



**Agenda  
Planning Commission  
June 8, 2026  
6:00 PM  
Council Chamber, Clemson City Hall**

**Call to Order**

**Public Session**

**Approval of Minutes**

- a. May 11, 2026 - Regular Meeting

**Informational Briefing: Mr. Nathan Woods**

**Action Items**

- a. RZNE-000565-2026 Proposed Map Amendment (Hwy 93/Abel Rd)
- b. Consideration of Recommendation to City Council: Rezoning of Highway 93 Parcels
- c. Consideration of Recommendation to City Council: Rezoning of North Clemson Ave. Parcels

**Advisory Items**

**Discussion Items**

- a. Concepts for Student Housing Zoning District.

**Staff Reports**

**Other Items**

- a. Planning Commission Representation at Council Meetings
- b. Future Workshops and Other Events

**Adjourn**

## PLANNING COMMISSION MEETING

Monday, May 11, 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, and John Crolley

**Members absent:** Benji Cumbie

**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. Public Session (2:38)

Mr. Tyler opened the Public Session and called for comments regarding items not on the agenda; no one chose to speak. He then noted that a written comment received after the May meeting deadline regarding the proposed 201 Pine Street planned development would be attached to the minutes (see Attachment #1). The Public Session was closed.

#### Adoption of Minutes (6:22)

##### a. April 13, 2026 – Regular Meeting

Mr. Tyler called for proposed edits to the draft minutes; there were none. Mr. Tyler called for a motion. Ms. Franks made a motion to approve the minutes as presented; Ms. Hyatt seconded the motion. Mr. Tyler called for discussion; there was none. Mr. Tyler called for a vote by show of hands; there was no opposition. The motion was unanimously approved by a 6 - 0 vote.

#### 4. Informational Briefing: Mr. Nathan Woods (7:03)

Mr. Tyler recognized Mr. Woods, who presented the Commission with a summary report published by Clemson University on their growth (see Attachment #2).

## 5. Action Items (12:37)

### a. PUD-000506-2025 Proposed Planned Development (1310 Tiger Boulevard)

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

Mr. Mariel Arias, Development Analyst with Kennedy Wilson, introduced himself and the other members of the development team present. He then presented an overview of the changes made since the initial presentation of their proposal, and listed the improvements the developer was offering to provide if the project was approved (see Attachment #3). Included among the items mentioned were:

- Over 1500 linear feet of sidewalk
- Installation of a bus shelter
- Installing a median on Greenlee Place at the garage entrance
- Restriping the lanes leading to and from Tiger Boulevard
- \$175,000 dollars in improvements for Golden View Church
- \$150,000 dollar contribution to the Clemson Area African-American Museum
- \$200,000 dollar contribution for future grants to fund affordable housing or aging in place upgrades in the neighborhood
- \$750,000 contribution for the CAT Bus system
- \$500,000 retail leasing incentives to support future operators

Mr. Arias also noted that a by-right proposal for an alternative development on the site from his team had been presented to the Board of Architectural Review, and that it had received positive reviews. He stated that the alternative proposal, which would result include only 201 units, would have half of the planned development project's retail space, and none of the community benefits.

Mr. Tyler then opened the session for public input.

Ms. Viola Austin, 208 Miller Road, Anderson, SC. Ms. Austin stated that she was the pastor of Golden View Baptist Church, She thanked the development team for holding a recent community meeting at the church, and noted their efforts to address concerns regarding traffic and noise levels.

Mr. Bob Healy, 140 Folger Street, Clemson, SC. Mr. Healey stated that renderings provided by the developer appear to depict a different location than Clemson. Additionally, he raised concerns regarding traffic.

Ms. Linda Davis, 224 William Walker Road, Anderson, SC. Ms. Davis introduced herself as the pastor of New Hope Baptist Church in Clemson, and also the owner of a house at 501 Goldman Street. She stated her support of the project moving forward, and cited some of the expected benefits to the Golden View community.

Mr. Tyler Love, 605 Creekside Drive, Apt 3, Clemson, SC. Mr. Love said that that he had attended the recent community meeting with the developer, and that while he still had concerns regarding students crossing Highway 76 to walk to the university campus, he felt the proposed project was good.

Ms. Stephanie Platt, Mountain View Lane, Clemson, SC. Ms. Platt expressed concerns with losing hotel accommodations.

Ms. Rosa Grayden, 101 Cantrell Drive, Apt.1, Central, SC. She introduced herself as the chairperson of the Shaw Center organization, and then thanked the commissioners and the developers for their professionalism. She said she looked forward to working with the developers so the community can benefit from the growth.

Ms. Rosa Martin, 104 Reese Street, Clemson, SC. Ms. Martin expressed concerns with the community being divided.

Ms. Joanne Hill, 105 Banks Street, Clemson, SC. Ms. Hill stated that the developers had shown support for the community, and that she was no longer completely against the development.

Mr. Tyler then read a comment sent in from Mr. Russell Oglesby requesting the Calhoun community's legacy be preserved.

Ms. Katie Healy, 140 Folger Street, Clemson, SC. Ms. Healy stated opposition to approving another student development before other projects under construction were completed in order to see what the impacts will be.

Mr. Rupert McGinty, 206 N. Clemson Avenue, Clemson, SC. Mr. McGinty expressed worries with the growth of the population in the region and the pace of development in Clemson.

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

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

- Confirmation of the bed count in the by-right proposal
- Pet waste stations
- Concerns with pedestrians crossing on Hwy 76
- Provisions for micromobility charging stations
- Shared parking and parking ratios
- Dumpster location
- Ride share pickup location
- Timeline for the community benefits
- Verification of the 'pork chop' median location

- Monitoring of leasing incentives
- Staff working with the retail consultant to find diverse tenants
- Buffer requirements

As part of the discussion it was decided that staff would work with the developer to amend the draft ordinance to address the following issues:

- \* Add provision stating that a designated rideshare drop-off and pick-up area with appropriate signage will be established
- \* Clarify the width of the buffer abutting residentially zoned properties, and whether dumpsters could be located within the buffer area
- \* Reword setback verbiage, removing reference to underlying setbacks
- \* State that the exit onto Greenlee Street would be constructed and signed to prohibit left turns

Mr. Tyler called for a motion. Mr. Rice made a motion to send a positive recommendation on PUD-000506-2025 Proposed Planned Development (1310 Tiger Blvd) to City Council with the edits/amendments discussed made to the written ordinance; Ms. Franks seconded the motion. Mr. Tyler called for additional discussion; there was no other discussion.

Mr. Tyler called for a roll call vote. The results were:

Mr. Crolley – yes  
 Ms. Franks – yes  
 Mr. Yoder – yes  
 Mr. Rice – yes  
 Ms. Hyatt – yes  
 Mr. Tyler – yes

The motion was approved by a 6-0 vote.

**6. Advisory Items (1:39:01) – none**

**7. Discussion Items (1:39:08)**

a. Future of Area Near North Clemson Avenue

Mr. Peabody continued discussion with the Commission about the possible rezoning of North Clemson Avenue begun at the last meeting. No decision was made. (See attachment #4)

b. Concepts for Student Housing Zoning District

Mr. Peabody continued discussion with the Commission about possibility of creating a Student Housing Zoning District. No decision was made. (See attachment #5)

**8. Staff Reports – (2:22:57)**

Mr. Holbrooks reminded the commissioners that the Public Hearing for 201 Pine Street would be held on May 18, 2026, and the date for the Public Hearing for 1310 Tiger Boulevard will be scheduled.

**9. Other Items (2:23:43)**

- a.Planning Commission Representation at Council Meetings – none
- b.Future Workshops and Other Events – none

**10. Adjourn (2:24:23)**

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 6 - 0 vote.

The meeting was adjourned at 8:24 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.**

# Attachment #1

## Public Comments Received After May Meeting Deadline

4/13/26, 1:20 PM City of Clemson South Carolina Mail - Fwd: City of Clemson-#3184453 Public Meeting Comments - BAR, BZA, Planning Commissi...



Art Holbrooks <aholbrooks@cityofclemson.org>

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### **Fwd: City of Clemson-#3184453 Public Meeting Comments - BAR, BZA, Planning Commission Meetings [19641]**

1 message

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**Kelly Roach** <kroach@cityofclemson.org>

Mon, Apr 13, 2026 at 1:07 PM

To: Art Holbrooks <aholbrooks@cityofclemson.org>

----- Forwarded message -----

From: **City of Clemson** <[reply@mycivic.tylerapp.com](mailto:reply@mycivic.tylerapp.com)>

Date: Mon, Apr 13, 2026 at 1:05 PM

Subject: City of Clemson-#3184453 Public Meeting Comments - BAR, BZA, Planning Commission Meetings [19641]

To: <[kwinchester@cityofclemson.org](mailto:kwinchester@cityofclemson.org)>, <[rwillbanks@cityofclemson.org](mailto:rwillbanks@cityofclemson.org)>

City of Clemson

New Report Submitted - [#3184453](#)

Status

New

Work Order

[#3184453](#)

Issue Type

Public Meeting Comments - BAR, BZA, Planning Commission Meetings

Subtype

Planning Commission Public Comments

Notes

Planning Commission- 201 Pine St While residents may be unhappy about developments and in particular high density off campus student dormitories, I understand that as members of the planning commission, you have little leeway in judgement but must act within state law and city ordinances. In that regard I encourage you to find

<https://mail.google.com/mail/u/0/?ik=575d1983ef&view=pt&search=all&permthid=thread-f:1862375871037576703%7Cmsg-f:1862375871037576703&...> 1/3

that the proposed development is inconsistent with state law and city ordinances in the following areas: 1. SC Law SECTION 6-31-70. Requires that planned developments "must be consistent with local government comprehensive plan and land development regulations". As pointed out in the documents, the proposed development is not slated for high density development per Clemson Next. As such, approval of this development would not be consistent with the city's comprehensive plan and as such, it may not be legal. 2. Section 6-31-70 also requires developments to be consistent with the cities land use regulations. City Ordinance 19-503 A states "A PD shall encompass a minimum of two contiguous acres...". This PD is not actually 2 acres. The developers are using a piece of a different existing separate development to make their 2 acres. As evidence that the annexed property is not in the PD, the residents of the annexed townhome will remain members of their current HOA. If the planning commission allows this tactic, not only is it legally questionable, but it will open the door for future PDs to request the same accommodation. In SC, laws are judged on their intent. surely it was not the intent of this city ordinance to allow a developer to annex (and leave undisturbed) neighboring property to achieve the 2 acres minimum. 3. City Ordinance 19-501 states "the ultimate purpose if a PD district, pursuant to South Carolina Local Government Comprehensive Planning Enabling Act of 1994, is to allow flexibility in development that will result in improved design, character, and quality of mixed-use developments and preserve natural and scenic features of open spaces. 4. City Ordinance 19-501 D states "PDs shall be mixed-use in nature and the non-residential uses shall constitute a meaningful, contextual and relevant component". This proposed development's ONLY non-residential component is commercial space that everyone knows and history has proven will likely remain vacant. How is more vacant commercial space meaningful for the city's residents? Lastly, we have the issue of resident parking. The PD provides for only 40% of the beds to have onsite parking. There is no research that supports such a small number. A quick internet search shows that a minimum of 75% is typical and often cities require a higher ratio - particularly in a location like this where there are zero walkable grocery stores.

Address

[204 Edgewood Ave, Clemson, SC, 29631](#)

**Citizen's  
Address**

**204  
edgewood  
Ave**

[Open Report](#)

Reporter Name  
Catherine Huddle  
Email  
[1981cutiger@gmail.com](mailto:1981cutiger@gmail.com)  
Phone  
(803)-665-3109  
Report Submitted  
APR 13, 2026 - 1:05 PM

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**Please do not change subject line when responding.**

—  
*Kelly Roach  
City of Clemson  
Planning & Codes  
864-653-2050*

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## Attachment #2

### Clemson University Summary Report on Enrollment



The State of South Carolina continues to grow, and our area is no exception. According to data recently shared by *Hire a Helper*, our state had the fastest per-capita growth in the country in 2025. We have a shared responsibility to steward this growth, ensuring students enjoy both on- and off-campus experiences while helping reduce some of the parking and transportation demands we are seeing. We look forward to continuing our strong relationship with City partners.

### Clemson is a point of destination!

#### Enrollment Growth

**29,545**

Total enrollment in Fall 2025; includes 27,119 students on main campus

**29,077**

Total enrollment in Fall 2024; includes 26,660 students on main campus

**5,050**

Fall 2026 first-year student target; last year's actual was 5,082

**1,675**

Fall 2026 transfer student target; last year's actual was 1,798

**65,977**

First-year applications, up 3% from last year (90% SC residents receive a path)

**94.1%**

Retention rate of first-year students in Fall 2025, up from 92.4% four years ago

#### Student Housing

**20%**

Percentage of campus housing growth since 2013 (e.g. Core, Douthit)

**7,440**

Fall 2025 occupancy in campus housing; includes Bridge to Clemson

**799**

New campus beds after high-rise renovations + Douthit expansion

#### First-Year Resident Parking

Starting this Fall, first-year students are no longer allowed to bring a vehicle to campus (with limited exceptions). Members of our team engaged City leaders during the planning process. We anticipate it will have an impact on the City — more foot traffic downtown and on local community transit (CATbus). This new policy helps address the challenge of traffic congestion and parking pressure, while reducing local road traffic and creating safer conditions for pedestrians and visitors.

#### OUR PARTNERSHIP

#### Parking & Transit

**911,000+**

Number of community transit riders on CATbus in FY25

**1,200**

Spaces opening on campus in Fall 2027 with new parking deck

#### Gold Route

Added transit loop covers GrandMarc, Publix shopping center

#### Economic Impact

Several recent and upcoming events hosted on main campus have positively impacted the City's economic footprint — with more visitors downtown to local businesses and restaurants.

April 11

Tigertown Takeover (admitted student day)

May 2

George Strait concert

May 5-8

Spring Commencement

June 26-27

Morgan Wallen concerts

June and July

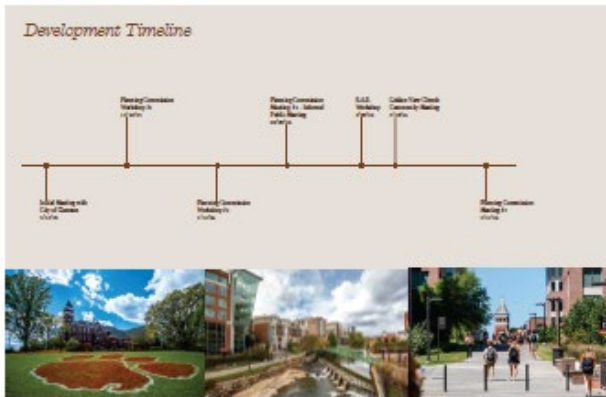
Ready, Set, Roar! orientation  
Athletic camps

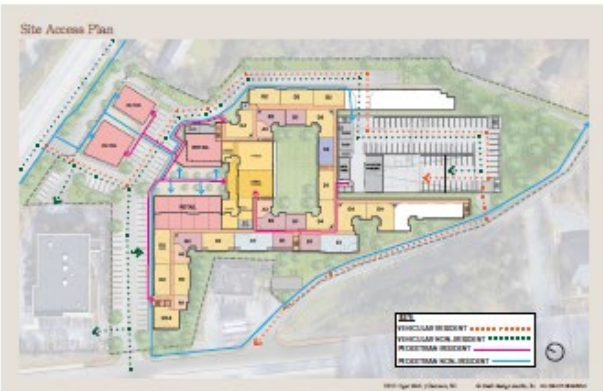
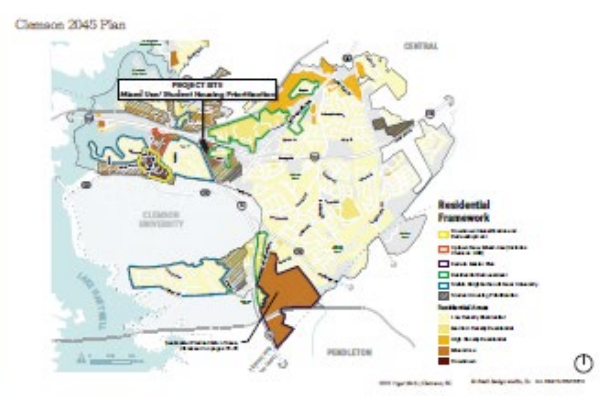
#### Communication

The University and City have had more intentional communication than ever before thanks to our Strategic Communications unit and the City's Public Information Office. This includes but is not limited to the sharing of:

- High-level news
- Upcoming events
- Anticipated impacts

# Attachment #3





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

SPACE	SF	USE	EXAMPLES
A	2,400	PHF	Quick service restaurant
B	3,537	PHF	Full service restaurant
C	1,324	PHF	Coffee, pastry
D	2,000	Fitness	YOGA, Pilates, etc.
E	2,000	Service	Hot station
F	2,000	Service	Hot station
G	2,190	Fitness	Yoga, pilates, barre
<b>Total</b>	<b>15,680</b>		



Revel

Kohatsu Foods

Parking Considerations

The parking will play an important role at 1370 Tiger Blvd. As designed 1370 will be able to accommodate a diverse range of parking patterns. The surface parking is designed to accommodate patrons visiting the site for retail purposes. The mix of operations shown illustrates how the timing of each operation plays an important role in the demand for spaces.

By having a diverse mix of peak business times across the operations, we are able to utilize the surface parking in a way that can accommodate patrons throughout the course of each day of the week. The total flow of the deck will also be able to accommodate additional retail, employees and ride-share pick-ups to reduce load on the surface spots.

Use	Max Rate	Weekdays				Weekends			
		8a-12p	12p-4p	4p-8p	8p-12a	8a-12p	12p-4p	4p-8p	8p-12a
Coffee	10	10	10	8	0	10	10	8	0
PHF	30	0	30	30	30	0	30	30	30
GM	10	0	10	10	10	0	10	10	8
Phases	7	7	8	7	0	7	4	7	0
Service	3	3	3	2	0	3	3	1	0
<b>Total</b>	<b>60</b>	<b>20</b>	<b>48</b>	<b>58</b>	<b>40</b>	<b>30</b>	<b>57</b>	<b>55</b>	<b>38</b>

Revel

Revel

## 04 Community Benefits

### Community Benefits

Total Community Benefit Value **\$1,825,000**

#### Other Benefits

City Donation for CAT Bus	\$750,000
Golden View - Parking Lot Improvements	\$50,000
Golden View - Other Deferred Maintenance	\$50,000
Golden View - New Roof	\$75,000
City Donation for affordable housing production or housing repair and aging in place upgrades for neighborhood residents	\$200,000
City Donation for CAAM	\$150,000
Two Bus Shelters at Highway 76	\$50,000
Retail Leasing Incentives	\$500,000

<b>15,690 SF</b> Class A Retail 4,500 SF more than By-Right Plan
<b>7,215 SF</b> Public Plaza Area
<b>\$1.5M</b> Annual Net Assl Taxes generated by the Project, \$500k of which are net new taxes to the City of Clarksville

Thank you!

Project Contacts:

Doug Smythe  
Director Of Acquisitions  
Phone: 238-403-3892  
Email: dsmythe@placematters.com

Mark Inerman  
Sr. Development Manager  
Phone: 678-231-3031  
Email: kinerman@placematters.com

Marcel Ariza  
Sr. Development Analyst  
Phone: 680-217-5334  
Email: marcelariza@placematters.com

## 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
- Thinky group study rooms
- 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 feature-packed apartments, 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

<b>Aperture</b> 204 Units (200 Beds) Delivered 2023	<b>The 87</b> 220 Units (212 Beds) Delivered 2024	<b>Emble</b> 220 Units (212 Beds) Delivered 2024	<b>Lapis</b> 220 Units (218 Beds) Delivered 2023
<b>Through the River</b> 428 Units (1,483 Beds) Delivered 2023	<b>The Fields at Old State</b> 200 Units (1,280 Beds) Delivered 2022	<b>Canvas</b> 200 Units (200 Beds) Delivered 2022	

#### Pipeline

<b>Clemson</b> 220 Units (212 Beds) Delivering 2024	<b>NC State</b> 220 Units (218 Beds) Delivering 2023	<b>Texas A&amp;M</b> 240 Units (240 Beds) Delivering 2023
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<b>6,740</b> Total Beds	
<b>7</b> Developed Properties	<b>2,020</b> Developed Units
<b>3</b> Pipeline Deals	<b>2,434</b> Pipeline Beds

### Kennedy Wilson Campus Living



### Why Clemson?

#### I. Selective, Mission-Aligned Development

- Kennedy Wilson partners only with the highest quality university communities
- Clemson fits the firm's academic strength, excellent location, 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 75

#### III. Responding to Student Housing Needs

- Enrollment growth has outpaced the current student housing supply
- Existing neighborhoods see pressure from scattered retail, 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

	2005	2006	2007	2008	2009
Off-Campus Demand*	22,045	22,486	22,836	23,344	23,842
On-Campus Supply	0	220	1,902	1,386	752
Total Off-Campus Supply	13,700	13,870	15,273	16,372	17,324
Supply Deficit**	8,365	8,516	7,963	6,822	6,518

\* Total Enrollment less On-Campus. \*\*Assumes 2% Annual Enrollment Growth. © 2014 Knight Ridder, Inc. © 2014 Knight Ridder, Inc.

### 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	25,704	71%
University of Texas	30,696	26,320	86%
Duke	16,606	7,856	47%
NC State	31,340	13,760	44%
Georgia Institute of Technology	25,780	15,602	60%
University of Tennessee	34,787	11,375	33%
University of Arkansas	27,836	6,946	25%
University of Louisville	16,076	4,729	29%
Auburn University	25,622	6,545	26%
University of North Carolina	34,065	8,510	25%
University of North Dakota	12,636	2,761	22%
University of Georgia	36,076	6,236	17%
Louisiana State University	25,007	7,424	30%
Southern Methodist University	9,679	1,970	20%
University of Virginia	22,722	4,203	18%
<b>Clemson University</b>	<b>29,194</b>	<b>2,813</b>	<b>10%</b>

\* Data reflecting in the additional student housing pipeline (+2000 beds). Clemson's percentage of pedestrian beds will not adjust 2% below 2020. © 2014 Knight Ridder, Inc. © 2014 Knight Ridder, Inc.

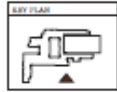
### Clemson Context Map





West Elevation

MATERIAL LEGEND	
MS-01	BRICK
MS-02	WOOD
MS-03	GLASS
MS-04	CONCRETE
MS-05	ROOFING
MS-06	LANDSCAPE
MS-07	MECHANICAL
MS-08	FINISH
MS-09	PAINT
MS-10	LANDSCAPE

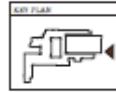


Scale: 1" = 40'

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South Elevation

MATERIAL LEGEND	
MS-01	BRICK
MS-02	WOOD
MS-03	GLASS
MS-04	CONCRETE
MS-05	ROOFING
MS-06	LANDSCAPE
MS-07	MECHANICAL
MS-08	FINISH
MS-09	PAINT
MS-10	LANDSCAPE

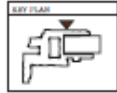


Scale: 1" = 40'

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East Elevation

MATERIAL LEGEND	
MS-01	BRICK
MS-02	WOOD
MS-03	GLASS
MS-04	CONCRETE
MS-05	ROOFING
MS-06	LANDSCAPE
MS-07	MECHANICAL
MS-08	FINISH
MS-09	PAINT
MS-10	LANDSCAPE

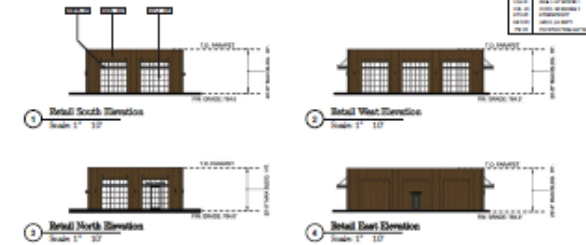


Scale: 1" = 40'

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Retail Elevation

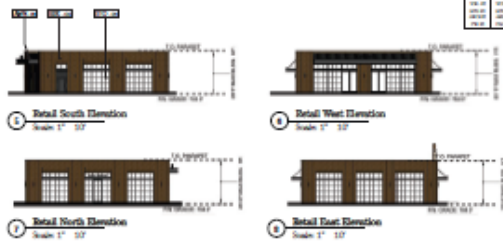
MATERIAL LEGEND	
MS-01	BRICK
MS-02	WOOD
MS-03	GLASS
MS-04	CONCRETE
MS-05	ROOFING
MS-06	LANDSCAPE
MS-07	MECHANICAL
MS-08	FINISH
MS-09	PAINT
MS-10	LANDSCAPE



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Retail Elevation

MATERIAL LEGEND	
MS-01	BRICK
MS-02	WOOD
MS-03	GLASS
MS-04	CONCRETE
MS-05	ROOFING
MS-06	LANDSCAPE
MS-07	MECHANICAL
MS-08	FINISH
MS-09	PAINT
MS-10	LANDSCAPE



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Material Board

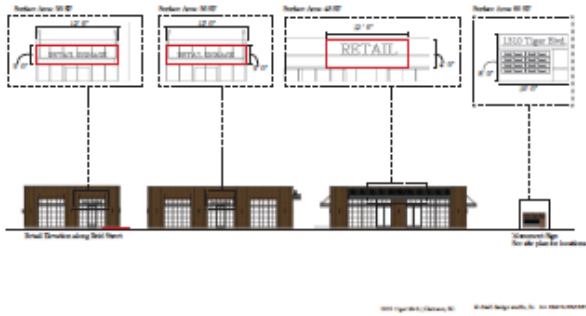


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Signage Diagram

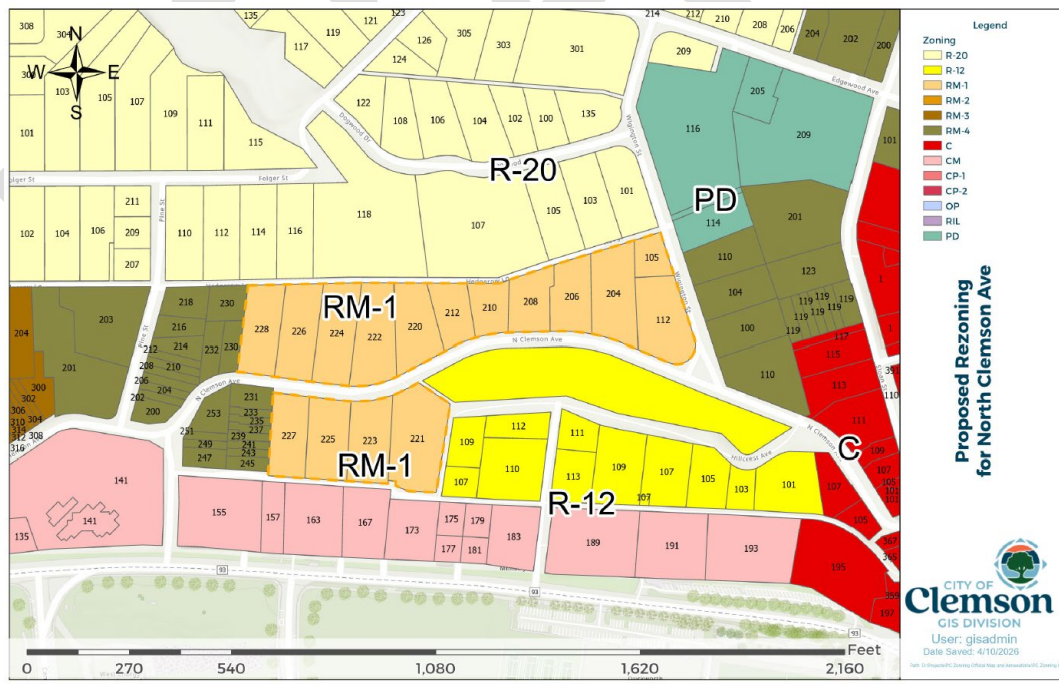
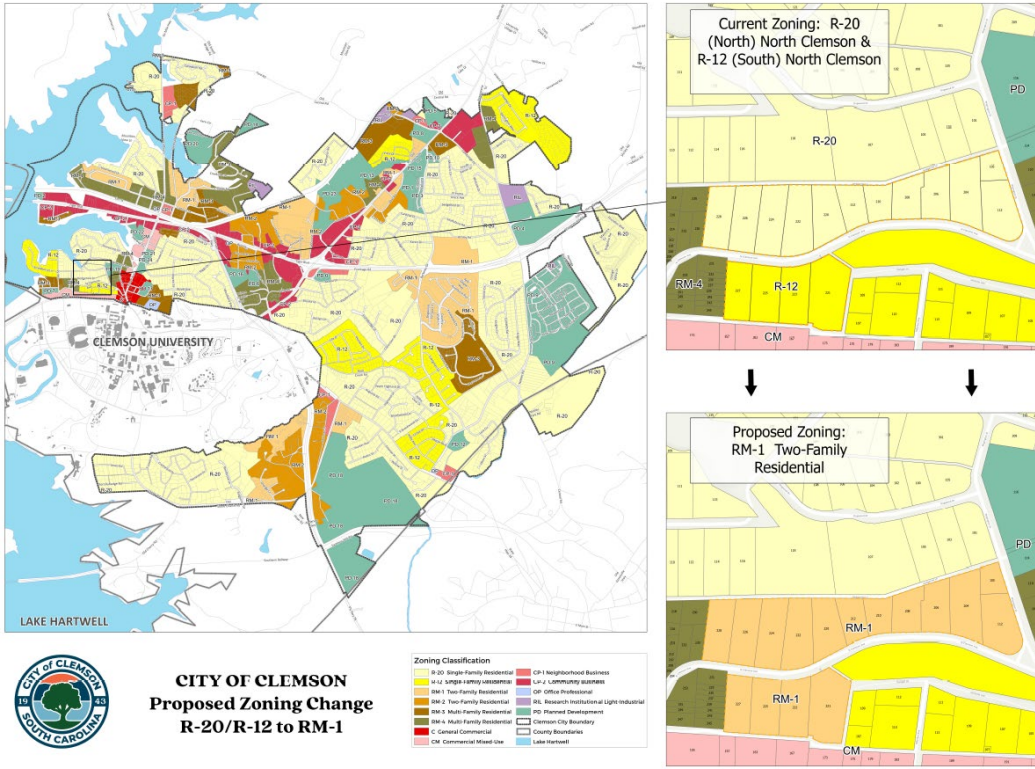


Signage Diagram - Retail



# Attachment # 4

## Discussion Handout – North Clemson Avenue Rezoning



# Attachment #5

## Discussion Handout – Student Housing District

2024-R-04 Proposed Text Amendment (Student Housing District)  
 Planning Commission Meeting – May 11, 2026  
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 FOR DISCUSSION ONLY

### CODE OF ORDINANCES

#### CHAPTER 19 ZONING (1)

#### 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. Housing in this district cannot be rented by the bed but must be rented by unit.

**J. SH Student Housing Residential District.** The purpose of the SH residential district is to direct purpose-built student housing to intended areas. This district is intended to facilitate and permit high density development located adjacent to, or located on a CAT Bus or other approved mass transit route within site site of campus. Due to the proximity to campus and mass transit access, resident parking is restricted within the district.

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

USE CATEGORY	USE TYPE	NAC & COO	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	CSE	P = Permitted Use C = Conditional Use SE = Special Exception Dash (-) = Use not Permitted	
													SE	SE
<b>A. RESIDENTIAL USES</b>														
Single-Family Residential Dwelling	Single-Family Dwelling	NA	P	P	P	P	P	P	P	P	P	P		
Single-Family Residential Dwelling	Manufactured Home	NA	-	-	-	C	-	-	-	-	-			
Two-Family Residential Dwelling	Duplex Dwelling	NA	-	-	C	C	C	P	C	P	C	P		
Residential Developments, Various	Public Home Development	NA	-	-	C	C	C	C	C	C	C		See Ordinance 3	
	Zero-Lot-Line Development	NA	-	-	C	C	C	C	C	C	C		See Ordinance 3	
	Conservation Development	NA	SE	SE	SE	C	C	C	C	C	C		See Ordinance 3.2.4	

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USE CATEGORY	USE TYPE	NAC & COO	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	CSE	P = Permitted Use C = Conditional Use SE = Special Exception Dash (-) = Use not Permitted	
													SE	SE
<b>B. OTHER USES</b>														
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	SE	SE	SE	SE	SE	SE	SE	SE		See Ordinance 5	
Public Utilities	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	5311	-	-	-	C	C	C	C	C	C			
	Electric Power Generation, Transmission and Distribution (Minor)	2211	P	P	P	P	P	P	P	P	P			
Public Utilities	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			

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USE CATEGORY	USE TYPE	NAC & COO	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	CSE	P = Permitted Use C = Conditional Use SE = Special Exception Dash (-) = Use not Permitted	
													SE	SE
<b>A. RESIDENTIAL ACCESSORY USES AND/OR STRUCTURES</b>														
Public Services	Telecommunication Facilities	517	SE	SE	SE	SE	SE	SE	SE	SE	SE			
Nursing Residential Care Facilities	Nursing Care Facilities	8251	-	-	-	-	C	C	C	C	C			
	Community Care Facilities for the Elderly	8253	-	-	C	C	C	C	C	C	C			
Educational Services	Kindergarten (with Academic Program) and Elementary & Secondary Schools	8111	SE	SE	SE	SE	SE	SE	SE	SE	C			
	Religious, Civic, and Similar Organizations	8131	C	C	C	C	C	C	C	C	C		See Ordinance 6	
Public Recreational Facilities	Religious Organizations (operation on existing land)	8131	SE	SE	SE	C	C	C	C	C	C		See Ordinance 6	
	Religious Organizations (new)	8131	SE	SE	SE	SE	SE	SE	SE	SE	C		See Ordinance 6	
General Government	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			
Other Services	Library, Public	5191	SE	SE	SE	SE	SE	SE	SE	SE	P			
	Public Safety Facilities (including Police, Fire, and EMS, but excluding jails and detention centers)	9221	SE	SE	SE	SE	SE	SE	SE	SE	C		SE	
Other Services	Cemetery (including crematory)	8123	SE	SE	SE	SE	SE	SE	SE	SE	SE		SE	
	Retail Store	52	SE	SE	SE	SE	SE	SE	SE	SE	SE		400	
Other Services	Professional Services or Office	52	SE	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

USE CATEGORY	USE TYPE	NAC & COO	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	CSE	P = Permitted Use C = Conditional Use SE = Special Exception Dash (-) = Use not Permitted	
													SE	SE

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USE CATEGORY	USE TYPE	NAC & COO	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	CSE	P = Permitted Use C = Conditional Use SE = Special Exception Dash (-) = Use not Permitted	
													SE	SE
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	82412	0	C	C	C	C	C	C	C	C		C	
	Adult Care Services, Group Adult Care Home 7 to 12 Clients	82412	0	-	-	-	C	C	C	C	C		C	
	Bed & Breakfast Inn	72113	1	SE	SE	SE	C	C	C	C	C		C	
	Childcare Services, Family Child Care Home, 6 or Fewer Children	82441	0	C	C	C	C	C	C	C	C		C	
	Childcare Services, Group Child Care Home 7 to 12 Children	82441	0	-	-	-	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-Industrial) including non-commercial greenhouses, garages and storage buildings	NA	C	C	C	C	C	C	C	C	C		C	
	Detached Garage (non-habitable) – commercial, serving townhouse/multi-family dwellings)	NA	-	-	-	-	C	C	C	C	C		C	
	Equipment for Solar Energy Generation	NA	C	C	C	C	C	C	C	C	C		C	
	Fences and Walls	NA	C	C	C	C	C	C	C	C	C		C	
	Guest Cottage	NA	C	C	C	C	C	C	C	C	C		C	
	Home Occupations	NA	C	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.))	11291	0	C	C	-	-	-	-	-	-		-	
Keeping of Chickens (keeping of livestock (except chickens))	NA	SE	SE	SE	SE	SE	SE	SE	SE	SE		SE		
Parking Structure, Freestanding	81293	0	SE	SE	SE	SE	SE	SE	SE	C		C		

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	Private Recreational Facilities (swimming pools, hot tubs, tennis courts, etc.)	NA	C	C	C	C	C	C	C	C	C	C	C	C
Short-term Rentals	NA	C	C	C	C	C	C	C	C	C	C	C	C	C

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	Private Recreational Facilities (swimming pools, hot tubs, tennis courts, etc.)	NA	C	C	C	C	C	C	C	C	C	C	C	C
Short-term Rentals	NA	C	C	C	C	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										Refer to		
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	RM	RM			
<b>A. RESIDENTIAL USES</b>													
<b>1. Single-Family Residential Dwelling</b>													
<b>a. Single-Family Dwelling</b>													
1. Total area required, min. (square footage)	NA	NA	NA	NA	NA	NA	2	NA	NA	NA	NA		
2. Lot area, min. (square footage)	20,000	12,000	7,000	7,000	7,000	8,000	NA	3,000	7,000	7,000			
3. Lot width at front building line, min.	100	80	80	80	80	50	40	40	NA	80			
4. Front setbacks, min.	25'	25'	25/15'	25/15'	25/15'	25/15'	25/15'	25/15'	10'	25/15'	15'	See Sects. 19-306 District #2	
5. Side setbacks, min.	10'	10'	0'	0'	0'	5'	5'	5'	0'	0'	0'	0'	
6. Rear setbacks, min.	40'	40'	15'	15'	15'	15'	15'	15'	0'	0'	0'	0'	See Sects. 19-306 District #3
7. Dwelling occupancy, max.	2	2	2	2	2	3	3	4	2	4	2		
8. Structure height, max. in stories	3	3	3	3	3	3	3	3	3	3	3	3	See Sects. 19-304.5

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USE	DISTRICTS										Refer to		
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	RM	RM			
<b>2. Multi-Family Residential Dwelling</b>													
<b>a. Duplex Dwelling</b>													
<b>1. Residential Use Requirements</b>													
1. Lot area, min. (square footage)						7,000							See Sects. 19-306 District #1
2. Lot width at front building line, min.						60'							
3. Front setbacks, min.						30'							
4. Side setbacks, min.						0'							
5. Rear setbacks, min.						15'							
6. Dwelling occupancy, max.						2							
7. Structure height, max. in stories						3							
<b>2. Two-Family Residential Dwelling</b>													
<b>a. Duplex Dwelling</b>													
<b>1. Residential Use Requirements</b>													
1. Total area required, min. (square footage)						NA	NA	NA	2	NA	NA	NA	
2. Density, max. (units/acre)						5	5	6	7	10	10	10	
3. Structure spacing, min. (feet)						15'	15'	15'	15'	15'	15'	15'	See Sects. 19-306 District #2
4. Front setbacks, min. overall site						25/15'	25/15'	25/15'	25/15'	25/15'	25/15'	25/15'	15'
5. Side setbacks, min. overall site						0'	0'	0'	0'	0'	0'	0'	0'
6. Rear setbacks, min. overall site						15'	15'	15'	15'	15'	15'	15'	15'
7. Structure height, max. in stories						4	3	3	3	3	3	3	
8. Dwelling occupancy, max.						2	2	2	3	4	2	2	
<b>2. Development requirements for individual site</b>													
1. Lot area, min. (square footage)						7,000	8,000	8,000	7,000	6,000	4,000	4,000	
2. Lot width at front building line, min.						70'	70'	70'	70'	80'	80'	80'	
3. Front setbacks, min.						25/15'	25/15'	25/15'	25/15'	25/15'	25/15'	25/15'	See Sects. 19-306 District #1

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USE	DISTRICTS										Refer to		
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	RM	RM			
<b>3. Conditional Use Standards (RM-3.5 District Only)</b>													
d. Side setbacks, min.			0'	0'	0'	0'	0'	0'	0'	0'	0'	0'	See Sects. 19-306 District #1
e. Rear setbacks, min.			15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'
f. Dwelling occupancy, max.			2	2	2	3	3	4	2	2	2	2	
g. Structure height, max. in stories			3	3	3	3	3	3	3	3	3	3	See Sects. 19-306 District #1
<b>4. Residential Developments, Various</b>													
<b>a. Patio Home Development</b>													
<b>1. Development fact requirements</b>													
1. Total Acquire, min.						2							
2. Density, max. (units/acre)				10	10	14	17	21	21				Code #0
3. Front setbacks, min. for overall site				25/15'	25/15'	25/15'	25/15'	25/15'	25/15'				Code #2
4. Side setbacks, min. for overall site				10'	10'	10'	10'	10'	10'				
5. Structure spacing, side				10'	10'	10'	10'	10'	10'	10'	10'	10'	
6. Rear setbacks, min. for overall site				15'	15'	15'	15'	15'	15'	15'	15'	15'	
7. Structure spacing, rear				30'	30'	30'	30'	30'	30'	30'	30'	30'	
8. Dwelling occupancy, max.				2	2	3	3	4	2				
9. Structure height, max. in stories				4	3	3	3	3	3				
<b>2. Development requirements for individual site</b>													
1. Lot area, min. (square footage)				4,000	4,000	3,000	2,500	2,000	2,000				Code #7
2. Lot width at front building line, min.				None	None	None	None	None	None				
3. Front setbacks, min.				25/15'	25/15'	25/15'	25/15'	25/15'	25/15'				
4. Side setbacks, min.				0'	0'	0'	0'	0'	0'				

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USE	DISTRICTS										Refer to		
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	RM	RM			
<b>5. Conditional Use Standards (RM-4 Districts Only)</b>													
1. Lot area, min. (square footage)				1,400 sq ft	1,400 sq ft	1,400 sq ft	1,400 sq ft	1,400 sq ft	1,400 sq ft	1,400 sq ft	1,400 sq ft	1,400 sq ft	
2. Density, max. (units/acre)				2-story	2-story	2-story	2-story	2-story	2-story	2-story	2-story	2-story	
3. Front setbacks, min.				15'	15'	15'	15'	15'	15'	15'	15'	15'	
4. Dwelling occupancy, max.				2	2	2	3	3	4	2	2	2	
5. Structure height, max. in stories				3	3	3	3	3	3	3	3	3	
<b>6. Conditional Use Standards (RM-3.5 District Only)</b>													
<b>7. Zero-Lot-Line Development</b>													
<b>1. Development requirements for individual site</b>													
1. Lot width at front building line, min.				None	None	None	None	None	None				Ends site 1
2. Lot area per dwelling unit, min. (square footage)				4,000	4,000	3,000	2,500	2,000	2,000				Ends site 2
3. Front setbacks, min.				25/15'	25/15'	25/15'	25/15'	25/15'	25/15'				Ends site 3
4. Side setbacks, min.				0'	0'	0'	0'	0'	0'				
5. Rear setbacks, min.				15'	15'	15'	15'	15'	15'				
6. Dwelling occupancy, max.				2	2	3	3	4	2				
7. Structure height, max. in stories				3	3	3	3	3	3				

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USE	DISTRICTS										Refer to Code
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	MS	
2. Conditional Use Standards (RM-1, RM-2, RM-3, & RM-4 Districts)											See Sect. 19-206
3. Conditional Use Standards (RM-3.5 District Only)											See Sect. 19-206
4. Standards for Development											Endnote
1. Conditional Use Standards (R-7, MH, RM-1, RM-2, RM-3, & RM-4)											See Use 19-206
2. Conditional Use Standards (RM-3.5 District Only)*											Endnote
3. Special Exception Standards (R-20 & R-12 Districts Only)											See Use 19-206
d. Townhouse Development											Endnote
1. Development tract requirements											
a. Tract area required, min. (acres)						NA	2	NA	NA	NA	NA
b. Density, max. (units/acre)						21	25	25	25	25	25
c. Front setback, min. for overall site						25'15"	25'15"	25'15"	25'15"	25'15"	Endnote #2
d. Side setback, min. for overall site						0' interior; 15' exterior	0' interior; 15' exterior	0' interior; 15' exterior	0' interior; 15' exterior	0' interior; 15' exterior	0' interior; 15' exterior
e. Rear setback, min. for overall site						15'	15'	15'	15'	15'	15'
f. Impervious surface coverage, max.						60%	60%	60%	60%	60%	60%
g. Open space requirements, min.						25%	25%	25%	25%	25%	25%
h. Common open space						3%	4%	4%	4%	4%	4%

USE	DISTRICTS										Refer to Code
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	MS	
requirements, min.											See Sect. 19-206
i. Building spacing, min.						30'	30'	30'	30'	30'	30'
j. Dwelling occupancy, max.						3	3	4	2	4	4
k. Structure height, max. Stories						3	3	3	3	4	4
2. Development requirements for individual lots/buildings											
a. Lot area, min. (square footage)				3,000	3,000	3,000	2,000	1,500	1,500	1,500	1,500
b. Front Setback, min.				25'15"	25'15"	25'15"	25'15"	25'15"	25'15"	25'15"	25'15"
c. Side setback, 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	0' interior; 15' exterior
d. Rear setback, min.				15'	15'	15'	15'	15'	15'	15'	15'
e. Dwelling occupancy, max.				2	2	2	3	3	4	2	4
f. Structure height, max. Stories				3	3	3	3	4	4	3	3
3. Conditional Use Standards (RM-3 & RM-4 Districts Only)											See Sect. 19-206
4. Conditional Use Standards (RM-3.5 District Only)											See Sect. 19-206
a. Multi-Family Development											Endnote #11
1. Development tract requirements											

USE	DISTRICTS										Refer to Code
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	MS	
a. Tract area required, min. (acres)							2				
b. Lot width at front building line, min.						80'	80'	80'	80'	80'	NA
c. Density, max. (bedrooms/acre)						25	See Section 19-211	55			See Sect. 19-211
Density, max. units per acre										40	
d. Impervious surface coverage, max.						60%	60%	60%	60%	60%	60%
e. Open space requirements, min.						25%	25%	25%	25%	25%	25%
f. Common open space requirements, min.						3%	4%	4%	4%	4%	4%
g. Building spacing, min.						30'	30'	30'	30'	30'	30'
h. Front setback, min. (adeck)						15'	15'	15'	15'	15'	15'
i. Side setback, min. (adeck)						15'	15'	15'	15'	15'	15'
j. Rear setback, min. (adeck)						25'	25'	25'	25'	25'	25'
k. Dwelling occupancy, max.						3	4	4	2	6	6
l. Structure height, max. in stories						3	See Section 19-211	4	3	7.5	See Sect. 19-211 & (code) use code 19-211
2. Development requirements for individual lots											
Lot area, min. (square footage)				3,000	3,000	3,000	3,000	3,000	2,000	7,000	NA
Lot width at front building line, min.				80'	80'	80'	50'	40'	40'	NA	NA
Front setback, min.				25'15"	25'15"	25'15"	25'15"	25'15"	25'15"	10'	10'
Side setback, min.				0'	0'	0'	0'	0'	0'	0'	0'

USE	DISTRICTS										Refer to Code
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	MS	
Rear setback, min.				15'	15'	15'	15'	15'	15'	15'	15'
Dwelling occupancy				2	2	2	3	3	4	2	6
k. Structure height, min. In stories				3	3	3	3	NA	4	3	7.5
Lot area coverage, max. (percentage)											
l. Affordable Housing Developments											Text of zoning Appendix (GA) set back code 19-211
1. All Dimensional Standards											
All Dimensional Standards set by the GZA in conformance with the Special Exemption Standards											
2. Development Requirements for Individual Lots											
Lot area - min. (square feet)	20,000	40,000	2,000	3,000	2,000	6,000	NA	3,000	6,000	2,000	2,000
Lot width - min. (feet)	30,000	30,000	7,000	7,000	7,000	6,000	NA	3,000	2,000	7,000	7,000
Lot width at front building line - min.	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'
Front setback - min.	35'	35'	25'48"	25'48"	25'48"	25'48"	25'48"	25'48"	25'48"	25'48"	25'48"
Side setback - min.	0'	0'	0'	0'	0'	0'	0'	0'	0'	0'	0'
Rear setback - min.	0'	0'	0'	0'	0'	0'	0'	0'	0'	0'	0'
Dwelling occupancy	2	2	2	2	2	2	2	2	4	2	4
Structure height - min.	3	3	3	3	3	3	3	3	3	3	3

USE	DISTRICTS										Buffer on all sides	
	R-30	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MV	MA		
1. Lot area, min. (acres)												See Section 15-20- 200 District code
2. Lot width at front setback line, min.												See Section 15-20- 200 District code
3. Front setbacks, min.												
4. Side setbacks, min.												
5. Rear setbacks, min.												
6. Structure <b>height</b> <u>max.</u> , ft.												See Section 15-20- 200 District code
7. Lot area coverage, max.												See Section 15-20- 200 District code
8. Conditional Use Standards (RM-3, RM-3.5, & RM-4 Districts only)												See Section 15-20- 300
9. Special Exception Standards (R-30, R-12, R-7, MV, MA, RM-1, & RM-2 Districts only)												See Section 15-20- 300
10. Conditional Use Standards (RM-3, RM-3.5, & RM-4 Districts only)												See Section 15-20- 300

USE	DISTRICTS										Buffer on all sides	
	R-30	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MV	MA		
1. Lot area, min. (acres)	1	1	1	1	1	1	1	1	1	1	1	See Section 15-20- 200
2. Lot width at front building line, min.	150'	150'	150'	150'	150'	150'	150'	150'	150'	150'	150'	See Section 15-20- 200
3. Front setbacks, min.	40'	40'	40'	40'	40'	40'	40'	40'	40'	40'	40'	
4. Side setbacks, min.	40'	40'	40'	40'	40'	40'	40'	40'	40'	40'	40'	
5. Rear setbacks, min.	40'	40'	40'	40'	40'	40'	40'	40'	40'	40'	40'	
6. Structure <b>height</b> <u>max.</u> , ft.	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	See Section 15-20- 200
7. Impervious surface coverage, max.	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	See Section 15-20- 300
8. Conditional Use Standards (RM-3, RM-3.5, & RM-4 Districts only)												See Section 15-20- 300
9. Special Exception Standards (R-30, R-12, R-7, MV, MA, RM-1, & RM-2 Districts only)												See Section 15-20- 300
10. Conditional Use Standards (RM-3, RM-3.5, & RM-4 Districts only)												See Section 15-20- 300

USE	DISTRICTS										Buffer on all sides	
	R-30	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MV	MA		
1. Lot area, min. (square footage)	30,000	12,000	7,000	7,000	7,000	7,000	6,000	6,000	6,000	6,000	6,000	See Section 15-20- 200
2. Lot width at front setback line, min.	100'	80'	80'	80'	80'	80'	80'	80'	80'	80'	80'	See Section 15-20- 200
3. Front setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	
4. Side setbacks, min.	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	
5. Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	
6. Structure <b>height</b> <u>max.</u> , ft.	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	See Section 15-20- 200
7. Lot area coverage, max.	45%	45%										See Section 15-20- 200
8. Conditional Use Standards for New Developments (All Residential Districts)												See Section 15-20- 300
9. Special Exception Standards for Facilities Serving an Existing Development/Neighborhood Not Previously Dedicated to a <b>Specific</b> <u>Application</u> (All Residential Districts)												See Section 15-20- 300
10. Conditional Use Standards (RM-3, RM-3.5, and RM-4 Districts only)												See Section 15-20- 300
11. Conditional Standards (RM-1, RM-2, RM-3, RM-3.5, and RM-4 Districts)												See Section 15-20- 300

USE	DISTRICTS										Buffer on all sides	
	R-30	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MV	MA		
1. Lot area, min. (square footage)	30,000	12,000	7,000	7,000	7,000	7,000	6,000	6,000	6,000	6,000	6,000	See Section 15-20- 200
2. Lot width at front building line, min.	100'	80'	80'	80'	80'	80'	80'	80'	80'	80'	80'	See Section 15-20- 200
3. Front setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	
4. Side setbacks, min.	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	
5. Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	
6. Structure <b>height</b> <u>max.</u> , ft.	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	See Section 15-20- 200
7. Lot area coverage, max.	45%	45%										See Section 15-20- 200
8. Conditional Use Standards for New Developments (All Residential Districts)												See Section 15-20- 300
9. Special Exception Standards for Facilities Serving an Existing Development/Neighborhood Not Previously Dedicated to a <b>Specific</b> <u>Application</u> (All Residential Districts)												See Section 15-20- 300
10. Conditional Use Standards (RM-3, RM-3.5, and RM-4 Districts only)												See Section 15-20- 300
11. Conditional Standards (RM-1, RM-2, RM-3, RM-3.5, and RM-4 Districts)												See Section 15-20- 300

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FOR DISCUSSION ONLY										ARTC LE VI DUGI 26.3							
<b>7. Nursing-Dependent Care Facilities</b>																	
<b>8. Nursing Care Facilities</b>																	
1. Lot area, min. (acres)											2	2	2	2	2	2	2
2. Lot width at front building line, min.											150'	150'	150'	150'	150'	150'	150'
3. Front setbacks, min.											50'	50'	50'	50'	50'	50'	50'
4. Side setbacks, min.											25'	25'	25'	25'	25'	25'	25'
5. Rear setbacks, min.											40'	40'	40'	40'	40'	40'	40'
6. Structure height, max. in stories											3	3	4	3	3	3	3
7. Conditional Use Standards (RM-3, RM-3.5, & RM-4 Districts Only)										See Sec't on 12- 200							
<b>9. Community Care Facilities for the Elderly</b>																	
1. Lot area, min. (acres)											1	1	1	1	1	1	1
2. Lot area per dwelling unit, min. (square footage)											4,000'	4,000'	4,000'	4,000'	4,000'	4,000'	4,000'
3. Density *, max. (dwelling/acre)											11	11	14	17	21	11	11
4. Lot width at front building line, min.											100'	100'	100'	100'	100'	100'	100'
5. Front setbacks, min.											25'	25'	25'	25'	25'	25'	25'
6. Side setbacks, min.											10'	10'	10'	10'	10'	10'	10'
7. Rear setbacks, min.											25'	25'	25'	25'	25'	25'	25'
8. Structure height, max. in stories											40-3	40-3	40-3	40-3	40-3	40-3	40-3
9. Residential occupancy, min.											2	2	3	4	4	2	2
10. Conditional Use Standards (RM-1, RM-2, RM-3, RM-3.5, & RM-4 Only)										See Sec't on 12- 200							
<b>Educational Services</b>																	

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FOR DISCUSSION ONLY										ARTC LE VI DUGI 26.3							
<b>1. Universities with Academic Programs and Dormitory &amp; Secondary Schools</b>																	
1. Lot area, min. (acres)	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
2. Front setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'
3. Side setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'
4. Rear setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'
5. Structure height, max. in stories	40-4	40-4	40-4	40-4	40-4	40-4	40-4	40-4	40-4	40-4	40-4	40-4	40-4	40-4	40-4	40-4	40-4
6. Impervious surface coverage, max.	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
7. Conditional Use Standards (RM-3.5 District Only)										See Sec't on 12- 200							
8. Special Exception Standards (R-20, R-12, R-7, RM, RM-1, RM-2, RM-3, RM-4 Districts Only)										See Sec't on 12- 200							
<b>9. Religious, Civic, and Similar Organizations</b>																	
<b>9. Religious Organizations</b>																	
1. Lot area, min. (acres)	3	3	3	3	3	3	1.5	1.5	1.5	3	3	3	3	3	3	3	3
2. Front setbacks, min.	50'	50'	50'	50'	50'	50'	25'	25'	25'	50'	50'	50'	50'	50'	50'	50'	50'
3. Side setbacks, min.	50'	50'	50'	50'	50'	50'	15'	15'	15'	50'	50'	50'	50'	50'	50'	50'	50'
4. Rear setbacks, min.	50'	50'	50'	50'	50'	50'	30'	30'	30'	50'	50'	50'	50'	50'	50'	50'	50'
5. Structure height, max. in stories	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
6. Open space requirement, min.	20%	20%	20%	20%	20%	20%	20%	20%	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 Sec't on 12- 200							
8. Conditional Use Standards for Religious Organizations (expansion of land/assembly of existing religious organization) (All RM Districts)										See Sec't on 12- 200							
9. Special Exception Standards for Religious Organizations (expansion of land/assembly of existing religious organization) (R-20 & R-12 Districts Only)										See Sec't on 12- 200							
10. Special Exception Standards for New Religious Organizations (All Residential Districts)										See Sec't on 12- 200							

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<b>Public Recreational Facilities</b>																	
<b>8. Public Recreational Facilities, Passive</b>																	
1. Front setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'
2. Side setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'
3. Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'
4. Structure height, max. (including lighting structures/booms which are subject to ARTICLE 10)	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'
5. Conditional Use Standards (All RM Districts)										See Sec't on 12- 200							
6. Special Exception Standards (R-20 & R-12 Districts Only)										See Sec't on 12- 200							
<b>9. Public Recreational Facilities, Active</b>																	
1. Front setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'
2. Side setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'
3. Rear setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'
4. Structure height, max. (including lighting structures/booms which are subject to ARTICLE 10)	40'	40'	40'	40'	40'	40'	40'	40'	40'	40'	40'	40'	40'	40'	40'	40'	40'
5. Conditional Use Standards (All RM Districts)										See Sec't on 12- 200							
6. Special Exception Standards (R-20 & R-12 Districts Only)										See Sec't on 12- 200							
<b>General Government</b>																	
<b>8. Urban, Public</b>																	
1. Building area, max. (gross floor area)											4,000'	4,000'	4,000'	4,000'	4,000'	4,000'	4,000'
2. Front setbacks, min.											50'	50'	50'	50'	50'	50'	50'
3. Side setbacks, min.											50'	50'	50'	50'	50'	50'	50'

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<b>4. Rear setbacks, min.</b>											50'	50'	50'	50'	50'		
<b>5. Structure height, max. in stories</b>											40-4	40-4	40-4	40-4	40-4		
6. Conditional Use Standards (RM-3.5 District Only)										See Sec't on 12- 200							
9. Special Exception Conditions (R-20, R-12, R-7, RM-1, RM-2, RM-3, RM-4 Districts Only)										See Sec't on 12- 200							
<b>11. Other Services</b>																	
<b>9. Community (including Campuses)</b>																	
1. Lot area, min. (acres)	2	2	2	2	2	2	1	1	1								
2. Lot width at front building line, min.	250'	250'	250'	250'	250'	250'	250'	250'	250'								
3. Front setbacks, min. (including groves)	25'	25'	25'	25'	25'	25'	25'	25'	25'								
4. Side setbacks, min. (including groves)	10'	10'	10'	10'	10'	10'	10'	10'	10'								
5. Rear setbacks, min. (including groves)	10'	10'	10'	10'	10'	10'	10'	10'	10'								
6. Structure height, max. in stories	15'	15'	15'	15'	15'	15'	15'	15'	15'								
7. Special Exception Standards (All Residential Districts)										See Sec't on 12- 200							

No more than one principal use structure shall be permitted per lot with the exception of permitted accessory apartment or guest cottage per Section 19-205 C.1 or 19-205 C.12.

\*The front setback shall be 25 feet unless new yard parking or new alleys leading driveways are provided. In such cases, the front setback may be reduced to 15 feet.

\*The rear yard setback for properties abutting lands owned by the U.S. Army Corps of Engineers shall be five feet.

\*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 35 percent. See Section 19-157 for definition of lot area coverage.

\*No identical houses shall be side by side. Adjacent houses must have different architecture. A variation of roofing material, siding material or color alone does not fulfill this requirement.

\*Maximum density calculations shall be applied for detached, single-household horizontal property neighborhood/unit developments or if the property shall be owned and managed by a single legal entity.

\*Minimum lot area shall apply for developments subdivided as lot single lots.

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<sup>1</sup> Side setbacks on the "rear side" shall be measured at the style line of the roof overhang. The entire structure must be contained on the lot containing the two lot line structures.

<sup>2</sup> Base development standards for all uses shall be used as the conditional standards for conversion developments in the RM-3 District.

<sup>3</sup> The minimum setback for new structures serving a religious organization established before July 1, 1981 shall be 25 feet on the front, 25 feet on the side, and 40 feet on the rear.

<sup>4</sup> 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, 8-15-14; 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-2022-20~~, 01/03/2022; Ord. No. ~~CC-2023-01~~, 03/03/2023]

### 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)

- No more than one manufactured housing unit per lot.
- Units shall be placed on permanent foundation supports of concrete or other suitable material adequate for the load.
- Mobile features shall be removed and underpinning or skirting shall be installed around the entire unit.

##### 2. Two-Family Residential Dwelling

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#### a. Duplex Dwelling

1. Conditional Use Standards (RM-3.5 District Only) See Section 19-308

...

3. Conditional Use Standards (RM-1, RM-2, RM-3, RM-4, SH & MH Districts Only)

#### 3. Residential Developments, Various

##### e. Townhouse Development

1. Conditional Use Standards (MH, SH, RM-3 & RM-4 Districts Only)

##### d. Multi-Family Development

3. Conditional Use Standards (SH Districts Only)

- The height of structures limited to 7 stories unless the main vehicular access to the site is via ~~Rowley Creek Drive or Daniel Drive~~ where in which case 14 stories is allowed. To go above exceed 7 stories the required buffer must be expanded to 30-80' where the subject property abuts R-20 or R-12 zoned property.
- 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.
- 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
- 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.
- For structures over 24' in height, the facade shall be designed to present a top, middle, and bottom story as described in ARTICLE XI, Table 19-1110.2.d.

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1. 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.

g. 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.

h. 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 facade'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' 250' in length.

~~1. Doors that operate as sliding glass doors shall not be permitted on the front public street frontages.~~

l. 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.

n. Cementitious board panels cannot cover more than 20% of the exterior of the building.

o. No parking, with the exception of handicap parking, is permitted between the front of the building and a public street.

p. No areas for outdoor storage, trash collection or compaction, loading, or other similar uses shall be located within 35 feet of any public street or public sidewalk.

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q. Surface parking areas shall be designed as a series of smaller lots separated by planting islands. Double-sided parking areas shall provide spaces for no more than 20 cars, and single-sided parking areas provide spaces for no more than 10 cars. Planting islands shall be no less than 175 sq. ft. in area, and shall include at least one canopy tree.

r. Trash enclosures and other service areas shall be constructed of materials and finishes consistent with the principal building.

s. Pavens and patio area floors shall be made distinct from public sidewalks through the variation of materials, patterns, and colors.

t. Buildings at the corner of public streets shall have a corner entry integrating special design features accentuating the street corner. Examples of effective features that may meet this standard shall include, but not be limited to, cropped building corners, turnels, distinctive canopies, or other distinctive/unique components.

u. For flat roofs or facades with horizontal eaves, fascia, or parapets, the minimum vertical dimension of roofline modulation is the greater of two feet or 0.2 multiplied by the wall height (finish grade to top of the wall).

v. All parking decks facing any public street or residentially-zoned properties (other than SH District) must be enclosed with solid wall(s) and shall be subject to the same design requirements specified for materials, articulation, and fenestration for other structures as provided by this Article.

w. All parking decks facing any public street or residentially-zoned properties (other than SH District) shall mount any light fixtures on the top of the deck below the parapet or otherwise shield them in approved manner so as to not be visible from said public street or residentially zoned property.

x. Board of Architectural Review approval is required.

#### 4. Group Homes

##### 1. Group Homes

a. Special Exception Standards (R-20, R-12, R-7, RM-1, & RM-2 Districts only) AND

b. Conditional Use Standards (MH, SH, RM-3, RM-3.5, & RM-4 Districts only)

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

1. Conditional Use Standards (MH, SH, RM-3, RM-3.5, & RM-4) AND

a. Storage of Watercraft and Utility Trailers on Commonly Owned Property

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1. Conditional Use Standards (MH, SH, RM-3, RM-3.5, and RM-4 Districts only) See Section 19-908

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

1. Conditional Standards (MH, SH, RM-1, RM-2, RM-3, RM-3.5, and RM-4 Districts) See Section 19-304-A.3

4. Nursing Residential Care Facilities

a. Nursing Care Facilities

1. Conditional Use Standards (MH, SH, RM-3, RM-3.5, & RM-4 Districts Only)

a. Community Care Facilities for the Elderly

1. Conditional Use Standards (MH, SH, RM-1, RM-2, RM-3, RM-3.5, & RM-4 Only)

a. An unit monument sign not exceeding 42 square feet in area may be permitted.

b. 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, SH, RM-1, RM-2, RM-3, RM-4 Districts Only) See Section 19-908

7. Public Recreational Facilities

1. Public Recreational Facilities, Active

1. Conditional Use Standards (All RM, MH, SH Districts Only) AND Special Exception Standards (R-20 & R-12 Districts Only) See Section 19-908

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, MH, SH Districts Only) See Section 19-908

a. 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, SH, RM-1, RM-2, RM-3, RM-4 Districts Only) See Section 19-908

9. Other Services

1. Cemetery (excluding Crematory)

1. Special Exception Standards (All RM Districts, SH & MH ); See Section 19-908

RESIDENTIAL ACCESSORY STRUCTURES & USES<sup>1</sup>: See Section 19-305, Endnote 2

...

3. Adult Care Services, Group Adult Care Homes, 7 to 12 clients

a. Conditional Use Standards (MH, SH, RM-1, RM-2, RM-3, RM-3.5, & RM-4 Only)

4. Bed and Breakfast Inn

a. Conditional Use Standards (MH, SH, RM-1, RM-2, RM-3, RM-3.5, and RM-4 District) AND

6. Childcare Services, Group Child Care Home, 7 to 12 children

Conditional Use Standards (MH, SH, RM-1, RM-2, RM-3, RM-3.5, & RM-4 District Only)

9. Detached Garage (non-habitable/non-commercial, serving townhouse/multi-family dwellings)

a. Conditional Use Standards (MH, SH, RM-3, RM-3.5, and RM-4 Districts Only)

10. Parking Structures, Free-standing

a. Special Exception Standards (R-20, R-12, R-7, MH, SH, RM-1, & RM-2 Districts Only)

Sec. 19-802. Off-street parking space requirements.

NICS Category	Use Type	Parking Spaces Required
<b>Residential Uses</b>		
Multi-unit, Incorporated into Mixed-Use Buildings		1.5 space per bedroom <sup>1</sup>
Single-Family Homes, Townhomes, Triplexes, Quadplexes, Patti Homes, Duplex Homes, Zero-of-the-Homes		2 spaces per <u>dwelling unit</u>
Multi-household <u>apartment</u> complex		1 space per bedroom <sup>1</sup> to 200 sqm <sup>2</sup> 3 spaces per bedroom in maximum parking that will be allowed and there is no minimum.

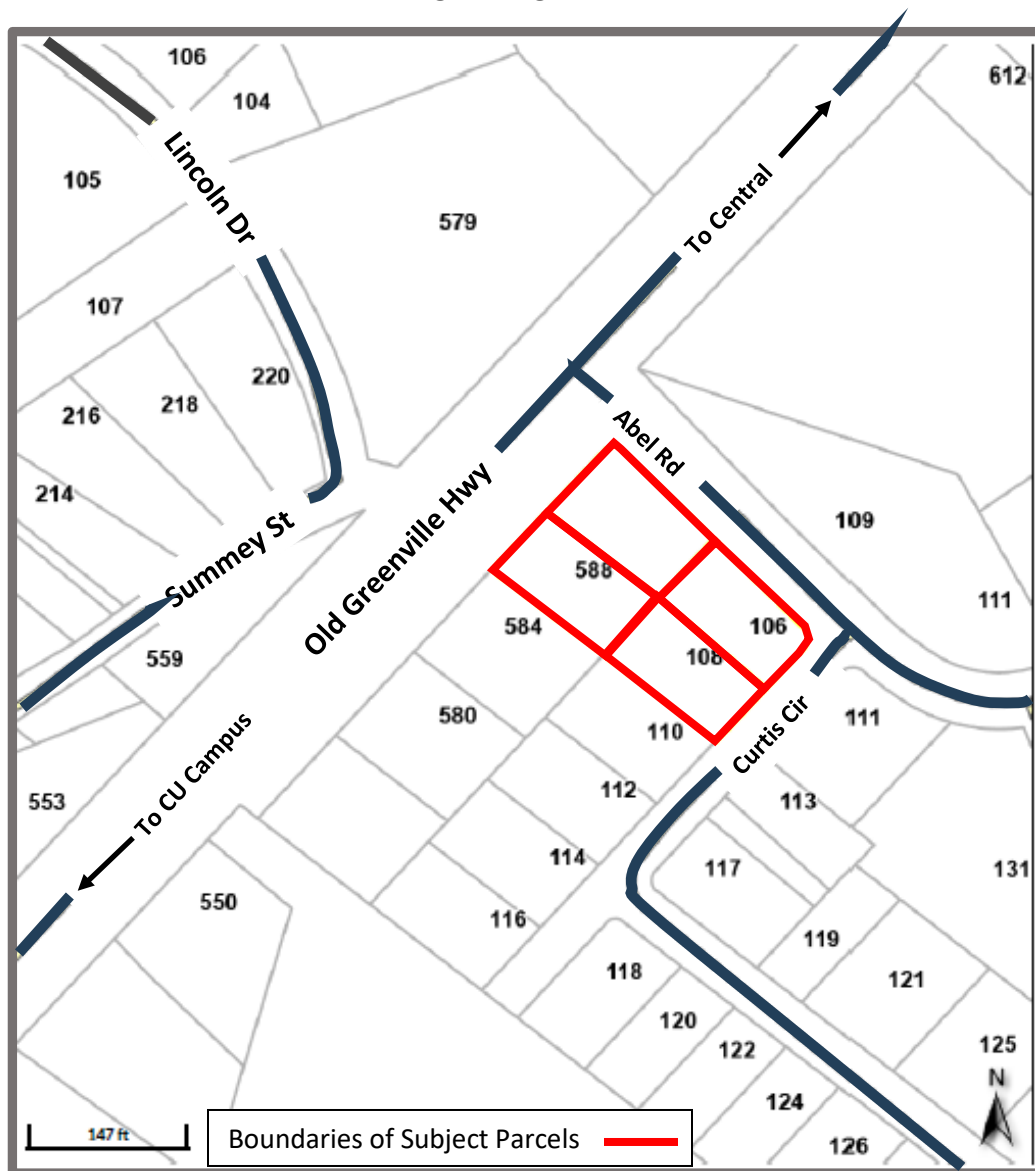
<sup>1</sup> In all residential ordered mixed parking can be allowed at the discretion of the Zoning and Codes Administrator.

**RZNE-000565-2026 Proposed Map Amendment (Hwy 93 – Abel Rd Lots)  
Report**

June 8, 2026

An application for a zoning map amendment (rezoning) was submitted by Mr. Tom Teasley, agent for the owner (James S. Cox) of four parcels (TMP#'s 4054-11-65-8058, 4054-11-65-8193, 4054-11-65-9085, 4054-11-65-9032) totaling approximately .8 acres located near the intersection of Old Greenville Highway and Abel Road on May 20, 2026. Currently, two parcels are zoned RM-1 Two-family Residential District, and two are zoned RM-2 Two-family Residential District; if approved, all four parcels will be rezoned CP-2 Community Business District and allow for the construction of a new pharmacy. The Planning Commission is scheduled to take the application up at their regular monthly meeting on June 8, 2026.

### LOCATION



### CURRENT CONDITIONS



View From Old Greenville Hwy Looking East



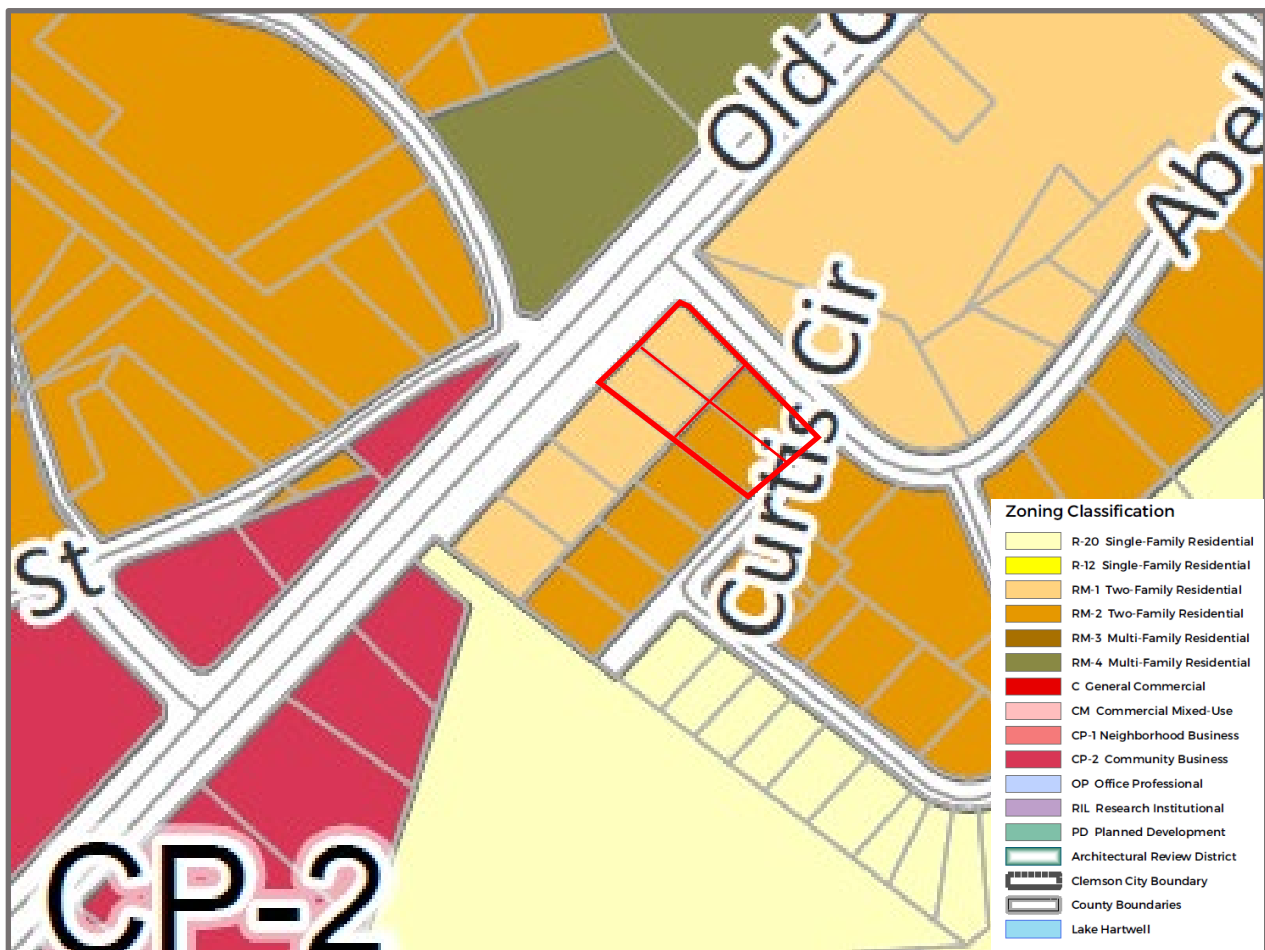
View From Intersection of Old Greenville Hwy and Abel Rd



View From Intersection of Abel Rd and Curtis Circle

### CURRENT ZONING

As stated above, the parcels proposed for rezoning are currently zoned RM-1 and RM-2 Two-family Residential Districts, with the two fronting Old Greenville Highway RM-1, and the two fronting Curtis Circle RM-2. It should be noted that the uses allowed in those two districts, which both include duplex and patio home development, vary only in the fact that RM-2 permits manufactured housing, and RM-1 does not. Another important point associated with the current zoning is that City Code requires properties proposed to be rezoned total no less than 2 acres in area to be rezoned to a different district than that of an abutting property. Because the total acreage of the 4 lots combined is significantly less than 2 acres, the only option is to rezone the property consistent with an abutting neighboring district.



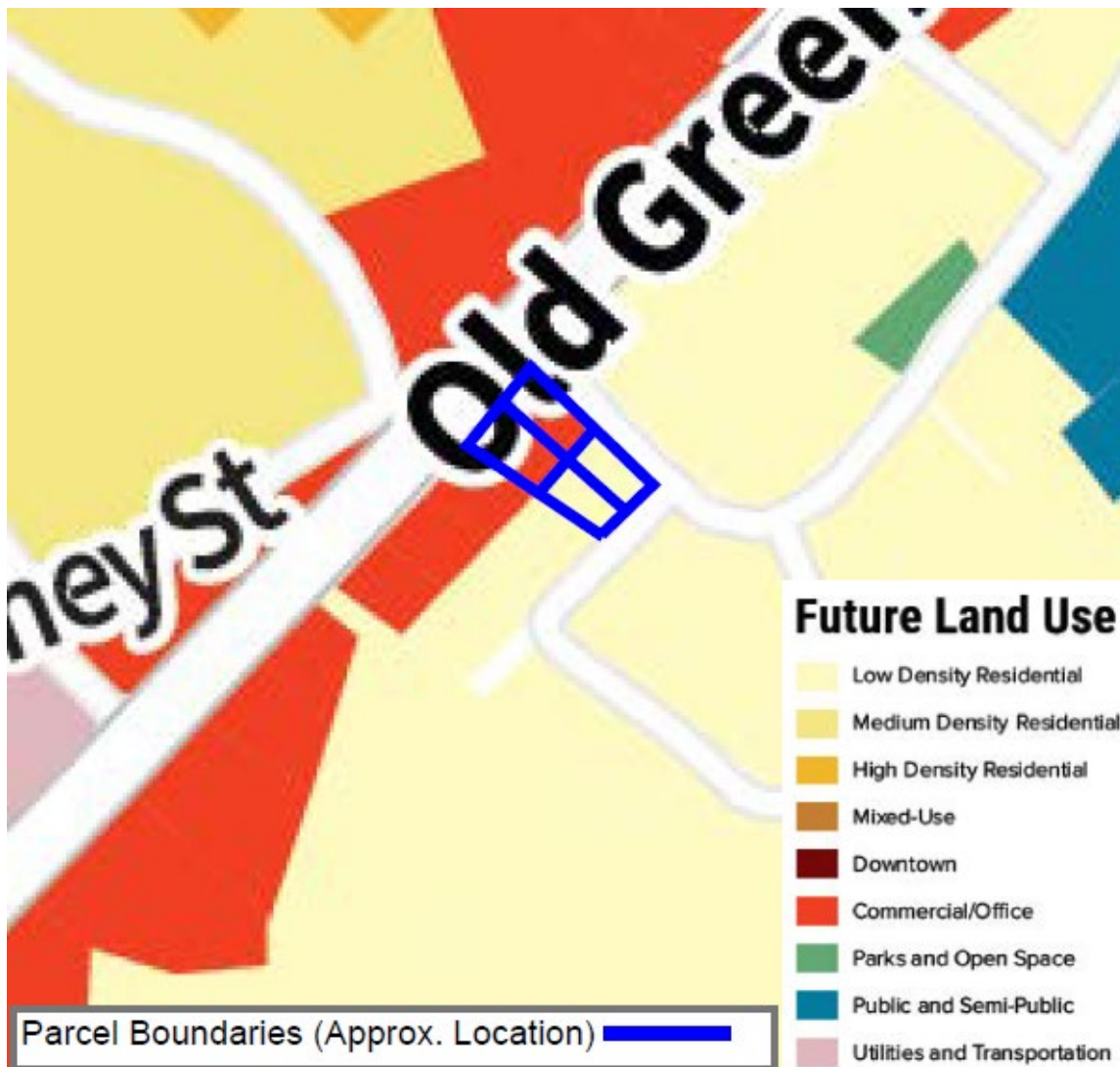
The existing zoning of neighboring properties situated to the north and northeast across Abel Road is RM-1 District, and those on the east side across Curtis Circle are RM-2 District. Properties immediately on the south and southwest conform with the existing RM-1 and RM-2 District zoning of the subject properties. West of Old Greenville Highway, the current zoning is a mix of CP-2 Community Commercial District, RM-2 District, and RM-4 Multi-family Residential District. As roads are not considered an impediment to

contiguity in zoning, they are deemed to be contiguous and therefore eligible to be rezoned to the CP-2 District.

### Comprehensive Plan

The Future Lane Use Map (FLUM) in the Comprehensive Plan shows the recommended future use of the area the property is situated in split between commercial/office uses and low density residential. It is important to keep in mind that the FLUM is not based on specific lots or parcels, but instead is intended to show the areas of the City in which the indicated uses would be appropriate. And, unlike a zoning map, the FLUM is not regulatory and does not limit use, but is meant to be a guide in considering actions that may impact an area's future development.

### Future Land Use



In addition to the information provided by the FLUM, the Comprehensive Plan includes significant discussion of Connected Commercial Areas. Among the areas specifically discussed is the segment of Old Greenville Highway between Williams Ln. and Berkeley Place Circle, which includes the properties proposed for rezoning. The plan states that the revitalization of such areas should “focus on creating better-connected spaces with a mix of retail, restaurants, personal services, and entertainment”. Also, it states that existing single-family properties in the corridor should, if opportunities arise, be considered for additional commercial uses.

*If single-family homes along the corridor become available, these properties could be redeveloped for commercial uses that are thoughtfully integrated with the nearby neighborhoods, providing walkable access. (72)*

Other Comprehensive Plan references to the Hwy 93/Old Greenville Highway corridor include:

\*The Goals and Key Recommendations of the Economic Development Chapter calls for reinforcing “existing commercial corridors, including Downtown, U.S. Route 123, and Highway 93.”

\*Action 6.23 of the Action Matrix in the Priority Investment and Implementation Chapter: “Prioritize U.S. Route 123, U.S. Route 76, and State Route 93 as the community’s major commercial corridors, promoting a variety of retail, restaurant, entertainment, and service areas.”

\*Action 6.23 of the Action Matrix in the Priority Investment and Implementation Chapter: “Identify infill opportunities along State Route 93 for new commercial, office or mixed-use developments.”

### **Impact On Services**

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

### **Review Status**

The Planning Commission will take the matter up on June 8, 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



**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.

File no.: R- - PDA: - - - - - Date submitted: **05 / 20 / 2026** Planning Commission meeting date: **06 / 08 / 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: **JSCJ Gamble Lots LLC** First: **James** Middle: **Samuel** Interest:  Sole owner  Co-owner  
 COX City: State: ZIP Code: **29634**  
 Mailing address: **1639 Earls Bridge Rd Easley** E-mail: **samcoxjr@gmail.com**  
 Daytime phone no.: **864, 218-9666** Fax no.: ( )

### APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name: **Tom Teasley** First: **Tom** Middle: **H**  
 Mailing address: **402 College Ave** City: **Clemson** State: **SC** ZIP Code: **29631**  
 Daytime phone no.: **(803) 459 8029** Fax no.: ( ) E-mail: **horblowitz@guam1.com**

### PROPERTY INFORMATION

THE OWNER/APPLICANT HEREBY REQUESTS that the property described below be rezoned from **R-1M1** to **CP-2**  
 Property address: Property dimensions: Property area:

### 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.

Owner name: **James Samuel Cox** Owner signature: *James Samuel Cox* Date: **5/15/26**  
 To be completed by Applicant:

I certify that the information in this request is correct.

Applicant name: **Tom Teasley** Applicant signature: *Tom Teasley* Date: **5/19/2026**  
 Rev. 12-01-05, 04-11-07

TMP#'s-  
 4054-11-65-8058  
 4054-11-65-8193  
 4054-11-65-9085  
 4054-11-65-9032

**REQUIRED INFORMATION**

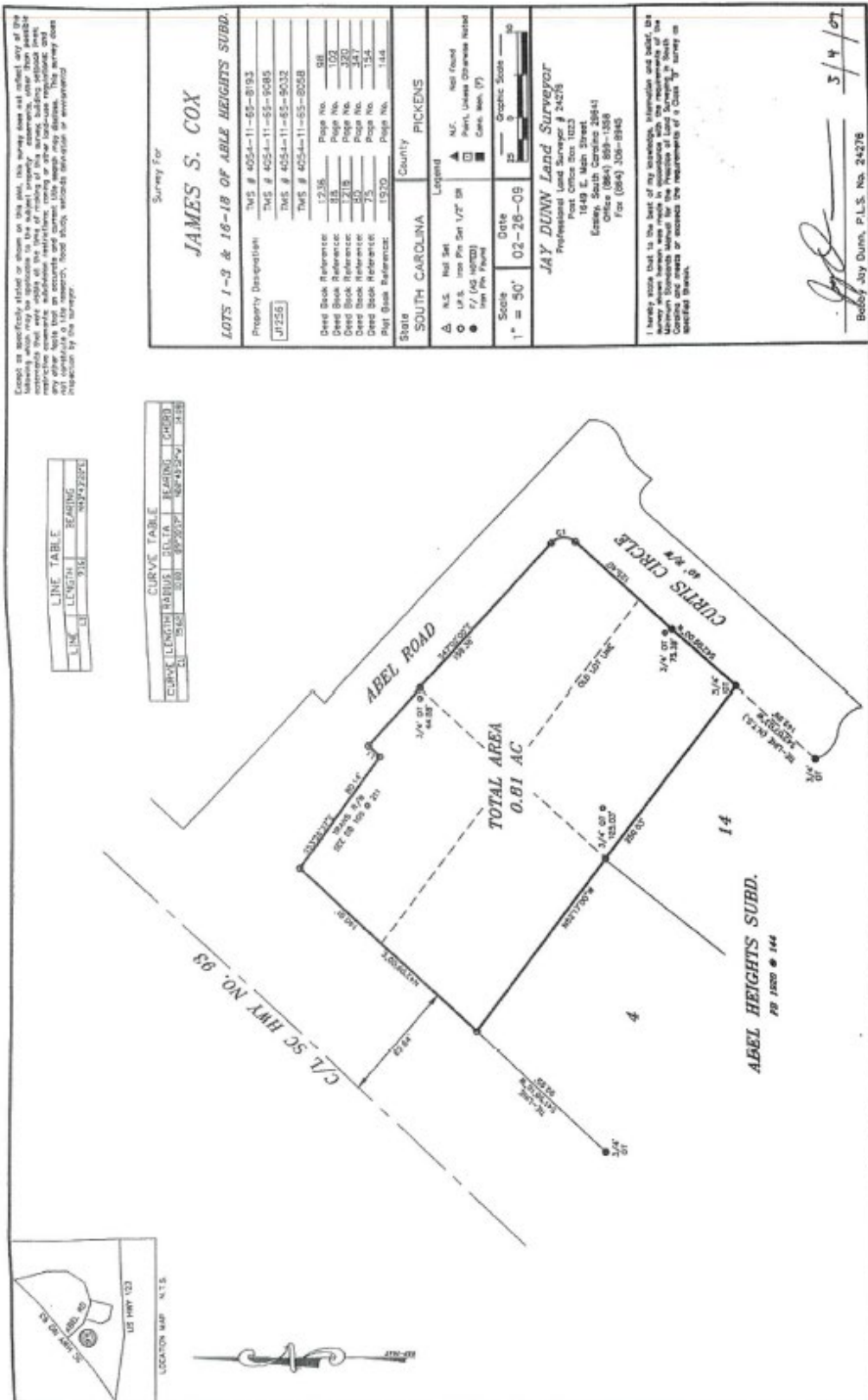
**REASONS FOR ZONING AMENDMENT REQUEST:** I (we) request the rezoning for the following reasons:

Request rezoning properties from residential to ~~CP-3~~<sup>CP-2</sup> for the purpose of building a commercial building for a pharmacy.

*Use additional sheets if necessary.*

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

Plat



Proposed Rezoning Location



Parcel ID's:

4054-11-65-8807  
4054-11-75-1713  
4054-11-65-7410  
4054-11-66-9099  
4054-11-75-1928  
4054-11-75-2837  
4054-11-65-6587

Proposed Zoning District: CP-2 Community Business District

A detailed report will be published prior to the June 8, 2026 Planning Commission meeting.

**Report on Proposed Map Amendment (Hwy 93 Parcels)**

Planning Commission Meeting Date  
June 8, 2026

## OVERVIEW

The proposed recommendation to rezone the subject property stems from the inability of the developer (Mercy Housing South East, Inc.) of the proposed 168-unit affordable housing community begun in 2025 to receive necessary funding, which effectively ended the effort. The property, which consists of 7 parcels situated on the west side of Old Greenville Highway (Highway 93), is owned by JSCI Burke Property LLC (6 parcels) and JSCI Heard Property LLC (1 parcel), has been listed for sale.

As part of the effort to facilitate the affordable housing development, the property was rezoned from RM-1 Two-family Residential District and RM-2 Two-family Residential District to RM-4 Multi-family District. With the affordable housing project no longer an option, the zoning, which would by right allow for dense market-rate multi-family development, is deemed inappropriate for a site considered to be in one of the City's few commercial corridors. Therefore, staff proposes the Planning Commission recommend City Council act to initiate a rezoning of the property to CP-2 Community Business District at the earliest opportunity.

## SUBJECT PROPERTY

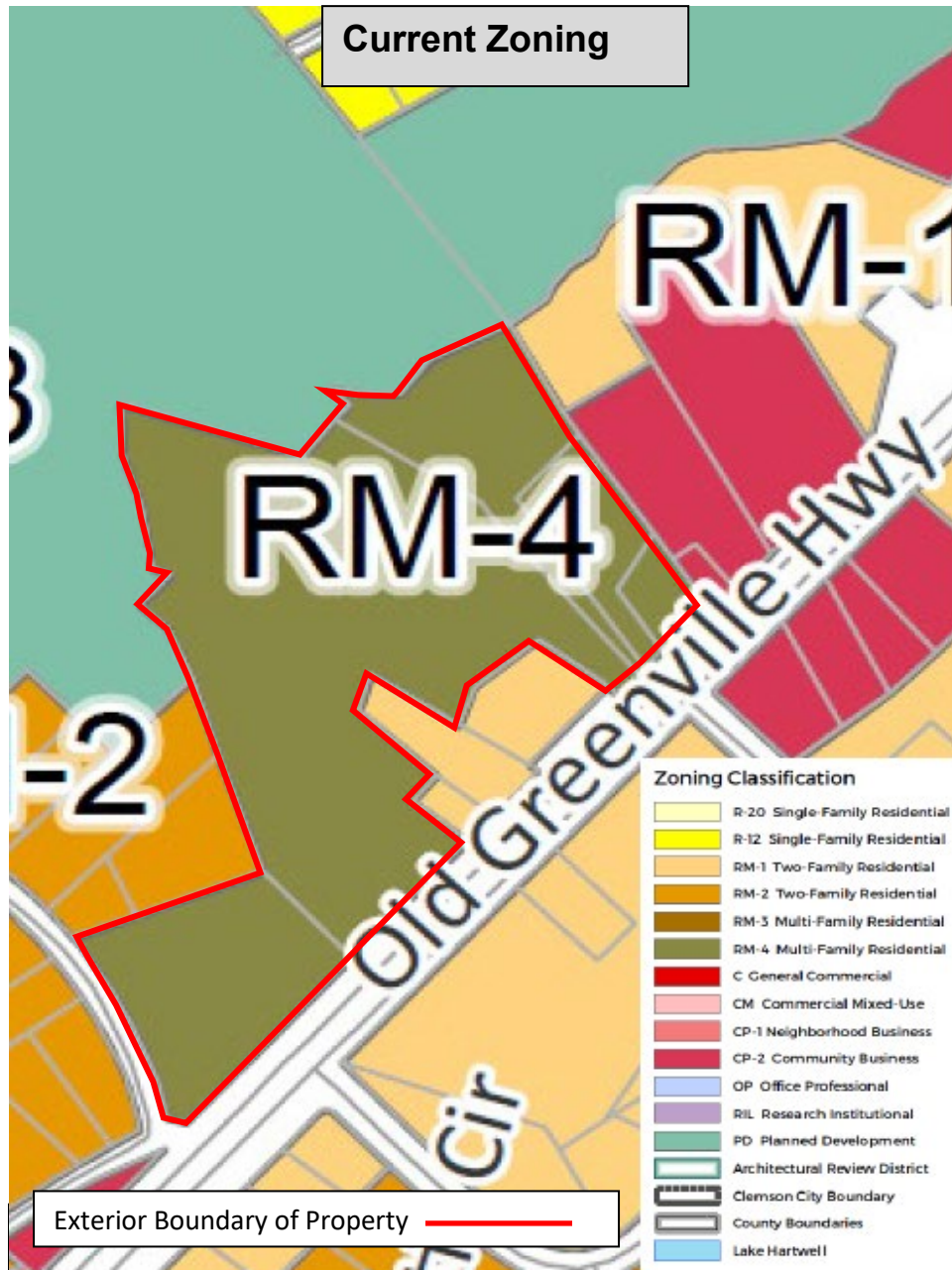
The chart below shows the parcels (identified by their tax identification numbers) included in the proposed rezoning. Please note that the numbering on the map (next page) corresponds to the numbering in the chart.

<b>Number (Map Below)</b>	<b>Tax Identification Number</b>
1	4054-11-65-7410
2	4054-11-65-6587
3	4054-11-65-8807
4	4054-11-75-1713
5	4054-11-66-9099
6	4054-11-75-1928
7	4054-11-75-2837



### CURRENT ZONING

As noted above, the subject parcels are now all zoned RM-4 Multi-family Residential District, which is intended to maintain and promote medium to high-density residential development that includes multiple-unit, patio home and zero-lot-line housing types. Also, it should be pointed out that the property is adjacent to a variety of other zoning districts. Neighboring properties to the northwest are part of Planned Development #13 (Aspen Heights), a student-focused residential complex, and on the northeast are both RM-1 Two-family Residential District, and closer to Hwy 93, a grouping of CP-2 Community Business District properties that extend across the highway to abut additional RM-1 Residential parcels that lie south of the subject property. Finally, the property abuts both more CP-2 Community Business and RM-2 Two-family Residential District properties on its western border. See map below.



### EXISTING CONDITIONS

The properties are undeveloped, with significant fill work having been done near the Hwy. 93 frontage side. It should be noted that among the potential challenges to developing the site is the location of a permitted C&D landfill area containing demolition debris in the southern portion of the property. Also, although the Hwy. 93 frontage is relatively level, the western side of the property includes very steep topography, and a number of utility easements exist.



**View From Hwy 93 - Center Portion of Property Looking Southwest**



**Looking West From Hwy 93 Toward Aspen Heights PD From Raven Ln. Intersection**

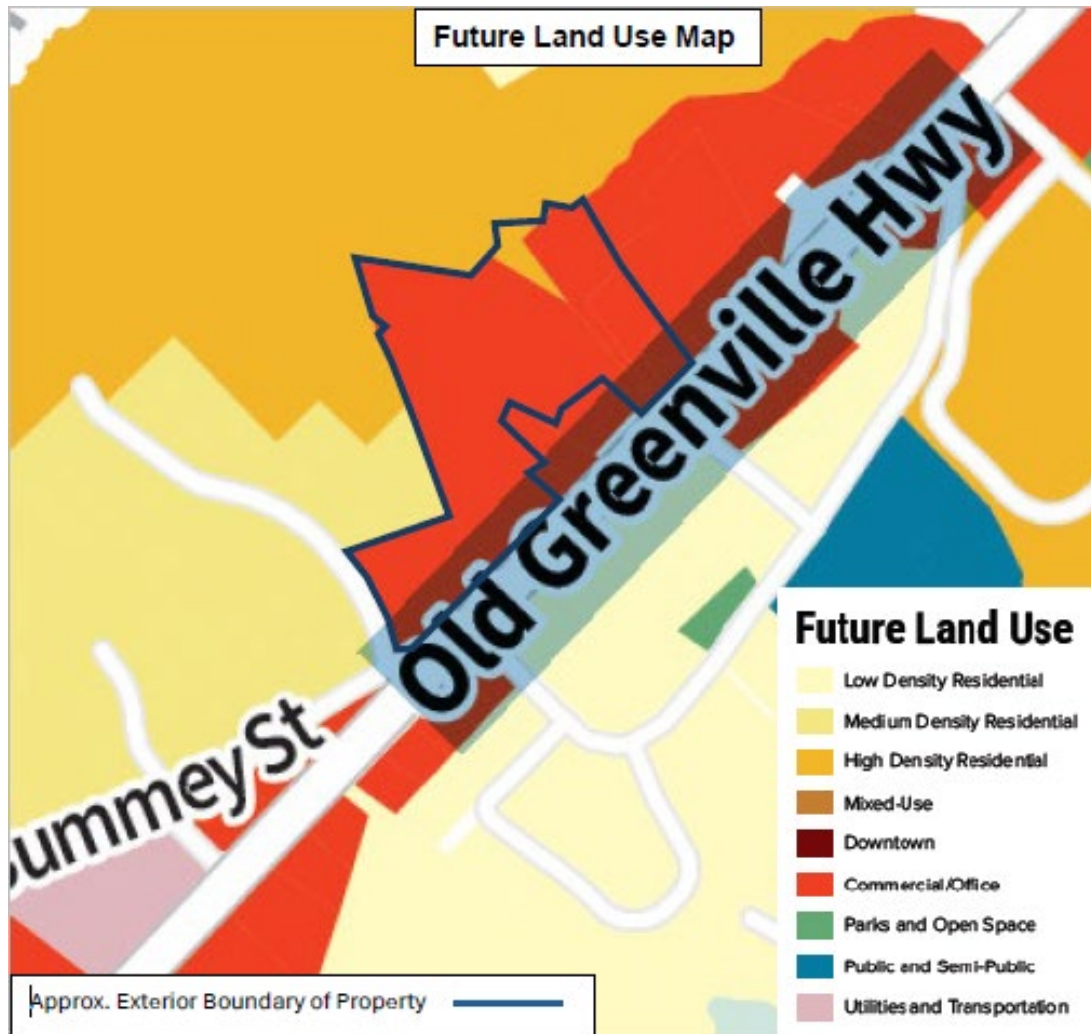


**Looking West From Hwy 93 At Northern End Of Property**



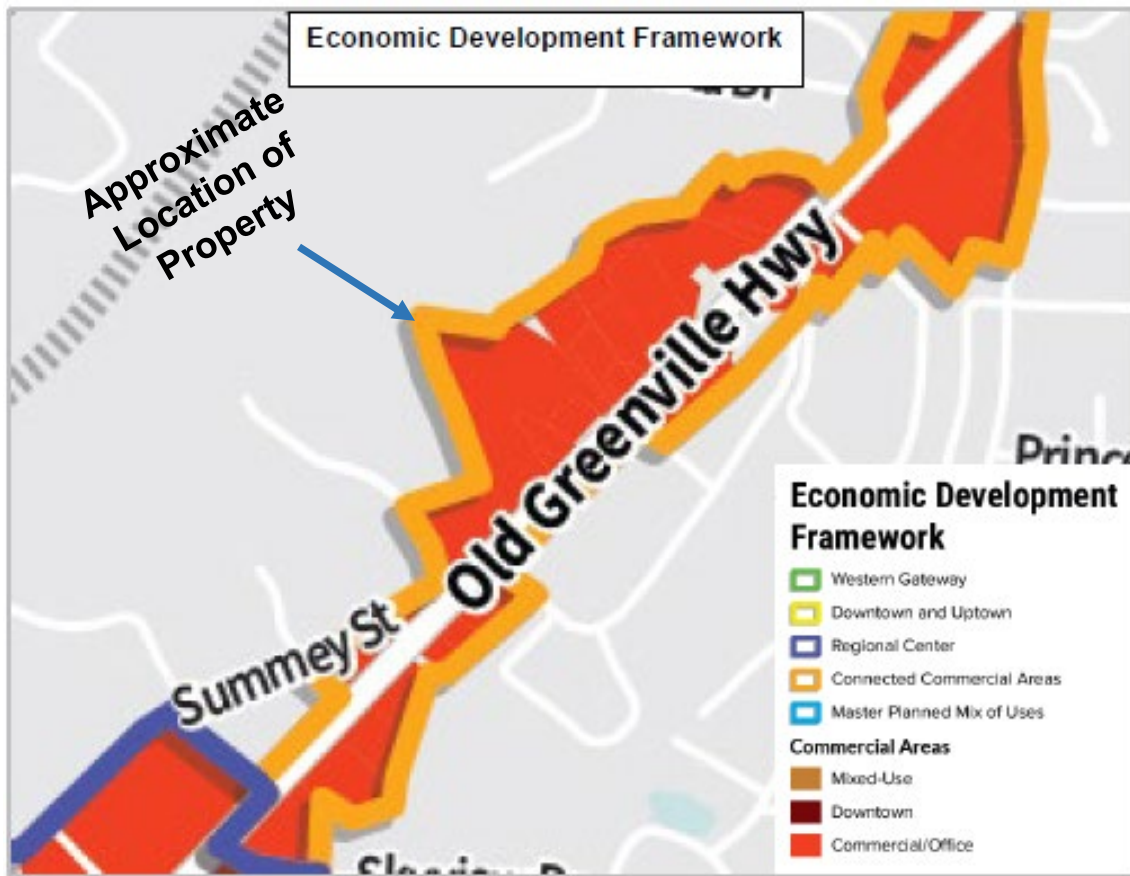
## COMPREHENSIVE PLAN

The Future Land Use Map (FLUM) in the Comprehensive Plan shows the property recommended for commercial and/or office uses. It should be noted that the FLUM is not a parcel-based regulatory map like the Official Zoning Map, but is instead a map intended to indicate the recommended primary future use for the area. Also, the use categories shown on the map, while they may in some instances looking similar to existing zoning districts, are not intended to identify any parcel for rezoning to a particular district.



In addition to the information provided by the FLUM, the Comprehensive Plan includes significant discussion of Connected Commercial Areas. The plan states that the revitalization of such areas should “focus on creating better-connected spaces with a mix of retail, restaurants, personal services, and entertainment”. The map section below, which is taken from the Economic Development Framework in the Economic Development Element of the Plan, shows that the portion of Hwy 93 that includes the

subject property is considered to be a critical part of the City's future commercial activity.



Other Comprehensive Plan references to the Hwy 93/Old Greenville Highway corridor include:

\*The Goals and Key Recommendations of the Economic Development Chapter calls for reinforcing "existing commercial corridors, including Downtown, U.S. Route 123, and Highway 93."

\*Action 6.23 of the Action Matrix in the Priority Investment and Implementation Chapter: "Prioritize U.S. Route 123, U.S. Route 76, and State Route 93 as the community's major commercial corridors, promoting a variety of retail, restaurant, entertainment, and service areas."

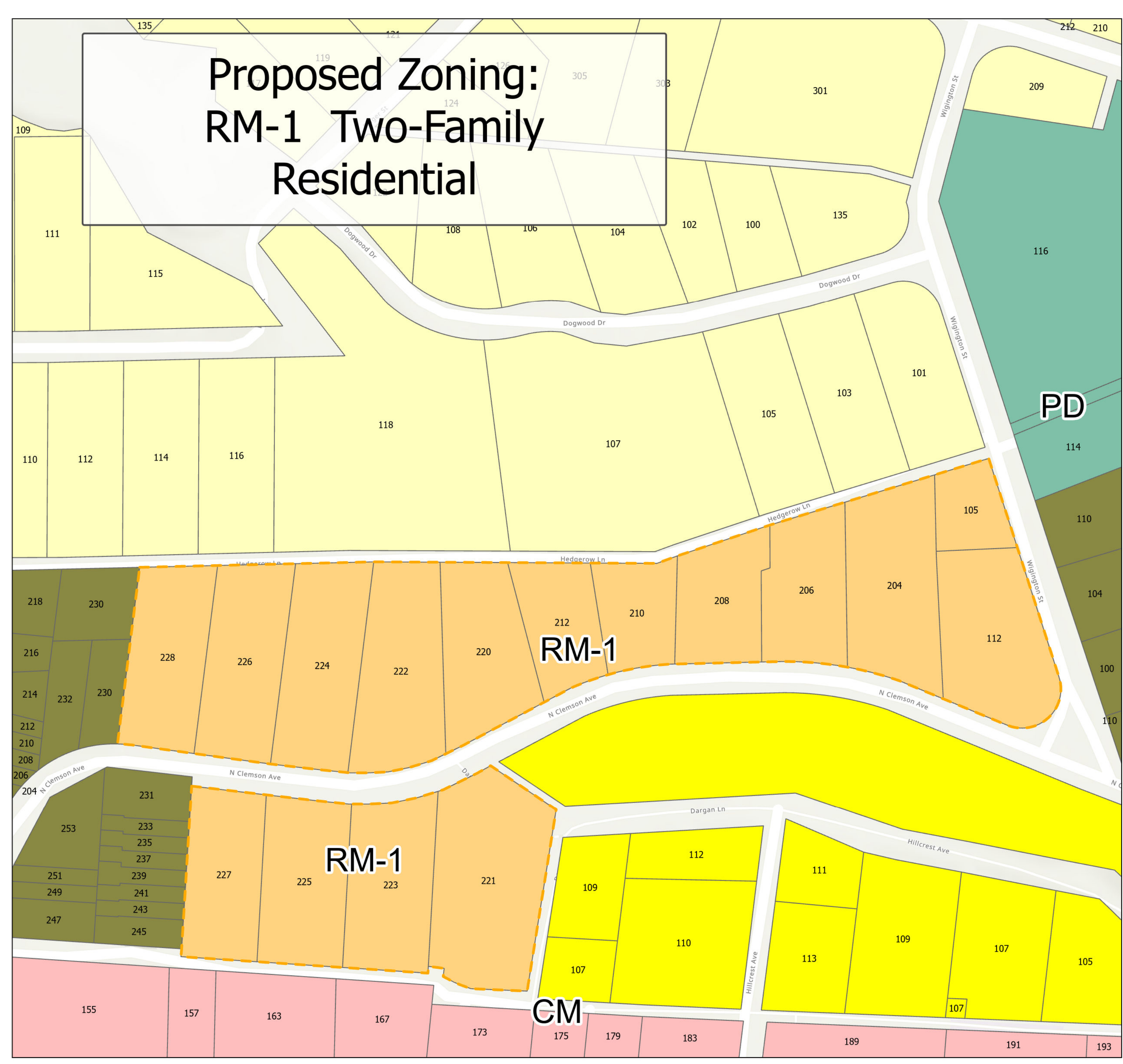
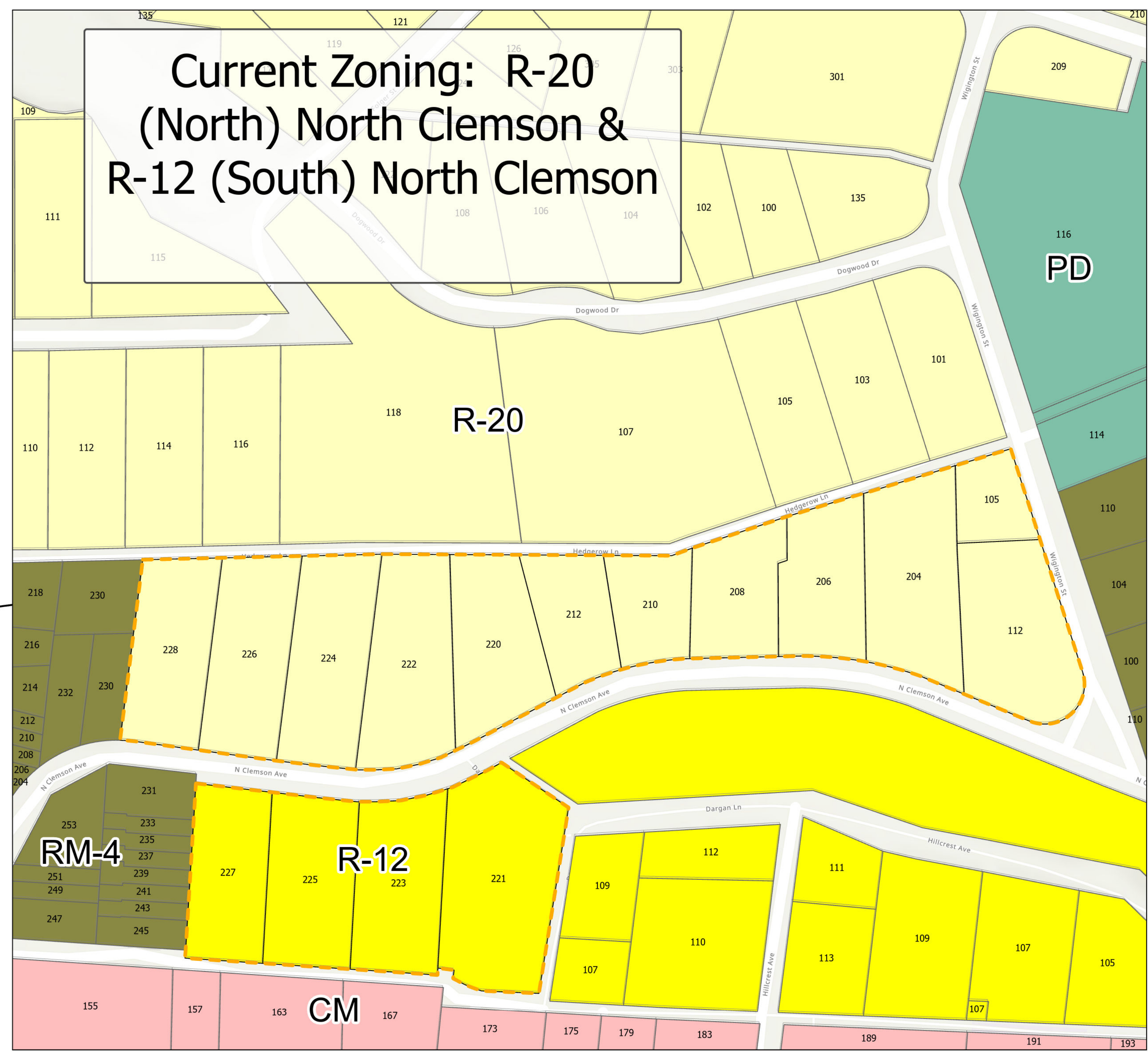
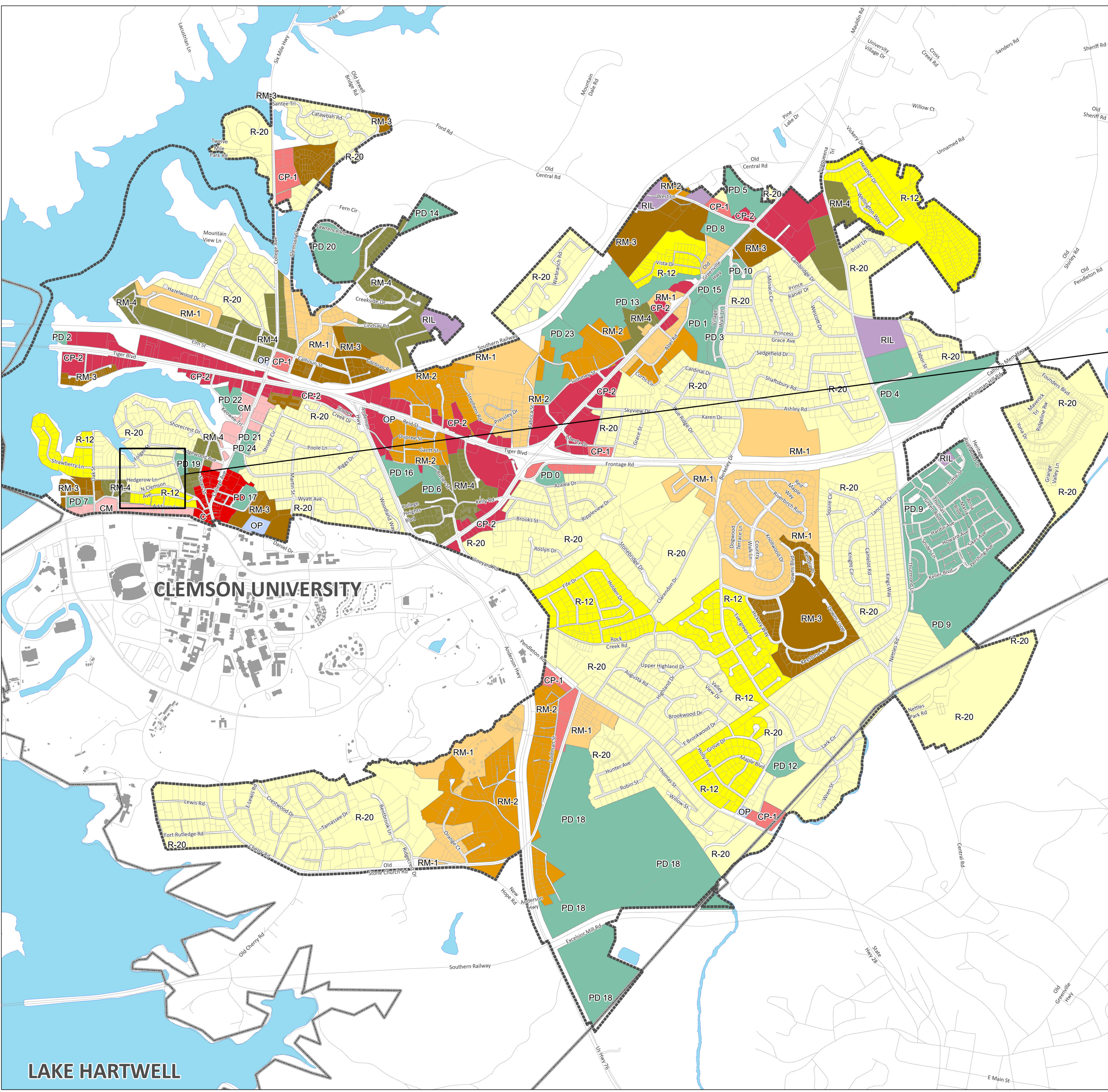
\*Action 6.23 of the Action Matrix in the Priority Investment and Implementation Chapter: "Identify infill opportunities along State Route 93 for new commercial, office or mixed-use developments."

### **IMPACT ON SERVICES**

Due to the fact that no specific development project is associated with the current proposal to rezone the property, no negative impacts on service delivery have been identified at this time. It should be noted, however, that the City is aware of several engineering and utility- related issues associated with the site that would need to be addressed during any future proposed development process.

### **Review Status**

The Planning Commission will take the matter up on June 8, 2026 in order to provide a recommendation on the matter to City Council.



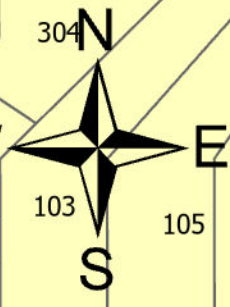
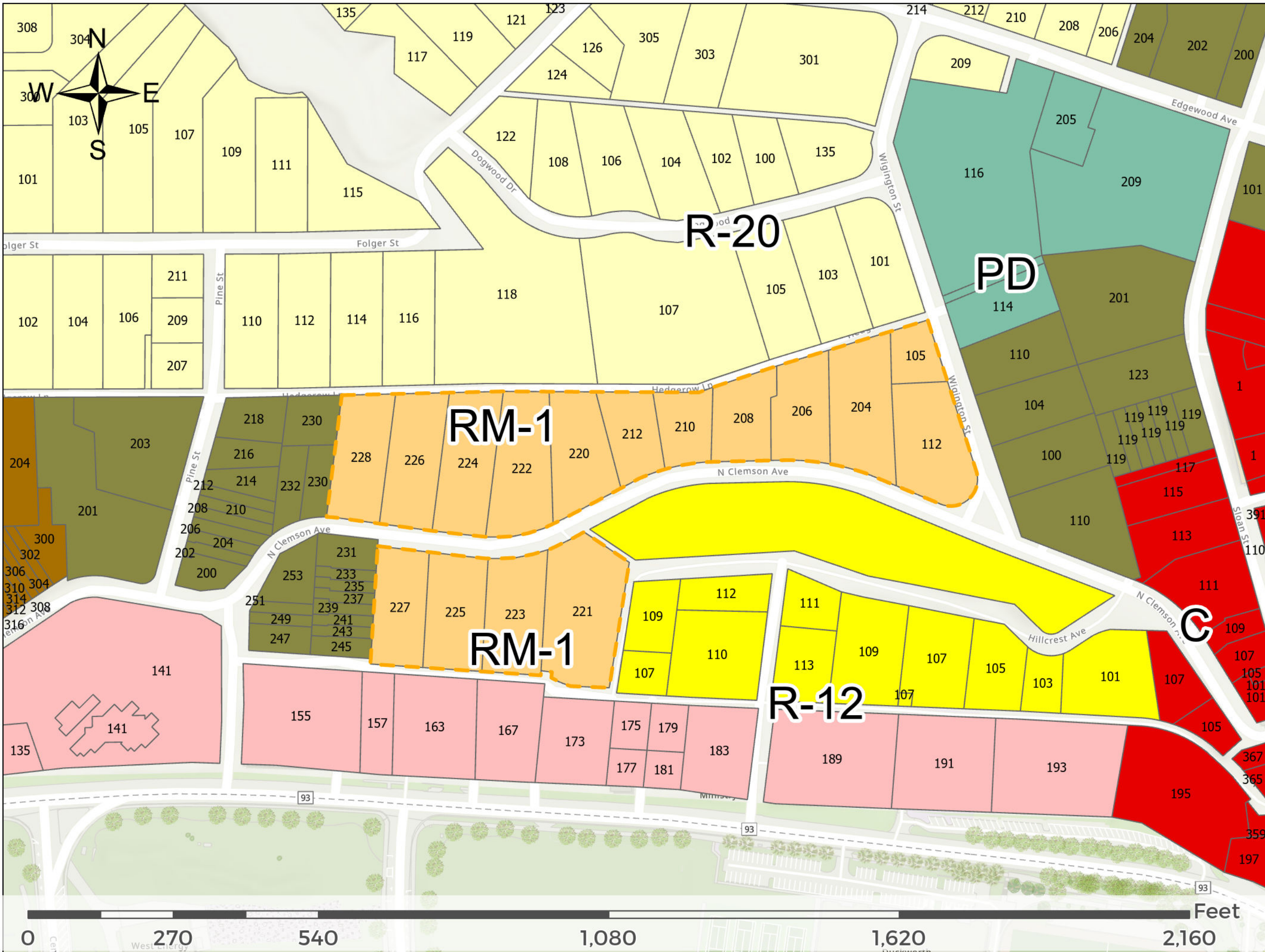
A complete report will be published prior to the June 8, 2026 Planning Commission meeting



**CITY OF CLEMSON**  
**Proposed Zoning Change**  
**R-20/R-12 to RM-1**

**Zoning Classification**

R-20 Single-Family Residential	CP-1 Neighborhood Business
R-12 Single-Family Residential	CP-2 Community Business
RM-1 Two-Family Residential	OP Office Professional
RM-2 Two-Family Residential	RIL Research Institutional Light-Industrial
RM-3 Multi-Family Residential	PD Planned Development
RM-4 Multi-Family Residential	Clemson City Boundary
C General Commercial	County Boundaries
CM Commercial Mixed-Use	Lake Hartwell

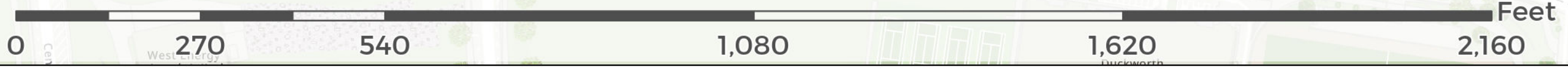


**Legend**

Zoning	
<span style="display:inline-block; width:15px; height:15px; background-color:#ffffcc;"></span>	R-20
<span style="display:inline-block; width:15px; height:15px; background-color:#ffff00;"></span>	R-12
<span style="display:inline-block; width:15px; height:15px; background-color:#ffcc99;"></span>	RM-1
<span style="display:inline-block; width:15px; height:15px; background-color:#ff9933;"></span>	RM-2
<span style="display:inline-block; width:15px; height:15px; background-color:#cc6633;"></span>	RM-3
<span style="display:inline-block; width:15px; height:15px; background-color:#996633;"></span>	RM-4
<span style="display:inline-block; width:15px; height:15px; background-color:#ff0000;"></span>	C
<span style="display:inline-block; width:15px; height:15px; background-color:#ff9999;"></span>	CM
<span style="display:inline-block; width:15px; height:15px; background-color:#ff3333;"></span>	CP-1
<span style="display:inline-block; width:15px; height:15px; background-color:#cc0000;"></span>	CP-2
<span style="display:inline-block; width:15px; height:15px; background-color:#9999ff;"></span>	OP
<span style="display:inline-block; width:15px; height:15px; background-color:#9966cc;"></span>	RIL
<span style="display:inline-block; width:15px; height:15px; background-color:#66cc99;"></span>	PD

**Proposed Rezoning  
for North Clemson Ave**

**CITY OF  
Clemson**  
GIS DIVISION  
User: gisadmin  
Date Saved: 4/10/2026



**Proposed Rezoning of North Clemson Avenue Parcels**

**Report**

**June 8, 2026**

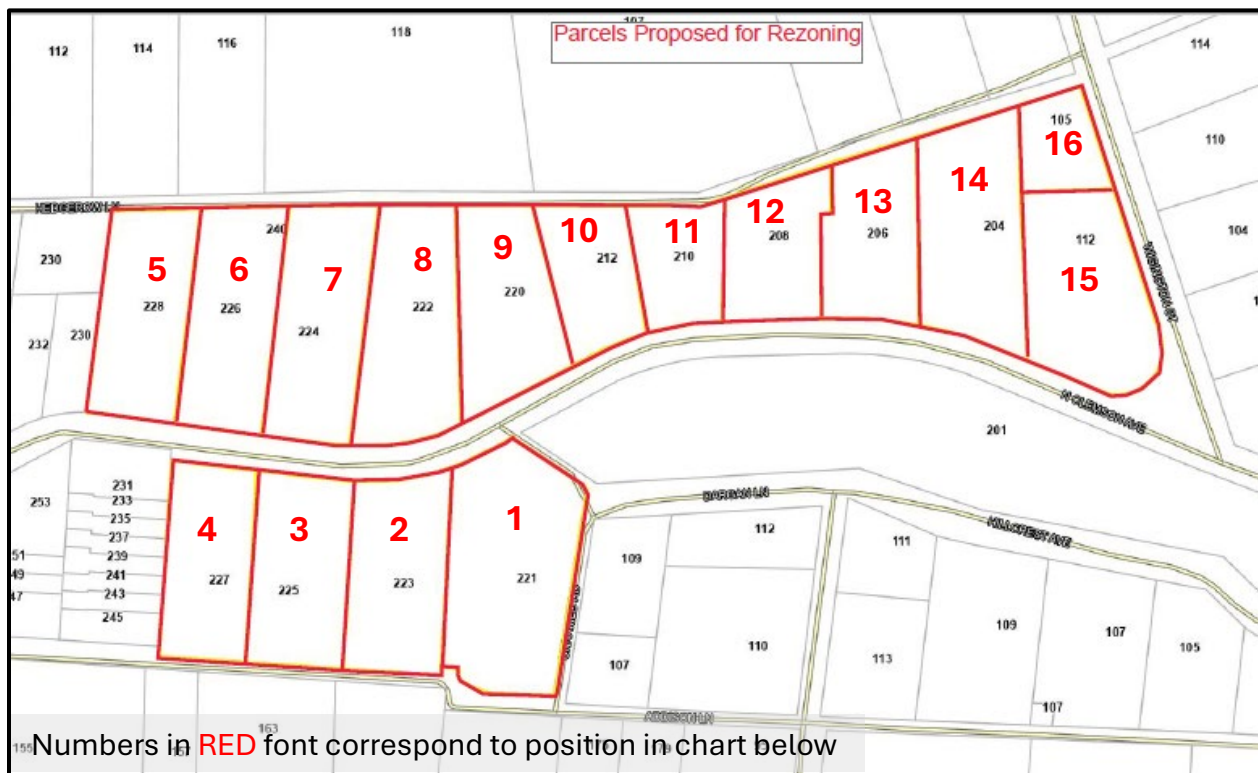
## OVERVIEW

The proposal to rezone the North Clemson Avenue parcels identified in this report stems from property owners expressing a desire to construct duplexes and other residential structures not permitted under the single-family residential zoning currently governing the subject parcels. If approved as proposed, sixteen parcels totaling approximately 8.3 acres in area now zoned either R-20 Single-family Residential District or R-12 Single-family Residential District will be rezoned RM-1 Two-family Residential District, thereby enabling the owners, should they desire to do so and can meet all other standards, to build duplexes and patio homes.

RM-1 Two-family Residential District is intended for a mix of residential development types on relatively small lots in areas appropriate for increased density while maintaining a neighborhood scale. RM-1 District can also serve as a transition between high-density multi-family districts and lower-density traditional residential districts. It should be noted that in spite of RM-1 District allowing for more density than the single-family districts currently in place, there is no difference in the height of structures allowed.

## SUBJECT PROPERTY

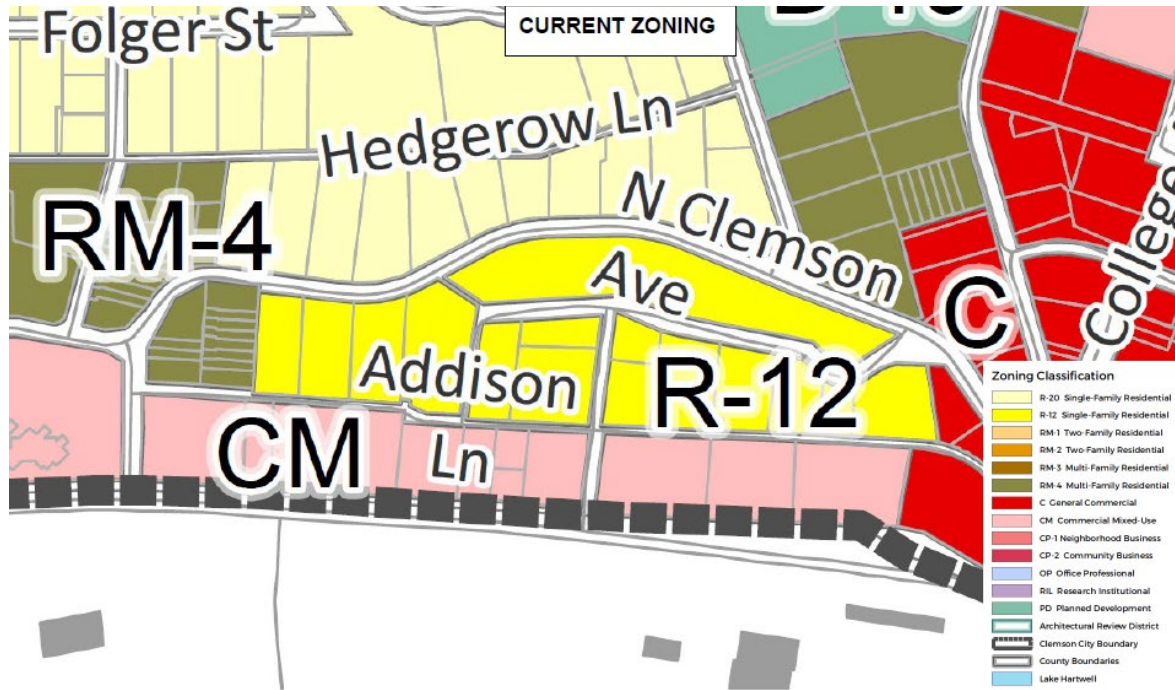
The parcels proposed to be rezoned are bounded in red on the map below. Parcels 1 through 4 are currently zoned R-12 District; and parcels 5 through 16 are zoned R-20 District.



Map #	Tax Identification Number	Current Zoning District	Proposed Zoning District
1	4044-19-62-3476	R-12 Single-family	RM-1 Two-family
2	4044-19-62-1005	R-12 Single-family	RM-1 Two-family
3	4044-19-52-9095	R-12 Single-family	RM-1 Two-family
4	4044-19-52-8096	R-12 Single-family	RM-1 Two-family
5	4044-19-52-8314	R-20 Single-family	RM-1 Two-family
6	4044-19-52-9324	R-20 Single-family	RM-1 Two-family
7	4044-19-62-0313	R-20 Single-family	RM-1 Two-family
8	4044-19-62-1313	R-20 Single-family	RM-1 Two-family
9	4044-19-62-2325	R-20 Single-family	RM-1 Two-family
10	4044-19-62-3329	R-20 Single-family	RM-1 Two-family
11	4044-19-62-4430	R-20 Single-family	RM-1 Two-family
12	4044-19-62-5421	R-20 Single-family	RM-1 Two-family
13	4044-19-62-6442	R-20 Single-family	RM-1 Two-family
14	4044-19-62-7450	R-20 Single-family	RM-1 Two-family
15	4044-19-62-8378	R-20 Single-family	RM-1 Two-family
16	4044-15-62-8554	R-20 Single-family	RM-1 Two-family

### **CURRENT ZONING**

As noted above, the parcels are currently zoned either R-20 District or R-12 District. The group zoned R-20 consist of twelve properties totaling approximately 5.9 acres situated on the northern side of North Clemson Avenue, and the four R-12 properties, which total approximately 2.4 acres, are on the southern side. A group of RM-4 Multi-family Residential District parcels lies to the west; and, additional R-20 District parcels abut the R-20 subject property on their northern boundary. Planned Development #19 (St. Andrews Catholic Church) and additional RM-4 District parcels are situated to the east and northeast from the eastern edge of the group of R-20 District subject parcels; and a cluster of R-12 Single-family Residential District parcels (including Shanklin-Sams Park) and some CM Commercial Mixed-use District parcels lie to the south. A section of the Official Zoning Map showing the area is on the next page.



**EXISTING CONDITIONS**

The area of North Clemson Avenue proposed for rezoning consists primarily of older single-family residential structure on larger lots. According to County tax records, the average age of the homes is approximately 83 years old, and all but three of the 17 occupied structures are currently taxed as rentals.



Looking West at R-20 Residences From Wigington St. and N. Clemson Avenue Intersection

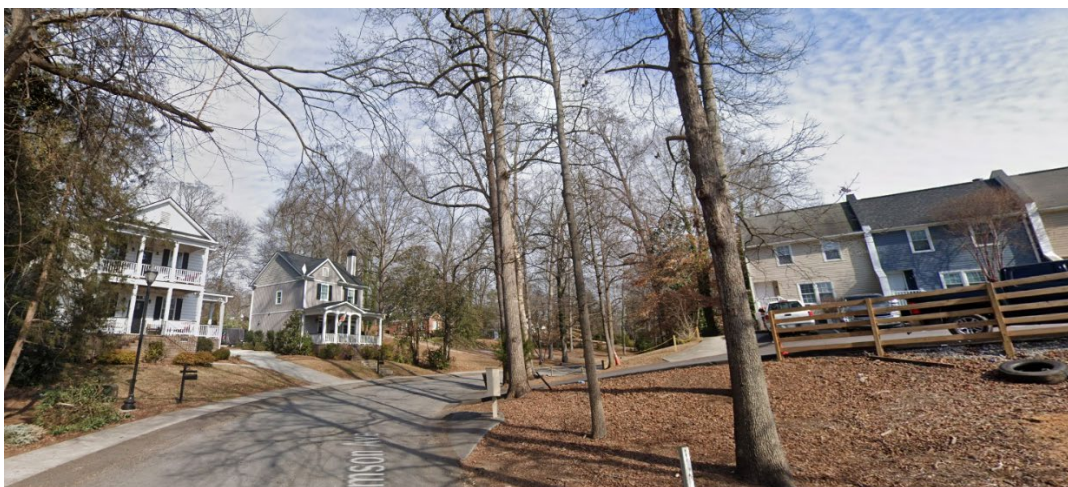
Report on Proposed North Clemson Avenue Parcels Rezoning  
Planning Commission Meeting – June 8, 2026



Looking East From 220 N. Clemson Avenue



Looking East From 228 N. Clemson Avenue



Existing Duplexes and Townhomes West of Subject Properties

### COMPREHENSIVE PLAN

The Future Land Use Map (FLUM) in the Comprehensive Plan recommends the area proposed for rezoning to be medium density residential, which the Plan defines as having a density of between six and twenty dwelling units per acre. To achieve this, the Plan states that such areas should include a mix of housing types, including townhomes and duplexes, but stipulates that the structures are typically no taller than 3 stories. Also, the plan notes that medium density residential area offer opportunities to function as a buffer between commercial areas and low-density residential areas.



In addition to the FLUM, the Comprehensive Plan also includes a Residential Areas Framework map intended to support the “City’s identity and further define the type and character of each residential land use” in order to ensure the housing products required to meet existing and future needs are available. The Residential Areas Framework includes the North Clemson Avenue proposed for rezoning as a Student Housing Prioritization area. These areas are defined by the Plan as not simply areas with existing student housing, but those in close proximity to the University with the current

density and ability to accommodate more. It should be noted that the Plan calls for allowing for greater density development in the Student Housing Prioritization areas while continuing to limit student accommodation in other established neighborhoods.



### IMPACT ON SERVICES

As no specific development project is associated with the proposed rezoning, no negative impacts on service delivery have been identified.

### REVIEW STATUS

The Planning Commission is scheduled to take up consideration of a recommendation to City Council on the proposed rezoning at their June 8, 2026 meeting.

# CODE OF ORDINANCES

## CHAPTER 19 ZONING (1)

### 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. Housing in this district cannot be rented by the bed but must be rented by unit.

**J. SH Student Housing Residential District.** The purpose of the SH residential district is to direct purpose-built student housing to intended areas. This district is intended to facilitate and permit high density development located adjacent to, or located on a CAT Bus or other approved mass transit route within one mile of campus. Due to the proximity to campus and mass transit access, resident parking is restricted within the district.

### 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	SH	C/SE Reference
<b>A. RESIDENTIAL USES</b>													
Single-Family Residential Dwelling	Single-family Dwelling	NA	P	P	P	P	P	P	C	P	P	P	
	Manufactured Home	NA	-	-	-	-	C	-	-	-	-		
Two-Family Residential Dwelling	Duplex Dwelling	NA	-	-	C	C	C	P	C	P	C	P	
Residential Developments, Various	Patio Home Development	NA	-	-	C	C	C	C	C <sup>2</sup>	C	C	-	See Endnote 2
	Zero-Lot-Line Development	NA	-	-	C	C	C	C	C <sup>2</sup>	C	C	-	See Endnote 2
	Conservation Development	NA	SE <sup>2</sup>	SE <sup>2</sup>	SE <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	C <sup>3</sup>	C <sup>2</sup>	-	-	See Endnotes 2,3,4

	Townhouse Development	NA	--	-	C	C	C	C	C	C	C	C	
	Multi-family Development	NA	-	-	C	C	C	C	C	C	C	C	
	Affordable Housing Development	NA	-	-	SE	SE	SE	SE	-	SE	SE	-	
<b>Group Homes</b>	Group Home including Group Home for Young Adults Transitioning out of Foster Care	6232 62399 07	SE	SE	SE	SE	SE	C	C	C	C	C	See Endnote 4
	Group Home for the Care of Individuals with Physical Handicaps and/or Special Needs	6232 10 6239 90	SE	SE	SE	SE	SE	C	C	C	C	C	See Endnote 4
<b>B. OTHER USES</b>													
<b>Amenity and Support Uses Serving a Neighborhood or Residential Complex</b>	Private Recreational Facilities Serving a Neighborhood or Residential Complex, (new development)	NA	C	C	C	C	C	C	C	C	C	C	
	Private Recreational Facilities Serving a Neighborhood or Residential Complex, (existing development)	NA	SE <sup>6</sup>	SE <sup>6</sup>	SE	SE <sup>6</sup>	SE <sup>6</sup>	SE <sup>6</sup>	SE <sup>6</sup>	SE <sup>6</sup>	SE <sup>6</sup>	C	See Endnote 5
	Storage of Watercraft and Utility Trailers on Commonly Owned Property	NA	-	-	-	-	-	C	C	C	C	C	
	Management Office, Serving a Duplex, Townhouse, or Multi-Family Development	5311 10	-	-	-	C	C	C	C	C	C	C	
<b>Public Utilities</b>	Electric Power Generation, Transmission and Distribution (Minor)	2211	P	P	P	P	P	P	P	P	P	P	
	Natural Gas Distribution (Minor)	2212	P	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	C	
	Water, Sewage and Other Systems (Minor), including pump/lift stations	2213	P	P	P	P	P	P	P	P	P	P	

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<b>Public Services</b>	Telecommunication Facilities	517	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
<b>Nursing Residential Care Facilities</b>	Nursing Care Facilities	6231 10	-	-	-	-	-	C	C	C	C	C	C	
	Community Care Facilities for the Elderly	6233 1	-	-	C	C	C	C	C	C	C	C	C	
<b>Educational Services</b>	Kindergarten (with Academic Program) and Elementary & Secondary Schools	6111	SE	SE	SE	SE	SE	SE	C	SE	C	C	C	
<b>Religious, Civic, and Similar Organizations</b>	Religious Organizations (expansion on existing land) <sup>7</sup>	8131	C	C	C	C	C	C	C	C	C	C	C	See Endnote 6
	Religious Organizations (expansion of land assemblage)	8131	SE	SE	SE	C	C	C	C	C	C	C	C	See Endnote 6
	Religious Organizations (new) <sup>7</sup>	8131	SE	SE	SE	SE	SE	SE	SE	SE	SE	C	C	See Endnote 6
<b>Public Recreational Facilities</b>	Public Recreational Facilities, Passive	NA	P	P	P	P	P	P	P	P	P	P	P	
	Public Recreational Facilities, Active	NA	SE	SE	SE	C	C	C	C	C	C	P	P	
<b>General Government</b>	Library, Public	5191 20	SE	SE	SE	SE	SE	SE	C	SE	P	P	P	
	Public Safety Facilities (including Police, Fire, and EMS, but excluding jails and detentions centers)	9221 20 9221 60	SE	SE	SE	SE	SE	SE	C	SE	SE	SE	SE	
<b>Other Services</b>	Cemetery (excluding crematory)	8122 20	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
	Retail Store		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
	Professional Services or Office		SE	SE	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	R M-1	RM-2	RM-3	RM-3.5	RM-4	MH	SH	C/SE Reference

A. RESIDENTIAL ACCESSORY USES AND/OR STRUCTURES													
<b>Residential Accessory Uses and/or Structures</b>	Apartment (within principal structure)	NA	C	C	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	C	C
	Adult Care Services, Group Adult Care Home 7 to 12 Clients	624120	-	-	-	C	C	C	C	C	C	C	C
	Bed & Breakfast Inn	721191	SE	SE	SE	C	C	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	C	C
	Childcare Services, Group Child Care Home 7 to 12 Children	624410	-	-	-	C	C	C	C	C	C	C	C
	Cultivation of Land, Noncommercial	NA	C	C	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	C	C
	Detached Garage (non-habitable/non-commercial, serving townhouse/multi-family dwellings)	NA	-	-	-	-	-	C	C	C	C	C	C
	Equipment for Solar Energy Generation	NA	C	C	C	C	C	C	C	C	C	C	C
	Fences and Walls	NA	C	C	C	C	C	C	C	C	C	C	C
	Guest Cottage	NA	C	C	C	C	C	C	C	C	C	C	C
	Home Occupations	NA	C	C	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	-	-	-	-	-	-	-	-	-
	Keeping of Chickens	NA	C	C	C	C	C	C	C	C	C	C	C
Keeping of Livestock (except chickens)	NA	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
Parking Structure, Freestanding	812930	SE	SE	SE	SE	SE	C	C	C	C	C	C	

See Section 19-303 Endnote 2

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Private Recreational Facilities (swimming pools, hot tubs, tennis courts, etc)	NA	C	C	C	C	C	C	C	C	C	C	C	
Short-term Rentals	NA	C	C	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											Refer en ce
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	SH		
<b>A. RESIDENTIAL USES</b>												
1. Single-Family Residential Dwelling												
a. Single-Family Dwelling												
1) Tract area required, min. (acres)	NA	NA	NA	NA	NA	NA	2	NA	NA	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	7,000	7,000	
3) Lot width at front building line, min.	100'	80'	60'	60'	60'	50'	40'	40'	40'	NA	60'	
4) Front setbacks, min.	25'	25'	25'/15' <sup>2</sup>	25'/ 15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/ 15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/ 15' <sup>2</sup>	25'/ 15' <sup>2</sup>	10'	25'/ 15' <sup>2</sup>	See Section 19-304 Endnote 2
5) Side setbacks, min.	10'	10'	8'	8'	8'	5'	5'	5'	5'	8'	8'	
6) Rear setbacks, min.	40'	40' <sup>3</sup>	15	15'	15'	15'	15'	15'	15'	8'	8'	See Section 19-304 Endnote 3
7) Dwelling occupancy	2	2	2	2	2	3	3	4	2	4	2	
8) Structure height, max. In stories	3	3	3	3	3	3	3	3	3	3	3	See Section 19-304 5

USE	DISTRICTS										Refer ence	
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	SH		
9) Lot area coverage, max. (percentage)	40 / 30	40 / 30 <sup>4</sup>										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'							
5. Rear setbacks, min.					15'							
6. Dwelling occupancy, max.					2							
7. Structure height, max. in stories					<del>35'</del> 3							
2. Two-Family Residential Dwelling												
a. Duplex Dwelling												
1. Development tract requirements												
a. Tract area required, min. (acres)				NA	NA	NA	2	NA	NA	NA	NA	
b. Density, max. (structures/acre)				5	5	6	7	10	10	10	10	
c. Structure spacing				16'	16'	16'	16'	16'	16'	16'	16'	
d. Front setback, min overall site				25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	Endnote 2
e. Side setback, min overall site				8'	8'	8'	8'	8'	8'	8'	8'	
f. Rear setback, min overall site				15'	15'	15'	15'	15'	15'	15'	15'	
g. Structure height in stories				<del>35'</del> 3	<del>35'</del> 3	<del>35'</del> 3	<del>35'</del> 3	<del>35'</del> 3	<del>35'</del> 3	<del>35'</del> 3	<del>35'</del> 3	
f. Dwelling occupancy, max.			2	2	2	3	3	4	2	2	2	
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'	4,000'	4,000'	
b. Lot width at front building line, min.			70'	75'	75'	70'	50'	50'	50'	50'	50'	
c. Front setbacks, min.			25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	Endnote 2

USE	DISTRICTS										Refer ence	
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	SH		
d. Side setbacks, min.			8'	8'	8'	8'	8'	8'	8'	8'	8'	
e. Rear setbacks, min.			15'	15'	15'	15'	15'	15'	15'	15'	15'	
f. Dwelling occupancy, max.			2	2	2	3	3	4	2	2	2	
g. Structure height, max. <b>In stories</b>			<b>35' 3</b>	<b>35' 3</b>	<b>35' 3</b>	<b>35' 3</b>	<b>35' 3</b>	<b>35' 3</b>	<b>35' 3</b>	<b>3</b>	<b>3</b>	
h. Conditional Use Standards [RM-3.5 District Only]											See Section 19-309	
3. 4. Residential Developments, Various <sup>11</sup>												
a. Patio Home Development											Endnote 11	
1. Development tract requirements												
a. Tract Acreage, min.				4	4	4	2	4				
b. Density <sup>6</sup> , max. (dwellings/acre)				10	10	14	17	21	21			Endnote 6
c. Front setbacks, min. for overall site				25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>		Endnote 2
d. Side setbacks, min. for overall site				10'	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	10' 1-story 16' 2-story		
f. Rear setbacks, min. for overall site				15'	15'	15'	15'	15'	15'	15'		
g. Structure spacing, rear				30'	30'	30'	30'	30'	30'	30'		
h. Dwelling occupancy, max.				2	2	3	3	4	2			
i. Structure height, max. <b>In stories</b>				<b>35' 3</b>	<b>35' 3</b>	<b>35' 3</b>	<b>35' 3</b>	<b>35' 3</b>	<b>35' 3</b>	<b>3</b>		
2. Development requirements for individual lots												
a. Lot area per dwelling unit <sup>7</sup> , min. (square footage)				4,000'	4,000'	3,000'	2,500'	2,000'	2,000'			Endnote 7
b. Lot width at front building line, min.				None	None	None	None	None	None			
c. Front setbacks, min.				25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>		
d. Side setbacks,				5'	5'	5'	5'	5'	5'	5'		

USE	DISTRICTS										Refer ence
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	SH	
min.				1-story 8' 2-story	1-story 8' 2-story	1-story 8' 2-story	1-story 8' 2-story	1-story 8' 2-story	1-story 8' 2-story		
e. Rear setbacks, min.				15'	15'	15'	15'	15'	15'		
f. Dwelling occupancy, max.				2	2	3	3	4	2		
g. Structure <u>height</u> , max in stories				3	3	3	3	3	3		
3. Conditional Use Standards <i>[RM-1, RM-2, RM-3, &amp; RM-4 Districts Only]</i>											See Secti on <a href="#">19-305</a>
4. Conditional Use Standards <i>[RM-3.5 District Only]</i>											See Secti on <a href="#">19-309</a>
5. Conditional Use Standards <i>[R-7, MH, RM-1, RM-2, RM-3, &amp; RM-4 Districts Only]</i>											See Secti on <a href="#">19-305</a>
6. Conditional Use Standards <i>[RM-3.5 District Only]</i>											See Secti on <a href="#">19-309</a>
b. Zero-Lot-Line Development											Endn ote 11
1. Development requirements for individual lots											
a. Lot width at front building line, min.				None	None	None	None	None			
b. Lot area per <u>dwelling unit</u> <sup>7</sup> , min. (square footage)				4,000'	4,000'	3,000'	2,500'	2,000'			Endn ote 7
c. Front setbacks, min.				25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>			Endn ote 2
d. Side setbacks <sup>8</sup> , 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			Endnot e 8
e. Rear setbacks, min.				15'	15'	15'	15'	15'			
f. Dwelling occupancy, max.				2	2	3	3	4			
g. Structure <u>height</u> , max in stories				3	3	3	3	3			

USE	DISTRICTS										Refer ence
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	SH	
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. <u>Conservation Development</u>											Endnote
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] <sup>9</sup>											Endnote
3. <u>Special Exception</u> Standards [R-20 & R-12 Districts Only]											See Section 19-305
d. Townhouse Development											Endnote
1. Development tract requirements											
a. Tract area required, min.(acres)						NA	2	NA	NA	NA	
b. Density, max. (dwelling units/acre)						21	29	29	29	29	
c. Front setbacks, min. for overall site						25'/15' <sub>2</sub>	25'/15' <sup>2</sup>	25'/15' <sub>2</sub>	25'/15' <sup>2</sup>	25'/15' <sub>2</sub>	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	0' interior; 15' exterior	
e. Rear setbacks, min. for overall site						15'	15'	15'	15'	15'	
f. Impervious surface coverage, max.						60%	60%	60%	60%	60%	
g. Open space requirements, min						25%	25%	25%	25%	25%	
h. Common open space						3%	4%	4%	4%	4%	

USE	DISTRICTS										Refer ence	
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	SH		
requirements, min.												
i. Building spacing, min.						30'	30'	30'	30'	30'	30'	
j. Dwelling occupancy, max						3	3	4	2	4	4	
k. Structure height, max Stories						3	3	3	3	3	3 4	
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	1,500	1,500	
b. Front Setbacks, min			25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	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	0' interior; 15' exterior	0' interior; 15' exterior	
d. Rear setbacks, min.			15'	15'	15'	15'	15'	15'	15'	15'	15'	
e. Dwelling occupancy, max			2	2	2	3	3	4	2	4	4	
f. Structure height, max Stories			3	3	3	3	4	4	3	3	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												

USE	DISTRICTS											Refer ence
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	SH		
a. Tract area required, min. (acres)							2					
b. Lot width at front building line, min.						80'	80'	80'	80'	80'	NA	
c. Density, max. (bedrooms/acre)						25	See Section 19-311	56			NA	See Section 19-311
Density, max units per/acre									40			
d. Impervious surface coverage, max.						60%	60%	60%	60%	60%	60%	
e. Open space requirements, min.						25%	25%	25%	25%	25%	25%	
f. Common open space requirements, min.						3%	4%	4%	4%	4%	4%	
g. Building spacing, min.						30'	30'	30'	30'	30'	30'	
h. Front setbacks, min. (exterior)						15'	15'	15'	15'	15'	15'	
i. Side setbacks, min. (exterior)						15'	15'	15'	15'	15'	15'	
j. Rear setbacks, min. (exterior)						25'	25'	25'	25'	25'	25'	
k. Dwelling occupancy, max.						3	4	4	2	6		
l. Structure <u>height</u> , max in stories						3	See Section 19-311	4	3	7/14		See Section 19-311 & conditional use standards
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	NA		
Lot width at front building line, min.			60'	60'	60'	50'	40'	40'	NA	NA		
Front setbacks, min.			25'/15' <sup>2</sup>	25'/ 15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/ 15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/ 15' <sup>2</sup>	10'	10'		
Side setbacks, min.			8'	8'	8'	5'	5'	5'	8'	8'		

USE	DISTRICTS										Refer ence
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	SH	
Rear setbacks, min.			15	15'	15'	15'	15'	15'	8'	8'	
Dwelling occupancy			2	2	2	3	3	4	2	6	
10) Structure height, max. In stories			3	3	3	3	NA	4	3	7/14	See conditional use standards
Lot area coverage, max. (percentage)											
f. Affordable Housing Developments											Board of Zoning Appeals (BZA) set dimensional standards
1. All Dimensional Standards	All Dimensional Standards set by the BZA in conformance with the Special Exemption Standards										
<b>f. Retail Stores</b>											
Tract area required, min. (acres)	20,000'	12,000'	7,000'	7,000'	7,000'	6,000'	NA	3,000'	7,000	7,000	
Lot area, min. (square footage)	20,000'	12,000'	7,000'	7,000'	7,000'	6,000'	NA	3,000'	7,000	7,000	
Lot width at front building line, min.	100'	80'	60'	60'	60'	50'	40'	40'	NA	60'	
Front setbacks, min.	25'	25'	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	10'	25'/15' <sup>2</sup>	See Section 19-304 Endnote 2
Side setbacks, min.	10'	10'	8'	8'	8'	5'	5'	5'	8'	8'	
Rear setbacks, min.	40'	40' <sup>3</sup>	15	15'	15'	15'	15'	15'	8'	8'	See Section 19-304 Endnote 3
Dwelling occupancy	2	2	2	2	2	3	3	4	2	4	
Structure height, max.	3	3	3	3	3	3	3	3	3	3	See

USE	DISTRICTS											
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	SH	Reference	
In-stories												Section 19-304 Endnote 5
Lot area coverage, max. (percentage)	40 / 30	40 / 30 <sup>4</sup>										See Section 19-304 Endnote 4
g. Professional Services or Offices												
Tract area required, min. (acres)	20,000'	12,000'	7,000'	7,000'	7,000'	6,000'	NA	3,000'	7,000	7,000		
Lot area, min. (square footage)	20,000'	12,000'	7,000'	7,000'	7,000'	6,000'	NA	3,000'	7,000	7,000		
Lot width at front building line, min.	100'	80'	60'	60'	60'	50'	40'	40'	NA	60'		
Front setbacks, min.	25'	25'	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	10'	25'/15' <sup>2</sup>	See Section 19-304 Endnote 2
Side setbacks, min.	10'	10'	8'	8'	8'	5'	5'	5'	8'	8'		
Rear setbacks, min.	40'	40' <sup>3</sup>	15'	15'	15'	15'	15'	15'	8'	8'		See Section 19-304 Endnote 3
Dwelling occupancy	2	2	2	2	2	3	3	4	2	4		
Structure height, max. In-stories	3	3	3	3	3	3	3	3	3	3		See Section 19-304 Endnote 5
Lot area coverage, max. (percentage)	40 / 30	40 / 30 <sup>4</sup>										See Section 19-304

USE	DISTRICTS										Reference
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	SH	
											Endnote 4

5. Group Homes

a. Group Home

1. Lot area, min. (acres)	1	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'	150'	
3. Front setbacks, min.	40'	40'	40'	40'	40'	40'	40'	40'	40'	40'	
4. Side setbacks, min.	40'	40'	40'	40'	40'	40'	40'	40'	40'	40'	
5. Rear setbacks, min.	40'	40'	40'	40'	40'	40'	40'	40'	40'	40'	
6. Structure height, max. in stories	35' 3	35' 3	35' 3	35' 3	35' 3	35' 3	35' 3	35' 3	35' 3	35' 3	
7. Impervious surface coverage, max.	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	

8. Conditional Use Standards [RM-3, RM-3.5, & RM-4 Districts only] See Section on [19-305](#)

9. Special Exception Standards [R-20, R-12, R-7, MH, SH, RM-1, & RM-2 Districts only] See Section on [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 amen

2. Special Exception Standards <i>[R-20, R-12, RM-1, &amp; RM-2 Districts only]</i>											ded Subje ct to the requir emen ts of SC Code of Laws, Secti on 6- 29- 770, as and if amen ded
<b>B. OTHER USES</b>											
1. 2. 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'	6,000'	
2. Lot width at front setback line, min.	100'	80'	60'	60'	60'	60'	50'	50'	50'	50'	
3. Front setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	
4. Side setbacks, min.	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	
5. Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	
6. Structure height, max.	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	
7. Lot area coverage, max.	45%	45%									
8. Conditional Use Standards for New Developments <i>[All Residential Districts]</i>											See Secti on <a href="#">19-305</a>
9. Special Exception Standards for Facilities Serving an Existing Development/Neighborhood Not Previously Deeded to a <u>Homeowners Association</u> <i>[All Residential Districts]</i>											See Secti on <a href="#">19-305</a>
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 Secti on <a href="#">19-305</a>
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 Secti on

												19-304-A.3.
2.	3. Public Utilities											
a. Electric Power Generation, Transmission and Distribution (Minor)												
1. Front setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'
2. Side setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'
3. Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'
4. Structure height, max.	35'	35'	35'	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'	25'	25'	25'
2. Side setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'
3. Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'
4. Structure height, max.	35'	35'	35'	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'	50'	50'	50'
2. Side setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'
3. Rear setbacks, min.	25'	25'	25'	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'	50'	50'	50'
2. Side setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'
3. Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'
4) Structure height max.	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'
4.	5. Public Services											
a. Telecommunication Facilities												
1) Special Exception Conditions [All Residential Districts]												See

ARTICLE VI.  
DIVISION 3.

										ARTICLE VI. DIVISION 3.		
6.	7. Nursing Residential Care Facilities											
	a. Nursing Care Facilities											
1. Lot area, min. (acres)						2	2	2	2	2	2	
2. Lot width at front building line, min.						150'	150'	150'	150'	150'	150'	
3. Front setbacks, min.						50'	50'	50'	50'	50'	50'	
4. Side setbacks, min.						25'	25'	25'	25'	25'	25'	
5. Rear setbacks, min.						40'	40'	40'	40'	40'	40'	
6. Structure height, max in stories						3	3	4	3	3	3	
7. Conditional Use Standards [RM-3, RM-3.5, & RM-4 Districts Only]										See Section <a href="#">19-305</a>		
	b. Community Care Facilities for the Elderly											
1. Lot area, min. (acres)				1	1	1	1	1	1	1	1	
2. Lot area per dwelling unit <sup>7</sup> , min. (square footage)				4,000'	4,000'	4,000'	4,000'	4,000'	4,000'	4,000'	4,000'	Endnote 7
3. Density <sup>6</sup> , max. (dwellings/acre)				11	11	14	17	21	11	11	11	Endnote 6
4. Lot width at front building line, min.				100'	100'	100'	100'	100'	100'	100'	100'	
5. Front setbacks, min.				25'	25'	25'	25'	25'	25'	25'	25'	
6. Side setbacks, min.				10'	10'	10'	10'	10'	10'	10'	10'	
7. Rear setbacks, min.				25'	25'	25'	25'	25'	25'	25'	25'	
8. Structure height, max. in stories				<del>35'</del> 3	<del>35'</del> 3	<del>35'</del> 3	<del>35'</del> 3	<del>35'</del> 3	<del>35'</del> 3	<del>35'</del> 3	<del>35'</del> 3	
9. Residential occupancy, max.				2	2	3	4	4	2	2	2	
10. Conditional Use Standards [RM-1, RM-2, RM-3, RM-3.5, & RM-4 Only]										See Section <a href="#">19-305</a>		
5.	6. 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	5	5
2. Front setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'
3. Side setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'
4. Rear setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'
5. Structure height, max. in stories	40'- 4	40'- 4	40'- 4	40'- 4	40'- 4	40'- 4	40'- 4	40'- 4	40'- 4	40'- 4	40'- 4
6. Impervious surface coverage, max.	30%	30%	30%	30%	30%	60%	60%	60%	30%	30%	30%
7. Conditional Use Standards [RM-3.5 District Only]										See Section on <a href="#">19-305</a>	
8. Special Exception Standards [R-20, R-12, R-7, MH, RM-1, RM-2, RM-3, RM-4 Districts Only]										See Section on <a href="#">19-305</a>	
6. 7. 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	3	3
2. Front setbacks <sup>10</sup> , min.	50'	50'	50'	50'	50'	25'	25'	25'	50'	50'	Endnote 10
3. Side setbacks <sup>10</sup> , min.	50'	50'	50'	50'	50'	15'	15'	15'	50'	50'	Endnote 10
4. Rear setbacks <sup>10</sup> , min.	50'	50'	50'	50'	50'	30'	30'	30'	50'	50'	Endnote 10
5. Structure height, max. in stories	3	3	3	3	3	3	3	3	3	3	3
6. Open space requirement, min.	20%	20%	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 on <a href="#">19-305</a>	
8. Conditional Use Standards for Religious Organizations (expansion of land assemblage of existing religious organization) [All RM Districts]										See Section on <a href="#">19-305</a>	
9. Special Exception Standards for Religious Organizations (expansion of land assemblage of existing religious organization) [R-20 & R-12 Districts Only]										See Section on <a href="#">19-305</a>	
10. Special Exception Standards for New Religious Organizations [All Residential Districts]										See Section	

on  
19-  
305

											on 19- 305	
7.	8. Public Recreational Facilities											
	a. Public Recreational Facilities, Passive											
1. Front setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	
2. Side setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	
3. Rear setbacks, min.	25'	25'	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'	15'	15'	See ARTICLE
	b. Public Recreational Facilities, Active											
1. Front setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	
2. Side setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	
3. Rear setbacks, min.	50'	50'	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'	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.	9. General Government											
	a. Library, Public											
1. Building size, max. (gross floor area)						4,000'	4,000'	4,000'	4,000'	4,000'	4,000'	
2. Front setbacks, min.						50'	50'	50'	50'	50'	50'	
3. Side setbacks, min.						50'	50'	50'	50'	50'	50'	

4. Rear setbacks, min.						50'	50'	50'	50'	50'	
5. Structure height, max. in stories						40' 4	40' 4	40' 4	40' 4	40' 4	
6. Conditional Use Standards <i>[RM-3.5 District only]</i>										See Section 19-305	
9. Special Exception Conditions <i>[R-20, R-12, R-7, RM-1, RM-2, RM-3, RM-4 Districts Only]</i>										See Section 19-305	
10.	11. 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 <i>[All Residential Districts]</i>										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.

<sup>2</sup>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.

<sup>3</sup> The rear yard setback for properties abutting lands owned by the US Army Corps of Engineers shall be five feet.

<sup>4</sup> 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.

<sup>5</sup> 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.

<sup>6</sup> 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.

<sup>7</sup> Minimum lot area shall apply for developments subdivided as fee simple lots.

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<sup>8</sup> 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.

<sup>9</sup> Base development standards for all uses shall be used as the conditional standards for conservation developments in the RM-3.5 District.

<sup>10</sup> 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.

<sup>11</sup> 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

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a. Duplex Dwelling

- 1. Conditional Use Standards *[RM-3.5 District Only]* : See Section [19-309](#)

...

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

3. Residential Developments, Various

...

c. Townhouse Development

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

d. Multi-Family Development

3. Conditional Use Standards *[ SH Districts Only]*

- a. The height of structures limited to 7 stories unless the main vehicular access to the site if is via ~~Stoney Creek Drive or Daniel Drive~~ where in which case 14 stories is allowed. To go above exceed 7 stories the required buffer must be expanded to ~~75'~~ 80' where the subject property abuts R-20 or R-12 zoned property.
- b. 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;
- 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. 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.

- f. 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.
- g. 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.
- h. 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' 250' in length.
- ~~i. 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.
- n. Cementitious board panels cannot cover more than 20% of the exterior of the building.
- o. No parking, with the exception of handicap parking, is permitted between the front of the building and a public street.
- p. No areas for outdoor storage, trash collection or compaction, loading, or other similar uses shall be located within 35 feet of any public street or public sidewalk.

- q. Surface parking areas shall be designed as a series of smaller lots separated by planting islands. Double-sided parking areas shall provide spaces for no more than 20 cars, and single-sided parking areas provide spaces for no more than 10 cars. Planting islands shall be no less than 175 sq.ft. in area, and shall include at least one canopy tree.
- r. Trash enclosures and other service areas shall be constructed of materials and finishes consistent with the principal building.
- s. Pavers and patio area floors shall be made distinct from public sidewalks through the variation of materials, patterns, and colors.
- t. Buildings at the corner of public streets shall have a corner entry integrating special design features accentuating the street corner. Examples of effective features that may meet this standard shall include, but not be limited to, cropped building corners, turrets, distinctive canopies, or other distinctive/unique components.
- u. For flat roofs or facades with horizontal eaves, fascia, or parapets, the minimum vertical dimension of roofline modulation is the greater of two feet or 0.2 multiplied by the wall height (finish grade to top of the wall).
- v. All parking decks facing any public street or residentially-zoned properties (other than SH District) must be enclosed with solid wall(s) and shall be subject to the same design requirements specified for materials, articulation, and fenestration for other structures as provided by this Article.
- w. All parking decks facing any public street or residentially-zoned properties (other than SH District) shall mount any light fixtures on the top of the deck below the parapet or otherwise shield them in approved manner so as to not be visible from said public street or residentially zoned property.
- x. Board of Architectural Review approval is required.

#### 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, SH, RM-3, RM-3.5, & RM-4 Districts only*]
- a. *Group Home for the Care of Individuals with Physical Handicaps and/or Special Needs*
  - 1. Conditional Use Standards [*MH, SH, RM-3, RM-3.5, & RM-4*] AND
- a. *Storage of Watercraft and Utility Trailers on Commonly Owned Property*

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1. Conditional Use Standards [MH, SH, RM-3, RM-3.5, and RM-4 Districts only]: See Section [19-908](#)
- a. *Management Office Serving a Duplex, Townhouse, or Multi-family Development*
  1. Conditional Standards [MH, SH, RM-1, RM-2, RM-3, RM-3.5, and RM-4 Districts]: See Section 19-304-A.3
4. Nursing Residential Care Facilities
  - a. Nursing Care Facilities
    1. Conditional Use Standards [MH, SH, RM-3, RM-3.5, & RM-4 Districts Only]
  - a. Community Care Facilities for the Elderly
    1. Conditional Use Standards [MH, SH, RM-1, RM-2, RM-3, RM-3.5, & RM-4 Only]
      - a. An unlit monument sign not exceeding 42 square feet in area may be permitted.
      - b. 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 SH, RM-1, RM-2, RM-3, RM-4 Districts Only]: See Section [19-908](#)
7. Public Recreational Facilities
  1. *Public Recreational Facilities, Active*
    1. Conditional Use Standards [All RM, MH, SH Districts Only] AND Special Exception Standards [R-20 & R-12 Districts Only]: See Section [19-908](#)
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, MH, SH Districts Only]: See Section [19-908](#)

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- a. 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, SH, RM-1, RM-2, RM-3, RM-4 Districts Only]: See Section [19-908](#)
- 9. Other Services
  - 1. Cemetery (excluding Crematory)
    - 1. Special Exception Standards [All RM Districts, SH & MH ]: See Section [19-908](#)

RESIDENTIAL ACCESSORY STRUCTURES & USES <sup>2</sup>: See Section 19-305, Endnote 2

...

- 3. Adult Care Services, Group Adult Care Home, 7 to 12 clients 3.
  - a. Conditional Use Standards [MH, SH, RM-1, RM-2, RM-3, RM-3.5, & RM-4 Only]
- 4. Bed and Breakfast Inn
  - a. Conditional Use Standards [MH, SH, RM-1, RM-2, RM-3, RM-3.5, and RM-4 Districts] AND
- 6. Childcare Services, Group Child Care Home, 7 to 12 children  
Conditional Use Standards [MH, SH, RM-1, RM-2, RM-3, RM-3.5, & RM-4 Districts Only]
- ...
- 9. Detached Garage (non-habitable/non-commercial, serving townhouse/multi-family dwellings)
  - a. Conditional Use Standards [MH, SH, RM-3, RM-3.5, and RM-4 Districts Only]
- 18. Parking Structures, Freestanding
  - a. Special Exception Standards [R-20, R-12, R-7, MH, SH, RM-1, & RM-2 Districts Only]

**Sec. 19-802. Off-street parking space requirements.**

Table 19-802. Off-Street Parking Space Requirements		
NICS Category	Use Type	Parking Spaces Required
<b>Residential Uses</b>		
<u>Dwelling Units</u> (Incorporated into Mixed-Use Building)		4 .5 space per bedroom <sup>1</sup>
Single-Family Homes, Townhomes, Triplexes, Quadplexes, Patio Homes, Duplex Homes, Zero-Lot Line Homes		2 spaces per <u>dwelling unit</u>
Multi-household <u>dwelling</u> complex		1 space per bedroom <sup>1</sup> In SH district .5 spaces per bedroom is maximum parking that will be allowed and there is no minimum.
<ul style="list-style-type: none"> <li>• In all residential projects guest parking may be allowed at the discretion of the Zoning and Codes Administrator.</li> </ul>		