential developments of 3 or more units shall adhere to the design standards established in Table 19-1110-2.d. Exterior Building Design - Facade Design of Duplexes and Residential Developments, Various

(Ord. No. CC-2014-05, § 1, 8-18-14; Ord. No. CC-2015-24, 7-20-15; Ord. No. CC-2016-19, 7-5-16; Ord. No. CC-2017-02, 2-20-17; Ord. No. CC-2021-24, 10/04/2021; Ord. No. CC-2022-02, 01/03/2022); Ord No. CC-202X-XX, XX/XX/XXXX

ARTICLE III. DIVISION 2. CONDITIONAL USE AND SPECIAL EXCEPTION STANDARDS FOR RESIDENTIAL DISTRICT

19-305 Conditional Use and Special Exception Standards for Residential Districts

RESIDENTIAL USES

1. Single-Family Residential Dwelling
   a. *Single-Family Dwelling*
      1. Conditional use standards *[RM-3.5 District Only]:* See Sections 19-307, 19-308
   b. *Manufactured Home*
      1. Conditional Use Standards *[RM-2 District Only]*
         a. No more than one manufactured housing unit per lot.
         b. Units shall be placed on permanent foundation supports of concrete or other suitable material adequate for the load.
         c. Mobile features shall be removed and underpinning or skirting shall be installed around the entire unit.
2. Two-Family Residential Dwelling
   a. *Duplex Dwelling*
      1. Conditional Use Standards *[RM-3.5 District Only]* : See Section 19-309

      2. Conditional Use Standards *[R-7, Districts Only]*
         a. For Duplexes with front loading garages onto a public street, the garage shall comprise less than 50% of the individual dwelling's width.
         b. One upper story tree shall be required along the front property line of the Duplex for every 50 feet of street frontage.
            i. The required street trees must be indicated on the landscape plan; and
            ii. New trees planted to meet this requirement shall be a minimum two inch caliper.
         c. Parallel parking shall be designed as part of new streets and may be permitted subject to approval by City Council on existing city-owned streets.
         d. Underground utilities shall be provided on the lot and the adjacent Right of Way. This can be waived with or without conditions by the Zoning Official if this is unfeasible for a reason such as the utilities in question are a Transmission line.
         e. Board of Architectural Review (BAR) approval is required for all developments. Homes must conform to the Architectural Styles as depicted in Appendix A or to architectural style of an extraordinary quality approved by the BAR. Homes shall be designed to look like a large signal family home
         f. If driveway access is to the front of the unit's driveways, it shall be separated by a minimum 10ft wide landing area with a tree.

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g. A wall or fence shall be erected to screen the view of any utility equipment from the public right-of-way or sidewalk, except however, the Board of Architectural Review may approve a landscaped hedge sufficient to achieve the required visual screening.
h. Homes shall have a minimum of two bushes and one tree planted in its yard.
i. A parking area can hold no more than two cars unless they are in the rear of the building where they can hold a maximum of 6 cars without a separation of a 10 ft wide parking island with a tree planted in it.
j. Underground utilities shall be provided on the lot and the adjacent Right-of- Way. This can be waived with or without conditions by the Zoning Official if this is unfeasible for a reason such as the utilities in question are a Transmission line.

3. Conditional Use Standards *[RM-1, RM-2, RM-3, RM-4 & MH Districts Only]*
a. For Duplexes with front loading garages onto a public street, the garage shall comprise less than 50% of the individual dwelling's width.
b. One upper story tree shall be required along the front property line of the Duplex for every 50 feet of street frontage.
i. The required street trees must be indicated on the landscape plan; and
ii. New trees planted to meet this requirement shall be a minimum two inch caliper.
c. Parallel parking shall be designed as part of new streets and may be permitted subject to approval by City Council on existing city-owned streets.
d. Underground utilities shall be provided on the lot and the adjacent Right-of- Way. This can be waived with or without conditions by the Zoning Official if this is unfeasible for a reason such as the utilities in question are a Transmission line.
e. Board of Architectural Review (BAR) approval is required for all developments. Homes must conform to the Architectural Styles as depicted in Appendix A or to architectural style of an extraordinary quality approved by the BAR. Homes shall be designed to look like a large single family home.
f. If driveway access is to the front of the unit's driveways, it shall be separated by a minimum 10ft wide landing area with a tree.
g. Houses with roof overhangs are allowed to encroach into required setbacks up to a maximum of 36 inches.
h. Tract Developments must provide open space as follows:

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i. For projects involving the creation of 10 or less units a minimum of 10 percent of the area shall be open space with no less than 4 percent being common open space as defined by the ordinance;
ii. For projects involving the creation of 11 to 20 units less than 5 acres, a minimum of 15 percent of the area shall be open space with no less than 4 percent being common open space as defined by the ordinance;
iii. For projects involving the creation of 21 or more units greater than five acres, a minimum of 25 percent of the site shall be open space with no less than 5 percent being common open space as defined by the ordinance; and
iv. No construction, clearing, grubbing or other land disturbance shall be permitted in the areas set aside to fulfill the open space requirement unless otherwise approved in writing by the Zoning & Codes Administrator prior to any such activity.
v. A wall or fence shall be erected to screen the view of any utility equipment from the public right-of-way or sidewalk, except however, the Board of Architectural Review may approve a landscaped hedge sufficient to achieve the required visual screening.

i. Shared parking for residents or guests shall be located behind the rear building line of structures facing the public right-of-way and shall be subject to landscape requirements for vehicular use areas and shall have established a long-term maintenance by a homeowners association or management organization.
j. A parking area can hold no more than two cars unless they are in the rear of the building where they can hold a maximum of 6 cars without a separation of a 10 ft wide parking island with a tree planted in it.
k. Parallel parking shall be designed as part of new streets within the development and may be permitted subject to approval by City Council on existing city-owned streets.
l. Projects with side or rear yards directly abutting an R-20 or R-12 District shall provide a 10' buffer-yard with a 6' to 8' wood or masonry fence along the common property line. Properties separated by a publicly owned alley shall be required to meet this requirement.
m. The primary entrance of each building shall accommodate pedestrian access from the street(s) and parking lots by the provision of sidewalks that connect shared parking lots to the dwellings and to the adjacent public right-of-way. If an existing sidewalk along the public right-of-way does not currently exist, one shall be provided spanning the entire length of the property's frontage.
n. Detached garages must be located behind the front building line and must utilize architectural design and materials consistent with the

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principal structures. Garages integrated into the primary façade of the structure shall comprise less than 50% of the width of that.

o. No homes of the same Architectural Style shall be side by side. Adjacent homes must have different architecture. A variation of roofing material, siding material or color alone does not fulfill this requirement.

p. For Tract Development prior to the issuance of a certificate of occupancy for any structure within the development, an executed copy of deed restrictions including provisions for long-term property maintenance shall be provided to the City Zoning & Codes Administrator.

q. For developments with onsite resident property manager, the manager shall be responsible for providing day-to-day oversight of the development, including compliance with zoning occupancy limits, keeping the site maintained and free of trash, and serving as a point of contact for both the residents and the City Zoning & Codes Administrator regarding issues as they arise.

r. Homes shall have a minimum of two bushes and one tree planted in its yard.

s. Dog Waste Stations must be provided and maintained for all developments allowing the residents to have dogs. If required, dog waste stations will be provided at a ratio of 1 per every 100 beds.

3. Residential Developments, Various

a. Patio Home and Zero-Lot-Line Development

1. Conditional Use Standards [R-7, MH, RM-1, RM-2, RM-3, & RM-4 Districts Only]

~~b. A minimum of one acre shall be required for any patio home or zero-lot-line development.~~ Board of Architectural Review approval is required for all developments. Homes must conform to the Architectural Styles as depicted in Appendix A or to architectural style of an extraordinary quality approved by the BAR.

c. Houses with roof overhangs are allowed to encroach into required setbacks up to a maximum of 36 inches.

c. Developments must provide open space as follows:

i. For projects involving the creation of 10 or less units, a minimum of 10 percent of the area shall be open space with no less than 4 percent being common open space as defined by the ordinance;

ii. For projects involving the creation of 11 to 20 units ~~less than 5 acres~~, a minimum of 15 percent of the area shall be open space with no less than 4 percent being common open space as defined by the ordinance;

iii. For projects involving the creation of 21 or more units ~~greater than five acres,~~ a minimum of 25 percent of the site shall be open space with no less than 5 percent being common open space as defined by the ordinance; and

iv. No construction, clearing, grubbing or other land disturbance shall be permitted in the areas set aside to fulfill the open space requirement unless otherwise approved in writing by the Zoning & Codes Administrator prior to any such activity.

d. A wall or fence shall be erected to screen the view of any utility equipment from the public right-of-way or sidewalk, except however, the ~~Zoning & Codes Administrator~~ Board of Architectural Review may approve a landscaped hedge sufficient to achieve the required visual screening.

e. For any zero-lot-line lot, a minimum five foot wide maintenance easement shall be placed on the adjacent lot sharing the zero setback to enable the property owner to locate the house on the zero side yard setback side.

f. Shared parking for residents or guests shall be located behind the rear building line of structures facing the public right-of-way and shall be subject to landscape requirements for vehicular use areas and shall have established ~~a~~ long-term maintenance by a homeowners association or management organization.

g. Parallel parking shall be designed as part of new streets within the development and may be permitted subject to approval by City Council on existing city-owned streets.

h. Projects with side or rear yards directly abutting an R-20 or R-12 District shall provide a 10' buffer-yard with a 6' to 8' wood or masonry fence along the common property line. Properties separated by a publicly owned alley shall be required to meet this requirement.

i. The primary entrance of each building shall accommodate pedestrian access from the street(s) and parking lots by the provision of sidewalks that connect shared parking lots to the dwellings and to the adjacent public right-of-way. If an existing sidewalk along the public right-of-way does not currently exist, one shall be provided spanning the entire length of the property's frontage.

j. Detached garages must be located behind the front building line and must utilize architectural design and materials consistent with the principal structures. Garages integrated into the primary façade of the structure shall comprise less than 50% of the width of that

~~k.~~ ~~No identical homes~~ No homes of the same Architectural Style shall be side by side. Adjacent homes must have different architecture. A variation of roofing material, siding material or color alone does not fulfill this requirement.

l. Underground utilities shall be provided on the lot and the adjacent Right-of-Way. This can be waived with or without conditions by the Zoning Official if this is unfeasible for a reason such as the utilities in question are a Transmission line.

m. Single-family residential developments in the RM-3.5 District, including Patio Home and Zero-Lot-Line Developments, that utilize single-family lot configurations shall meet the requirements described in ARTICLE III, DIVISION 3.

n. Prior to the issuance of a certificate of occupancy for any structure within the development, an executed copy of deed restrictions including provisions for long-term property maintenance shall be provided to the City Zoning & Codes Administrator.

o. The onsite resident property manager shall be responsible for providing day-to-day oversight of the development, including compliance with zoning occupancy limits, keeping the site maintained and free of trash, and serving as a point of contact for both the residents and the City Zoning & Codes Administrator regarding issues as they arise.

p. Vinyl siding or vinyl faux stone or brick shall not be permitted.

q. Homes shall have windows on all sides. Any street-facing façade shall have at least two windows.

r. Homes shall have a minimum of two bushes and one tree planted in its yard.

s. Dog Waste Stations must be provided and maintained for all developments allowing the residents to have dogs. If required, dog waste stations will be provided at a ratio of 1 per every 100 beds.

t. A parking area can hold no more than two cars unless they are in the rear of the building where they can hold a maximum of 6 cars without a separation of a 10 ft wide parking island with a tree planted in it.

u. An upper story tree will be required every 50 ft of street frontage.

b. Conservation Development

(No changes)

…

c. *Townhouse Development*

1. Conditional Use Standards *[MH, RM-3 & RM-4 Districts Only]*

a. Buildings housing a series of townhouse units having a width of over 80 feet ~~a maximum length of 120 feet~~ shall be constructed to look like a series of attached buildings or units. ~~have a change in plane or significant architectural detail for each 40 feet of unbroken plane having a minimum depth of five feet.~~

b. Buildings housing a series of townhouse units having a maximum length exceeding 120 feet ~~shall have a change in plane or significant architectural detail for each 40 feet of unbroken plane having a minimum depth of five feet with a~~ shall have a significant feature such as a courtyard

or plaza incorporated into the façade's overall length. The plaza or courtyard shall have a minimum depth of 20' in depth and 20' in width. In no case shall an individual building exceed 200' in length.

c. Doors that operate as sliding-glass doors shall not be permitted on the front public-street frontages.

d. For townhouses with front loading garages onto a public street, the garage shall comprise less than 50% of the individual dwelling's width.

e. Detached garages serving multiple townhouses shall comply with the requirements of Section 19-305, Table 19-305C.9.

f. Driveways and walkways accessing individual townhouses shall be separated by landscaped strips at least 3' in width.

g. One upper story tree shall be required along the front property line of the townhouses for every ~~20~~ 50 feet of street frontage.

   i. The required street trees must be indicated on the landscape plan; and

   ii. New trees planted to meet this requirement shall be a minimum two inch caliper.

h. Parallel parking shall be designed as part of new streets and may be permitted subject to approval by City Council on existing city-owned streets.

i. Underground utilities shall be provided on the lot and the adjacent Right-of-Way. This can be waived with or without conditions by the Zoning Official if this is unfeasible for a reason such as the utilities in question are a Transmission line.

j. Prior to the issuance of a certificate of occupancy for any structure within the development, an executed copy of deed restrictions including provisions for long-term property maintenance shall be provided to the City Zoning & Codes Administrator.

k. Dog Waste Stations must be provided and maintained for all developments allowing the residents to have dogs. If required, dog waste stations will be provided at a ratio of 1 per every 100 beds.

l. Board of Architectural Review approval is required for all developments. Homes must conform to the Architectural Styles as depicted in Appendix A or to architectural style of an extraordinary quality approved by the BAR.

m. Where feasible, townhouses must be ally loaded. If driveway access is to the front of the unit's driveways will be separated by a minimum 10ft wide landing area with a tree.

n. A parking area can hold no more than two cars unless they are in the rear of the building where they can hold a maximum of 6 cars without a separation of a 10 ft wide parking island with a tree planted in it.

o. An upper story tree will be provided every 50 ft of street frontage.

2. Conditional Use Standards *[R-7, RM-1 & RM-2 Districts Only]*

a. Townhouse units shall be constructed to look like a series of attached buildings or unit.

b. Buildings housing a series of townhouse units having a maximum length of 135 feet.

c. Doors that operate as sliding-glass doors shall not be permitted on the front public-street frontages.

d. For townhouses with front loading garages onto a public street, the garage shall comprise less than 50% of the individual dwelling's width.

e. Detached garages serving multiple townhouses shall comply with the requirements of Section 19-305, Table 19-305C.9.

f. Driveways and walkways accessing individual townhouses shall be separated by landscaped strips at least 3' in width.

g. One upper story tree shall be required along the front property line of the townhouses for every 50 feet of street frontage.

i. The required street trees must be indicated on the landscape plan; and

ii. New trees planted to meet this requirement shall be a minimum two inch caliper.

h. Parallel parking shall be designed as part of new streets and may be permitted subject to approval by City Council on existing city-owned streets.

i. Underground utilities shall be provided on the lot and the adjacent Right-of-Way. This can be waived with or without conditions by the Zoning Official if this is unfeasible for a reason such as the utilities in question are a Transmission line.

j. Prior to the issuance of a certificate of occupancy for any structure within the development, an executed copy of deed restrictions including provisions for long-term property maintenance shall be provided to the City Zoning & Codes Administrator.

k. Dog Waste Stations must be provided and maintained for all developments allowing the residents to have dogs. If required, dog waste stations will be provided at a ratio of 1 per every 100 beds.

l. Board of Architectural Review approval is required for all developments. Homes must conform to the Architectural Styles as depicted in Appendix A or to architectural style of an extraordinary quality approved by the BAR.

m. Where feasible, townhouses must be ally loaded. If driveway access is to the front of the unit’s driveways will be separated by a minimum 10ft wide landing area with a tree.

n. A parking area can hold no more than two cars unless they are in the rear of the building where they can hold a maximum of 6 cars without a separation of a 10 ft wide parking island with a tree planted in it.

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o. An upper story tree will be provided every 50 ft of street frontage.

3. *Conditional Use Standards [RM-3.5 District Only]*: See Section 19-310

d. *Multi-Family Development*

1. Conditional Use Standards *[RM-3 & RM-4 Districts Only]*

a. A bus stop or turnaround designed to meet the operational specifications of the Clemson Area Transit System (CAT) shall be provided if required by the CAT depending on availability of service;

b. Facilities adequate to support the provision of household recycling services shall be provided to serve the development if required by the Department of Public Works; and

c. Underground utilities shall be provided on the lot and the adjacent Right-of-Way. This can be waived with or without conditions by the Zoning Official if this is unfeasible for a reason such as the utilities in question are a Transmission line.

d. For structures over 24' in height, the façade shall be designed to present a top, middle, and bottom story as described in ARTICLE XI, Table 19-1110.2.d.

e. Multi-family buildings that face the street shall orient the front door to face the street or a central courtyard. All entries shall be made visually prominent and receive architectural emphasis such as a recessed entry, corner entry, projecting feature such as a porch, canopy or articulated lintels, or a framing feature such as pilasters or columns.

f. Buildings having a length of 120 feet or less shall have a change in plane or significant architectural detail for each 40 feet of unbroken plane having a minimum depth of five feet.

g. Buildings having a maximum length exceeding 120 feet in length shall have a change in plane or significant architectural detail for each 40 feet of unbroken plane having a minimum depth of five feet with a significant feature such as a courtyard or plaza incorporated into the façade's overall length. The plaza or courtyard shall have a minimum depth of 20' in depth and 20' in width. In no case shall an individual building exceed 200' in length.

h. Doors that operate as sliding-glass doors shall not be permitted on the front public-street frontages.

i. At least 15% of the total wall area of the front facades of any multi-family structures shall be composed of transparent glass and a minimum of 15% of the front facades shall incorporate materials or paint schemes that contrast to those used for the primary coverage.

j. No outdoor grills, bicycles, or other personal items of the tenants shall be stored on front porches or balconies other than outdoor furniture designed for

that purpose. No flags, towels, clothing or other similar items may be displayed or hung to dry from any balcony visible from adjacent properties or the public right-of-way.

k. Prior to the issuance of a certificate of occupancy for any structure within the development, an executed copy of deed restrictions including provisions for long-term property maintenance shall be provided to the City Zoning & Codes Administrator.

l. Dog Waste Stations must be provided and maintained for all developments allowing the residents to have dogs. If required, dog waste stations will be provided at a ratio of 1 per every 100 beds.

m. An upper story tree will be provided every 50 ft of street frontage.

2. Conditional Use Standards *[MH, RM-1 & RM-2, Districts Only]*

a. Board of Architectural Review approval is required for all developments. Homes must conform to the Architectural Styles as depicted in Appendix A or to architectural style of an extraordinary quality approved by the BAR. The Building shall be designed to look like a large single family home.

b. A parking area can hold no more than two cars unless they are in the rear of the building where they can hold a maximum of 6 cars without a separation of a 10 ft wide parking island with a tree planted in it.

c. Facilities adequate to support the provision of household recycling services shall be provided to serve the development if required by the Department of Public Works; and

d. Underground utilities shall be provided on the lot and the adjacent Right-of-Way. This can be waived with or without conditions by the Zoning Official if this is unfeasible for a reason such as the utilities in question are a Transmission line.

e. Buildings shall not have a width or depth of greater than 80ft in the MH district and a width and depth of no greater than 60ft in the RM-1 and RM-2 districts.

f. In the RM-1 and RM-2 District no more than 4 units can be in a building.

g. Doors that operate as sliding-glass doors shall not be permitted on the front public-street frontages.

h. No outdoor grills, bicycles, or other personal items of the tenants shall be stored on front porches or balconies other than outdoor furniture designed for that purpose. No flags, towels, clothing or other similar items may be displayed or hung to dry from any balcony visible from adjacent properties or the public right-of-way.

i. An upper story tree will be provided every 50 ft of street frontage.

f. Affordable Housing Developments

1. Special Exemption Standards for (RM-7, RM-1, RM-2, MH, RM-3 and RM-4)

a. Must meet the definition of Affordable Housing Development

b. Project must consist of housing types allowed in that zoning district.

c. May develop at a density of 150% of what would be allowed in that district. (Example 10 units would be allowed, 15 could be allowed if Affordable Housing Development)

d. If 25% of the housing units fall under the definition of Very Low Income Households then it can be developed at a density of 200 % of what would be allowed in that district.

e. The BZA must set setbacks, building heights, parking requirements, lot coverage, and open space for the development. The BZA cannot lessen the buffer requirements. The BZA can require additional landscaping and buffers. The BZA cannot increase the allowed occupancy but can decrease allowed occupancy for all or some units.

f. The BZA can set the allowed height but cannot exceed 4 stories except in the RM-3 and RM-4 district where up to 5 stories can be allowed.

g. The BZA can requires a Traffic Study to help make an assessment of allowed density.

h. Affordable units must have deed restriction put in place to keep them affordable for a period of 20 years.

i. Affordable units must be monitored by a housing authority recognized by the City of Clemson.

4. Group Homes
    1. *Group Home*
        a. Special Exception Standards *[R-20, R-12, R-7, RM-1, & RM-2 Districts only]* AND
        b. Conditional Use Standards *[MH, RM-3, RM-3.5, & RM-4 Districts only]*
            1. The maximum occupancy, excluding staff, shall be subject to the following ratio:
                1. 12 residents for the first one acre; and
                2. One additional resident for every additional 12,000 square feet of area in the parcel to a maximum of 20 residents.
            b. All parking shall be a minimum of 25 feet from any property line.
            c. One sign identifying the establishment shall be permitted subject to the following:
                i. The sign shall not be greater than four square feet in area;
                ii. No closer than 15 feet to any property; and
                iii. May be externally illuminated only.
            d. A 25 foot, type "C" bufferyard shall be provided between the use and adjacent parcels.

e. One upper story tree per 30 lineal feet shall be planted within eight feet of the front property line.

f. The use shall not be located closer than 1,000 feet (measured from any property line) from another such use.

g. Group homes for young adults transitioning out of foster care shall be licensed as per South Carolina Chapter 14 Statutory Authority: 1981 Code Sections 20-7-2250.

h. If new construction, the building must receive Board or Architectural Review approval and the building must conform to the architectural standards as shown in Appendix A.

b. *Group Home for the Care of Individuals with Physical Handicaps and/or Special Needs*

1. Conditional Use Standards *[MH,RM-3, RM-3.5, & RM-4]* AND
2. Special Exception Standards *[R-20, R-12, R-7, RM-1, & RM-2]:* Subject to the requirements of SC Code of Laws, Section 6-29-770, as and if amended.

a. If new construction, the building must receive Board or Architectural Review approval and the building must conform to the architectural standards as shown in Appendix A.

B. Other Uses

1. Amenity and Support Uses Serving a Neighborhood or Residential Complex

a. *Private Recreational Facilities Serving a Neighborhood or Residential Complex*

1. Conditional Use Standards for New Developments Involving the Creation of Individual Lots *[All Residential Districts]*

a. Shall be located on a separately deeded parcel of land designated as common property for the development.

b. Parcel of land shall be owned by or titled to the development's Homeowner's Association, Neighborhood Association, or developer of the property.

c. All amenities shall be maintained pursuant to a recorded document providing for private maintenance for the life of the amenity.

2. Special Exception Standards for Facilities Serving an Existing Development/Neighborhood Not Previously Deeded to a Homeowners Association *[All Residential Districts]*

a. May be located on a separately deeded parcel of land designated as common property for the development.

b. Parcel of land shall be owned by or titled to the development's Homeowner's Association, Neighborhood Association, or developer of the property.

c. All amenities shall be maintained pursuant to a recorded document providing for private maintenance for the life of the amenity.

b. *Storage of Watercraft and Utility Trailers on Commonly Owned Property*

1. Conditional Use Standards *[MH,RM-3, RM-3.5, and RM-4 Districts only]:* See Section 19-908

a. A 25 foot setback shall be required on the placement of watercraft or utility trailers in the storage area along all property lines.

b. A 10 foot type "B" bufferyard (see Section 19-908) utilizing evergreen materials for understory trees shall be required along the frontage of the storage area and along any property lines that abut adjacent residential uses.

c. No watercraft and/or utility trailers other than those owned by a property owner in the development shall be stored in the common area.

d. The Zoning and Codes Administrator may permit the substitution of existing plant material for new material where it is determined adequate screening of the storage area is provided.

b. *Management Office Serving a Duplex, Townhouse, or Multi-family Development*

1. Conditional Standards *[MH, RM-1, RM-2, RM-3, RM-3.5, and RM-4 Districts]:* See Section 19-304-A.3

a. Management Office shall comply with all site development standards applicable to the type of residential development served.

b. Management Office shall serve onsite units only.

2. Public Utilities

a. *Water, Sewage and Other Systems (Major), including water towers but excluding treatment facilities*

1. Conditional Use Standards *[All Districts]*: See Section 19-908.

a. Access must be provided from an arterial or collector street.

b. A type "A" Bufferyard (see Section 19-908) with a minimum six-foot opaque wall or fence shall be provided along any property line where parking directly abuts a residential use or district.

3. Public Services

a. *Telecommunication Facilities*

1. Special Exception Conditions *[All Residential Districts]:* See ARTICLE VI, DIVISION 3.

4. Nursing Residential Care Facilities

b. *Nursing Care Facilities*

1. Conditional Use Standards *[MH,RM-3, RM-3.5, & RM-4 Districts Only]*

a. Documentation of all required state statutory licensing must be submitted prior to permit issuance.
b. This use may include dwelling units that are exclusively restricted to visitors, patients, or members of the staff.
c. A minimum of one upper story tree, a minimum two inch caliper in size, shall be planted at 30 foot intervals along the entire length of the street frontage of the tract.
d. A minimum of 20 percent open space shall be required with no less than three percent common open space.
e. Required employee parking shall be provided behind the front building line; however, guest parking may be provided at the front entrance of the principal structure(s).
f. Designated areas for loading and unloading clients shall be provided onsite and may be located within the front setback area at the entrance of the principal structure(s).
g. An unlit monument sign not exceeding 42 square feet in area may be permitted.
h. An externally illuminated wall sign or individually mounted channel letters shall be permitted at the main entrance to the building. The letters shall be no larger than 18 inches in height and shall contain only the name and address of the facility.
i. If new construction, the building must receive Board or Architectural Review approval and the building must conform to the architectural standards as shown in Appendix A.

b. *Community Care Facilities for the Elderly*

1. Conditional Use Standards *[MH, RM-1, RM-2, RM-3, RM-3.5, & RM-4 Only]*
   a. Management services consistent with the needs of the complex shall be permitted, including meal services and day-to-day support for elder or conveyance care complexes.
   b. The management office may either be located within a dwelling unit or in a separate structure subject to the dimensional requirements of the district.
   c. Required employee parking shall be provided behind the front building line; however, guest parking may be provided at the front entrance of the principal structure.
   d. Documentation of all required state statutory licensing must be submitted prior to permit issuance.
   e. This use may include dwelling units that are exclusively restricted to visitors, patients, or members of the staff.

f. A minimum of one upper story tree, a minimum two inch caliper in size, shall be planted at 30 foot intervals along the entire length of the street frontage of the tract.

g. A minimum of 20 percent open space shall be required with no less than three percent common open space.

h. An unlit monument sign not exceeding 42 square feet in area may be permitted.

i. An externally illuminated wall sign or individually mounted channel letters shall be permitted at the main entrance to the building. The letters shall be no larger than 18 inches and contain only the name and address of the facility.

a. If new construction, the building must receive Board or Architectural Review approval and the building must conform to the architectural standards as shown in Appendix A.

5. Educational Services

b. *Kindergarten (with Academic Program) and Elementary and Secondary Schools*

1. Conditional Use Standards *[RM-3.5 District Only]* AND
2. Special Exception Standards *[R-20, R-12, R-7, MH RM-1, RM-2, RM-3, RM-4 Districts Only]:* See Section 19-908

a. Access must be provided from an arterial or collector street.

b. All parking shall be provided behind the front building line of the principal structure.

c. Designated areas for loading and unloading clients shall be provided onsite and may be located within the front setback area at the entrance of the principal structure(s).

d. A type "A" bufferyard (see Section 19-908) shall be provided along any property line where parking directly abuts a residential use or district.

6. Religious, Civic, and Similar Organizations

1. *Religious Organizations*

1. Conditional Use Standards for Expansion of Existing Religious Organizations (expansion on existing land) *[All Districts]*

a. Any additional parking shall be no closer than 25 feet to any property line.

b. No driveway connections shall be allowed onto residential streets having less than 50 feet in right-of-way width.

c. Driveway connections onto residential streets will be permitted subject to the following:
   i. One two-way driveway connect is not greater than 24 feet in width; or
   ii. Two one-way driveways not greater than twelve 12 feet in width.
d. Designated areas for drop-off and pick-up of passengers shall be provided onsite.
e. If landscape buffers as required by ARTICLE XI have not been previously provided, bufferyards shall be required as follows:
   i. A minimum 10-foot type "A" bufferyard with a six-foot high fence or wall shall be installed along all property lines not fronting a right-of-way where the structure and/or parking is within 50 feet of the property line; and
   ii. A minimum 10-foot type "A" bufferyard with a three-foot landscaped berm shall be provided along any public right-of-way where parking directly abuts the property line.

2. Conditional Use Standards for Religious Organizations (expansions of land assemblage) *[All RM Districts];*
3. Special Exception Standards for Religious Organizations (expansion of land assemblage) [*R-20 and R-12]* AND
4. Special Exception Standards for Religious Organizations (new) *[All Residential Districts]*
   a. No driveway connections shall be allowed onto residential streets having less than 50 feet in right-of-way width.
   b. Residential structures shall meet the setback standards of the zoning district.
   c. Uses shall be in a permanent structure.
   d. Parking shall be no closer than 25 feet to any property line.
   e. Driveway connections onto residential streets will be permitted subject to the following:
      i. One two-way driveway connect is not greater than 24 feet in width; or
      ii. Two one-way driveways not greater than 12 feet in width.
   f. Designated areas for drop-off and pick-up of passengers shall be provided onsite.
   g. In addition to any landscape buffers required by *ARTICLE IX,* a minimum 10 foot type "A" bufferyard with a three foot landscaped berm shall be provided along any public right-of-way where parking directly abuts the property line.

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7. Public Recreational Facilities
    1. *Public Recreational Facilities, Active*
        1. Conditional Use Standards *[All RM Districts Only]* AND Special Exception Standards *[R-20 & R-12 Districts Only]:* See Section 19-908
            a. A minimum set back 50 feet from all property lines shall apply to all structures, parking, uses, unloading/drop-off areas, equipment, and lighting.
            b. Solid wall or fence, or vegetative screening adequate to protect adjacent property from noise and light is provided.
            c. A 10-foot, type "B" bufferyard shall be provided for parcels directly abutting any residentially zoned property.
8. General Government
    1. *Library, Public*
        1. Conditional Use Standards *[RM-3.5 District only]* AND
        2. Special Exception Standards *[R-20, R-12, R-7, RM-1, RM-2, RM-3, RM-4 Districts Only]:* See Section 19-908
            a. Access must be provided from an arterial or collector street.
            b. All parking shall be provided behind the front building line of the principal structure.
            c. Areas for client drop-off and pick-up shall be provided onsite.
            d. An eight foot type "A" bufferyard shall be provided along any property line where parking directly abuts a residential use or district.
    b. *Public Safety Facilities (including Police, Fire and EMS, but excluding Jails And Detention Centers)*
        1. Conditional Use Standards *[RM-3.5 District Only]* AND
        2. Special Exception Conditions *[R-20, R-12, R-7, MH, RM-1, RM-2, RM-3, RM-4 Districts Only]:* See Section 19-908
            a. Access must be provided from an arterial or collector street.
            b. All parking shall be provided behind the front building line of the principal structure.
            c. An eight foot type "A" bufferyard (see Section 19-908) shall be provided along any property line where parking directly abuts a residential use or district.
            d. Any fixed training equipment shall be behind the front building line and shall be setback a minimum of 50 feet from any abutting property line.
9. Other Services
    1. *Cemetery (excluding Crematory)*

1. Special Exception Standards *[All RM Districts & MH]:* See Section 19-908
    a. No dwelling unit for a caretaker shall be permitted.
    b. All grave sites shall be a minimum of 10 feet from a property line.
    c. One unlit sign may be permitted subject to the following:
        i. Maximum size shall be six square feet, and
        ii. Maximum height 10 feet.
    d. A five-foot type "A" bufferyard (see Section 19-908) with a four to six-foot-high fence or wall shall be maintained along all residential property lines.

b. *Game Day Parking*
    1. Conditional Use Standards *[All R & RM Districts]*
        a. Acquisition and maintenance of a yearly Special Event Permit, Game Day Parking.
        b. May be located on a vacant lot if the owner is the same owner as an adjacent lot.

c. Retail Store
    1. Special Exception Use Standards *[All Districts]*
        a. Can utilize existing building, but if new construction, Board of Architectural Review approval is required for all new construction. Building must conform to the Architectural Styles as depicted in Appendix A or to architectural style of an extraordinary quality approved by the BAR. BAR approval needed for all site improvements.
        b. Hours of operation are limited to 6 am to 9 pm.
        c. BZA shall determine max and minimum number of parking spaces.
        d. All lighting must be dark sky compliant.
        e. Must be located on arterial and major collector roads
        f. New buildings are limited to 4,000 sq/ft.
        g. Free standing sign limited to 24 sq/ft
        h. Wall mounted sign limited to 40 sq/ft
        i. No signage can be internal lit.
        j. Wall mounted signs shall be channel letters or made of wood stone or metal faced.
        k. Free standing sign shall be made of wood, stone, or metal faced.
        l. Provisions for a loading zone must be addressed
        m. Provision for a dumpster must be addressed

d. Professional Services

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2. Special Exception Use Standards *[All Districts]*
   a. Can utilize existing build, but if new construction, Board of Architectural Review approval is required for all new construction. Building must conform to the Architectural Styles as depicted in Appendix A or to architectural style of an extraordinary quality approved by the BAR. BAR approval needed for all site improvements.
   b. BZA shall determine ours of operation.
   c. BZA shall determine max and minimum number of parking spaces.
   d. All lighting must be dark sky compliant.
   e. Must be located on arterial and major collector roads
   f. New buildings are limited to 4,000 sq/ft.
   g. Free standing sign limited to 24 sq/ft
   h. Wall mounted sign limited to 40 sq/ft
   i. No signage can be internal lit.
   j. Wall mounted sign shall be channel letters or made of wood stone or metal faced.
   k. Free standing sign shall be made of wood, stone, or metal faced.

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Section 401: Residential Architectural Styles

The most memorable towns and neighborhoods are composed of buildings of similar styles or of differing but highly recognizable styles. The Patrick Square site shall take its inspiration from the styles of the nineteenth and early twentieth centuries found in the eastern part of the United States. They are the Carolina, Craftsman, Victorian, Colonial, Greek revival, and Georgian styles. These styles are well suited to the climate and are frequently found in the surrounding cities and towns throughout the region and the state.

All residences shall incorporate a stoop and/ or porch element. The Architectural Review Consultant shall review the facades of all of the house types employed throughout the development to ensure that they adhere to the styles set forth in this section of the Plan.

Please refer to the following books regarding specifics on these styles:

A Field Guide to American Houses" (McAlester & McAlester, 1984)

"The American Vignola: A Guide to the Making of Classical Architecture" (Ware, 1903)

"Traditional Construction Patterns: Design & Detail Rules of Thumb" (Mouzon, 2004)

"American Shelter: An Illustrated Encyclopedia of the American Home" (Walker, 1981)

These books shall be made available at the office of the Architectural Review Consultant.

In addition to the five styles described above, a Contemporary Contextual style shall be allowed on the custom residential lots. Homes designed in this style shall embrace the street and public realm, be composed of natural materials, have vertical window proportions, and shall be modeled on the proportions of one of the five above mentioned traditional architectural style. Additionally, flat roofs are not allowed with this style. The final design of these style homes shall have to receive the approval of the Developer and the Architectural Review Consultant.



Carolina



Craftsman



Carolina



Craftsman



Victorian



Colonial



Colonial



Victorian



Colonial



Georgian

CAROLINA



The Carolina style houses are designed in response to the heritage of the area. These houses usually have front porches that wrap around the sides of the house. The first story of the house is usually taller than the upper stories to facilitate cross breezes. Wooden shutters and a metal roof are also common features. Some general characteristics of the South Carolina style also include:

1. Wood clapboard or board and batten siding
2. Shallow pitched roof, gable or hip, metal or shingle
3. Large porch that may wrap around the side of the house
4. Tall first story with elongated windows

Windows



1. Rectangular punched window openings with recessed windows
2. Dormers
3. Vertical format, double hung
4. Trim around the jamb and head
5. Wooden shutters

Doors



1. Recessed multi-paneled door
2. Vertical format
3. Decorative wooden trim
4. Transom, side lights and/or shutters

Massing



1. Simple rectangular forms (rectangle or box)
2. Gable or hipped roof
3. First floor taller than other floors

Details



1. Simple detailing to columns and railings
2. Doric or square columns
3. Porches rest on brick, stone or stucco piers

Porches



1. Major feature of the house; large in proportion to the mass of the house, may cover front and sides
2. May have a metal roof
3. Raised above grade
4. May be two-stories in some cases

Typical Materials

Cladding: Typical Materials Wood. fiber-cement, clapboard (masonry shall only be used on duplex housing)

Roofing: Metal or Asphalt Shingle

Windows: Wood, vinyl or aluminum clad with traditional profiles

Trim: Wood or EIFS

Shutters: Wood

Soffits: Wood or wood composite

Gutters: Metal

Downspouts: Metal

Columns: Wood, fiberglass or wood composite

Railings: Wood or wood composite

Foundations: Brick

Fencing: Wood

Colors: Approved by the Architectural Review Consultant

CRAFTSMAN



The Craftsman style expresses the materials of the building, using clean lines, sturdy structure and natural materials. Very large gable roofs with exaggerated overhangs and brackets are typical. Most houses are one to two stories tall with simple rectangular plans and generous front porches. Some general characteristics of the Craftsman style also include:

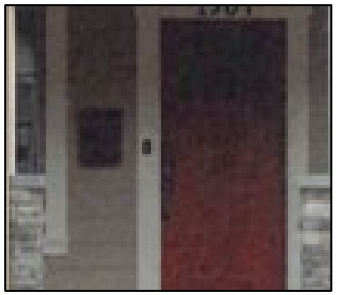
1. Low-pitched gable roof (5:12 to 8:12)
2. Front dormer with shed or gable-end roof
3. Decorative beams or brackets under gables
4. Exposed rafter ends
5. Wide overhanging roofs and porches
6. Deep porches
7. Materials and colors may change from first to second floors (contrasting colors are encouraged)

Windows



1. Rectangular punched window openings with recessed windows
2. Horizontal or square format, double hung
3. Multi-pane units
4. Trim around the jamb and head
5. Stone, wood or precast sill with some detail
6. No Shutters

Doors



1. Recessed multi-paneled door
2. Vertical format
3. Multi-pane units
4. Decorative wooden trim
5. Transom and side lights are optional

Massing



1. Simple rectangular forms (rectangle or box) with exaggerated roof proportions
2. Gable or hipped roof
3. Two (2) or three (3) stories
4. Horizontally proportioned

Details



1. Large overhangs
2. Decorative vergeboard and oversized brackets
3. Details emphasize the structure of the building

Porches



1. The porch is a major feature of the house; large in proportion to the overall mass of the house
2. Porch is a deep horizontal mass with large overhanging roof
3. Wooden, with carved ornamentation
4. Raised above grade
5. Usually a contrasting color to the house
6. Framed by massive square columns with heavy bases

Typical Materials

Cladding: Wood. fiber-cement, clapboard

Roofing: Cedar hake, Simulated Slate or Asphalt Shingle

Windows: Wood, vinyl or aluminum clad with traditional profiles

Trim: Wood or EIFS

Shutters: None

Soffits: Wood or wood composite

Gutters: Metal

Downspouts: Metall

Columns: Wood, fiberglass or wood composite

Railings: Wood or wood composite

Foundations: Brick, stone, or stucco

Fencing: Wood

Colors: Approved by the Architectural Review Consultant

VICTORIAN



Victorian houses are typically characterized by front-facing, vertically oriented gables and asymmetrical facades.They are also easily recognized by the elaborate vergeboard, also known as gingerbread, below the gables and the strong vertical emphasis of the windows and rooflines.

Some general characteristics of the Victorian style also include:

1. All wood construction
2. Wood clapboard or board and batten siding
3. Steeply pitched roof (8:12 to 14:12)
4. Partial or full width porches or verandas
5. Patterned and multiple types of siding
6. Contrasting colors in trim and roof vergeboard
7. Asymmetrical and complex massing, with one gable facing the street

Windows



1. Rectangular punched window openings with recessed windows
2. Multi-pane units
3. Vertical format, double hung
4. Trim around the jamb and head
5. Stone, wood or precast sill with some detail
6. Wooden shutters

Doors



1. Recessed multi-paneled door
2. Vertical format
3. Decorative wooden trim
4. Transom and side lights

Massing



1. Simple rectangular forms, asymmetrical massing of additive forms
2. Gable or hipped roof
3. Two (2) or three (3) stories
4. First floor taller than other floors

Details



1. Moderate or Large overhangs
2. Decorative vergeboard
3. Carved woodwork as decorative trim around windows and doors

Porches



1. The porch is a major feature of the house; large in proportion to the overall mass of the house
2. Wooden, with carved ornamentation
3. Raised above grade
4. Usually a contrasting color to the house

Typical Materials

Cladding: Typical Materials Wood. fiber-cement, clapboard (masonry shall only be used on duplex housing)

Roofing: Metal, Cedar hake, or Asphalt Shingle

Windows: Wood, vinyl or aluminum clad with traditional profiles

Trim: Wood or EIFS

Shutters: Wood

Soffits: Wood or wood composite

Gutters: Metal

Downspouts: Metall

Columns: Wood, fiberglass or wood composite

Railings: Wood or wood composite

Foundations: Brick, stone, or stucco

Fencing: Wood

Colors: Approved by the Architectural Review Consultant

COLONIAL



Colonial houses are typically characterized by a symmetrical facade and gables parallel to the street. They are also easily recognized by their simple massing and elegant classical details. Some general characteristics of the Colonial style also include:

1. Medium pitched roof
2. Multi-paned windows with shutters
3. Entry porches with classical columns and cornices
4. Ornamental front doors framed with side lights,fan lights or glass transoms
5. An orderly arrangement of windows, doors, porches and roof forms, usually symmetrical

Windows



1. Rectangular punched window openings with recessed windows
2. Horizontal or square format, double hung
3. Multi-pane units
4. Trim around the jamb and head
5. Stone, wood or precast sill with some detail
6. Shutters

Doors



1. Recessed multi-paneled door
2. Vertical format
3. Decorative wooden trim
4. May have Transom and side lights

Massing



1. Simple rectangular forms (rectangle or box) proportions
2. Gable roof
3. Two (2) or three (3) stories

Details



1. Moderate overhangs with classical details
2. Trim is usually white

Stoop/Porches



1. The porch of stoop is used as an entry
2. Wooden, with carved ornamentation
3. Raised slightly above grade
4. Classical in style, features large Doric, Ionic and Corinthian columns

Typical Materials

Cladding: Brick, Wood. or fiber-cement

Roofing: Metal, Cedar hake, Slate or Asphalt Shingle

Windows: Wood, vinyl or aluminum clad with traditional profiles

Trim: Wood or EIFS

Shutters: Wood

Soffits: Wood or wood composite

Gutters: Metal

Downspouts: Metall

Columns: Wood, fiberglass or wood composite

Railings: Metal, Wood or wood composite

Foundations: Brick, stone, or stucco on block

Fencing: Metal or Wood

Colors: Approved by the Architectural Review Consultant

GEORGIAN



Georgian houses are typically characterized by a symmetrical facade and gables parallel to the street. They are also easily recognized by their horizontal or square format and elegant classical details.

Some general characteristics of the Georgian style also include:

1. Medium pitched roof
2. Multi-paned windows with shutters
3. Entry porches with classical columns and cornices
4. Front door centrally located, framed with light, fan lights or a decorative crown
5. An orderly arrangement of windows, doors, porches and roof forms, usually symmetrical, usually five windows on the second floor

Windows



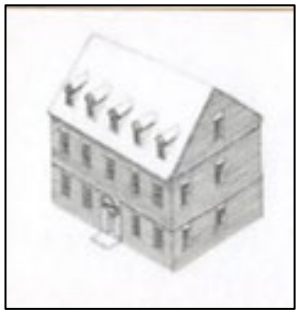
1. Rectangular punched window openings with recessed windows
2. Vertical or double square format, double hung
3. Multi-pane units
4. Trim around the jamb and head
5. Stone, wood or precast sill with some detail
6. Shutters

Doors



1. Recessed multi-paneled door
2. Vertical format
3. Decorative wooden trim
4. Transom and side lights

Massing



1. Simple rectangular forms (rectangle or box), usually horizontal in proportions
2. Gable roof
3. Two (2) or three (3) stories

Details



1. Moderate overhangs with classical details
2. Elegant and symmetrical

Stoop/Porches



1. The porch of stoop is used as an entry
2. Wooden, with carved ornamentation
3. Raised slightly above grade
4. Classical in style, features large Doric, Ionic and Corinthian columns

Typical Materials

Cladding: Brick, Wood. or fiber-cement

Roofing: Metal, Cedar hake, Slate or Asphalt Shingle

Windows: Wood, vinyl or aluminum clad with traditional profiles

Trim: Wood or EIFS

Shutters: Wood

Soffits: Wood or wood composite

Gutters: Metal

Downspouts: Metall

Columns: Wood, fiberglass or wood composite

Railings: Metal, Wood or wood composite

Foundations: Brick or stone

Fencing: Metal or Wood

Colors: Approved by the Architectural Review Consultant

GREEK REVIVAL



Greek Revival houses are typically characterized by the adoption of the Architectural Orders and decorative motifs of the classical Greeks, primarily drawing on the Doric and Ionic orders. Early expressions of this style retained massing and composition rules from the Federal style, but applied Greek revival details, proportions in place of Adamesque. As the style matured, its expression became increasingly monumental, but remained adaptable to humbler dwellings.

1. Roofs should be gabled or hipped with a low pitch.
2. Multi paned windows
3. The cornice line of roofs and porches should be emphasized with a wide band of trim
4. Entry porches with classical columns and cornices
5. Front door may include narrow sidelights and a rectangular transom light above

Windows



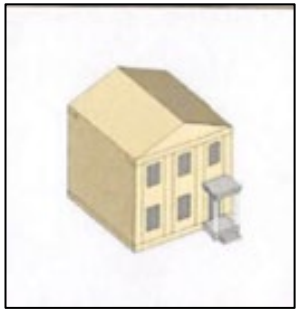
1. Rectangular punched window openings with recessed windows
2. Vertical or square format, double hung
3. Multi-pane units
4. Trim around the jamb and head
5. Stone, wood or precast sill

Doors



1. Residential entry doors should be 2 or 4 or 6 panel doors
2. Entry door surrounds with pilasters and a flat entablature appropriate to the architectural style shall be provided

Massing



1. Simple rectangular forms (rectangle or box), usually horizontal in proportions
2. Gable roof
3. Two (2) or three (3) stories

Details



1. Moderate overhangs with classical details
2. Elegant and symmetrical

Stoop/Porches



1. The porch of stoop is used as an entry
2. Wooden, with carved ornamentation
3. Raised slightly above grade
4. Classical in style, features large Doric, Ionic and Corinthian columns

Typical Materials

Cladding: Brick, Wood. or fiber-cement

Roofing: Metal, Cedar hake, Slate or Asphalt Shingle

Windows: Wood, vinyl or aluminum clad with traditional profiles

Trim: Wood or EIFS

Shutters: Wood

Soffits: Wood or wood composite

Gutters: Metal

Downspouts: Metall

Columns: Wood, fiberglass or wood composite

Railings: Metal, Wood or wood composite

Foundations: Brick or stone

Fencing: Metal or Wood

Colors: Approved by the Architectural Review Consultant

City of Clemson
Roadway Classification

April 3rd, 2025

N

CITY OF CLEMSON 19 43 SOUTH CAROLINA

Streets

RoadFunction

- Alley
- Local
- Collector Minor
- Collector Major
- Arterial Minor
- Arterial Principal
- Private
- Clemson City Limits

0 2,500 5,000 10,000 15,000 Feet

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CITY OF Clemson GIS DIVISION

User: nhinkle

Date Saved: 4/3/2025 12:00 PM

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