



## **Notice of Public Hearings**

The City of Clemson City Council will hold public hearings on the matters listed below beginning at **5:30 p.m. on Monday, July 6, 2026** in the Council Chambers in City Hall, 1250 Tiger Boulevard, Clemson, SC 29631. The sessions will be held concurrently. Comments on the matters may be submitted in person during the hearings, and in writing through the MyCivic app on the City's website prior to the sessions.

### **Hearing Topics:**

#### **2026-R-03 Proposed Text Amendment (Middle Housing Standards)**

The proposed amendment is intended to facilitate the development of middle housing by permitting townhomes and quadplexes in the RM-1 and RM-2 Two-family Residential Districts; architectural standards ensuring compatibility of scale and appearance are included in the draft. The proposal also establishes a new Middle Housing (MH) District in zoning standards to allow for greater density than permitted in the RM-1 and RM-2 Districts, and awards density bonuses for approved affordable housing developments. Some limited low-intensity commercial uses would, under very specific circumstances, be allowed in residential districts. The Planning Commission approved a positive recommendation to City Council on the proposed text amendment at their April 13, 2026 meeting.

#### **RZNE-000547-2026 Proposed Map Amendment (Hamilton Drive)**

An application for a zoning map amendment (rezoning) was submitted by Mr. Melvin Mattison, Sr., owner of a .853 acre parcel (TMP# 4054-008-78-8516) located near the intersections of West Lane and Hamilton Drive with Old Central Road, on March 23, 2026. As proposed, the property (addressed 209 Hamilton Drive) would be rezoned from *RM-3 Multi-family District* to *RIL Research Institutional District*. The Planning Commission approved a positive recommendation to City Council on the proposed rezoning at their April 13, 2026 meeting.

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

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

Middle housing is typically defined to include duplexes, triplexes, quadplexes, and townhomes; because they are neither single-family or truly multi-family, but really something in between, they're said to be in the 'middle'. In the past, middle housing was often either overlooked or made difficult to build by zoning rules and priorities focused elsewhere. Today, however, with the need for more affordable housing options a critical issue, communities around the nation have begun to assess their rules to be sure their future housing stock is something their citizens can both find and afford. And with rising land prices and development costs, duplexes, townhomes, and other middle housing components are proving to be among the most affordable options for future housing, particularly as walkable neighborhoods are increasingly prioritized. This proposed zoning text amendment, which resulted from a staff review conducted over several years, attempts to establish the basic conditions needed to facilitate the growth of middle housing in the City of Clemson.

Please note that the draft amendment consists of several elements intended to work as a piece in the effort to facilitate development of middle housing. First, the proposed changes will expand where middle housing can be developed by allowing townhomes and quadplexes in the RM-1 and RM-2 Districts. And, to ensure the development coming from this is compatible in scale and appearance, it establishes new architectural standards and mandates BAR approval.

The proposed amendment also establishes a new Middle Housing District (MH) in our zoning standards that will permit projects to have more density than the RM-1 and RM-2 Districts do. But, to help guarantee this district will not be attractive to student-oriented housing development, the district maintains an occupancy limit of 2, which as a reminder, matches the occupancy limit in our single-family residential districts. It should be emphasized that the proposed amendment will *only establish the new district as an option* for future use should the City wish to implement it – it does not add it anywhere on the zoning map.

Another important step taken by the draft is to create the option for affordable housing developments, which will be reviewed as Special Exceptions by the Board of Zoning Appeals. The draft formally establishes definitions based on HUD standards for affordability, and it creates the rules under which affordable housing projects will be reviewed. Density bonuses will be awarded to approved developments.

Finally, in an effort to respond to numerous calls from citizens for small, local neighborhood businesses, the proposed amendment allows for the introduction of limited, low-intensity commercial uses in residential districts. Building size, lighting, signage, access and parking are addressed to ensure compatibility with the surrounding neighborhood, and the BAR will approve all new construction. The goal is to enable the establishment of a small bodega or specialty shop or professional service that is walkable for neighbors but has limited impacts on the surrounding area.

The Planning Commission approved a positive recommendation to City Council on the proposal at their April 13, 2026 meeting.

# CODE OF ORDINANCES

## CHAPTER 19 ZONING (1)

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

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

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

**Affordable Unit** means a housing unit occupied by low or very low income households, where the payment of monthly housing cost is no more than thirty (30) percent of adjusted gross annual income of the occupants. Unit must be monitored by a city-recognized housing authority.

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

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

**Low Income Household** means a household making less than 80% AMI (Area Median Income).

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

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

**Monthly Housing Cost** means the total monthly cost of rent or mortgage payment, home insurance and property taxes.

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

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**Principal structure or use** means a structure or use which is significant or primary rather than accessory.

**Professional Services or Office** (In Residential Districts) means specialized services provided by an expert, consultant, or licensed professional. Examples include, but are not limited to, a lawyer, accountant, massage therapist, financial advisor, or art instructor.

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**Residential care facility** means a facility that provides primarily nonmedical resident services to individuals in need of personal assistance essential for sustaining the activities of daily living, or for the protection of the individual, excluding members of the resident family or persons employed as facility staff, on a 24-hour-a-day basis.

**Retail Store** means an establishment primarily engaged in the sale or rental of new or used goods, merchandise, and consumer services directly to the end consumer for personal, household, or business use. This term includes, but is not limited to, shops selling groceries, clothing, electronics, and furniture. For the purposes of these standards, retail stores cannot include a drive-through.

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

**Very Low Income Household** means a household making less than fifty (50) percent of the median income for the City of Clemson.

**Veterinary services** means a place where animals or pets commonly kept in a residential dwelling are given medical or surgical treatment with indoor boarding of animals limited as an accessory use. (Also includes the term "animal hospital.")

**ARTICLE III. RESIDENTIAL DISTRICTS AND DISTRICT REGULATIONS**

**DIVISION 1. RESIDENTIAL DISTRICTS**

**Sec. 19-301. Residential districts described.**

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**I. MH, Middle Housing residential district.** The purpose of the MH residential district is to establish 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 development while keeping occupancy levels low to encourage housing for non-student residents. Housing constructed in this district is not intended to be rented by the bed, but must be rented by unit.

**ARTICLE III. RESIDENTIAL DISTRICTS AND DISTRICT REGULATIONS**

**DIVISION 1. RESIDENTIAL DISTRICTS**

**Table 19-302. Table of Uses for Residential Districts**

		P = Permitted Use C = Conditional Use SE = Special Exception Dash (-) = Use not Permitted										
USE CATEGORY	USE TYPE	NAICS CODE	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	C/SE Reference
<b>A.</b>	<b>B. RESIDENTIAL USES</b>											
<b>Single-Family Residential Dwelling</b>	Single-family Dwelling	NA	P	P	P	P	P	P	C	P	P	
	Manufactured Home	NA	-	-	-	-	C	-	-	-	-	

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<b>Two-Family Residential Dwelling</b>	Duplex Dwelling	NA	-	-	C	P-C	P-C	P	C	P	C	
<b>Residential Developments, Various</b>	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	
	Multi-family Development	NA	-	-	C	C	C	C	C	C	C	
	<b>Affordable Housing Development</b>	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	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	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	
	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>	C	See Endnote 5
	Storage of Watercraft and Utility Trailers on Commonly Owned Property	NA	-	-	-	-	-	C	C	C	C	
	Management Office, Serving a Duplex, Townhouse, or Multi-Family Development	5311 10	-	-	-	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	
	Natural Gas Distribution (Minor)	2212	P	P	P	P	P	P	P	P	P	

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	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	
<b>Public Services</b>	Telecommunication Facilities	517	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	
	Community Care Facilities for the Elderly	6233 1	-	-	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	SE	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	See Endnote 6
	Religious Organizations (expansion of land assemblage)	8131	SE	SE	SE	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	See Endnote 6
<b>Public Recreational Facilities</b>	Public Recreational Facilities, Passive	NA	P	P	P	P	P	P	P	P	P	P	
	Public Recreational Facilities, Active	NA	SE	SE	SE	C	C	C	C	C	C	C	
<b>General Government</b>	Library, Public	5191 20	SE	SE	SE	SE	SE	SE	C	SE	SE	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	
<b>Other Services</b>	Cemetery (excluding crematory)	8122 20	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
	Retail Store		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
	Professional Services or Office		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	RM -1	RM -2	RM -3	RM-3.5	RM-4	MH	C/SE Reference	
<b>A. RESIDENTIAL ACCESSORY USES AND/OR STRUCTURES</b>													
<b>Residential Accessory Uses and/or Structures</b>	Apartment (within principal structure)	NA	C	C	C	C	C	C	C	C	C		
	Adult Care Services, Family Adult Care Home, 6 or Fewer Clients	624120	C	C	C	C	C	C	C	C	C		
	Adult Care Services, Group Adult Care Home 7 to 12 Clients	624120	-	-	-	C	C	C	C	C	C		
	Bed & Breakfast Inn	721191	SE	SE	SE	C	C	C	C	C	C		
	Childcare Services, Family Child Care Home, 6 or Fewer Children	624410	C	C	C	C	C	C	C	C	C		
	Childcare Services, Group Child Care Home 7 to 12 Children	624410	-	-	C	C	C	C	C	C	C		
	Cultivation of Land, Noncommercial	NA	C	C	C	C	C	C	C	C	C		
	Customary & Typical Structures/Uses (Non-habitable) including non-commercial greenhouses, garages and storage buildings	NA	C	C	C	C	C	C	C	C	C		
	Detached Garage (non-habitable/non-commercial, serving townhouse/multi-family dwellings)	NA	-	-	-	-	-	C	C	C	C		
	Equipment for Solar Energy Generation	NA	C	C	C	C	C	C	C	C	C		
	Fences and Walls	NA	C	C	C	C	C	C	C	C	C		
	Guest Cottage	NA	C	C	C	C	C	C	C	C	C		
	Home Occupations	NA	C	C	C	C	C	C	C	C	C		
Honey Bees, including offsite or online sale of honey (excluding beekeepers selling bees, queens, nuclei, etc.)	112910	C	C	C	-	-	-	-	-	-			
Keeping of Chickens	NA	C	C	C	C	C	C	C	C	C			

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	Keeping of Livestock (except chickens)	NA	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
	Parking Structure, Freestanding	812930	SE	SE	SE	SE	SE	C	C	C	C		See Section 19-303 Endnote 2
	Private Recreational Facilities (swimming pools, hot tubs, tennis courts, etc)	NA	C	C	C	C	C	C	C	C	C	C	
	Short-term Rentals	NA	C	C	C	C	C	C	C	C	C	C	
	Retail Store		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
	Professional Services or Office		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	

**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										Reference
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH		
<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	
2) Lot area, min. (square footage)	20,000'	12,000'	7,000'	7,000'	7,000'	6,000'	NA	3,000'	7,000'		
3) Lot width at front building line, min.	100'	80'	60'	60'	60'	50'	40'	40'	NA		
4) Front setbacks, min.	25'	25'	25'/15' <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'	See Section 19-304 Endnote 2
5) Side setbacks, min.	10'	10'	8'	8'	8'	5'	5'	5'	8'		

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USE	DISTRICTS									Reference	
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH		
6) Rear setbacks, min.	40'	40' <sup>3</sup>	15	15'	15'	15'	15'	15'	15'	8'	See Section 19-304 Endnote 3
7) Dwelling occupancy	2	2	2	2	2	3	3	4	2		
8) Structure height, max. In stories	35' <sup>3</sup>	35' <sup>3</sup>	35' <sup>5</sup> 3	35' <sup>3</sup>	35' <sup>3</sup>	35' <sup>3</sup>	35' <sup>3</sup>	35' <sup>3</sup>	35' <sup>3</sup>	3	See Section 19-304 Endnote 5
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.					35'						
2. Two-Family Residential Dwelling											
a. Duplex Dwelling											
1. Development tract requirements											
a. Tract area required, min. (acres)				NA	NA	NA	2	NA	NA	NA	
b. Density, max. (structures/acre)				5	5	6	7	10	10	10	
c. Structure spacing				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>	Endnote 2
e. Side setback, min overall site				8'	8'	8'	8'	8	8	8	
f. Rear setback, min				15'	15'	15'	15'	15'	15'	15'	

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USE	DISTRICTS									Reference
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	
overall site										
g. Structure height				35'	35'	35'	35'	35'	35'	
h. Dwelling occupancy, max.			2	2	2	3	3	4	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'	
b. Lot width at front building line, min.			70'	75'	75'	70'	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>	Endnote 2
d. Side setbacks, min.			8'	8'	8'	8'	8'	8'	8'	
e. Rear setbacks, min.			15'	15'	15'	15'	15'	15'	15'	
f. Dwelling occupancy, max.			2	2	2	3	3	4	2	
g. Structure height, max. In stories			3	3 <sup>5</sup>	3 <sup>5</sup>	3 <sup>5</sup>	3 <sup>5</sup>	3 <sup>5</sup>	3	
h. Conditional Use Standards [RM-3.5 District Only]										See Section 19-309
3. 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>	Endnote 2
d. Side setbacks, min. for overall site				10'	10'	10'	10'	10'	10'	
e. Structure spacing, side				10' 16' 2-story	10' 16' 2-story	10' 16' 2-story	10' 16' 2-story	10' 16' 2-story	10' 16' 2-story	
f. Rear setbacks, min. for overall site				15'	15'	15'	15'	15'	15'	
g. Structure spacing, rear				30'	30'	30'	30'	30'	30'	
h. Dwelling occupancy, max.				2	2	3	3	4	2	
i. Structure height, max.				3 <sup>5</sup>	3 <sup>5</sup>	3 <sup>5</sup>	3 <sup>5</sup>	3 <sup>5</sup>	3	
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'	3,000' 2,000'	Endnote 7
b. Lot width at front				None	None	None	None	None	None	

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USE	DISTRICTS									Reference	
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH		
building line, min.											
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, min.				5' 1-story 8' 2-story	5' 1-story 8' 2-story	5' 1-story 8' 2-story	5' 1-story 8' 2-story	5' 1-story 8' 2-story	5' 1-story 8' 2-story	5' 1-story 8' 2-story	
e. Rear setbacks, min.				15'	15'	15'	15'	15'	15'	15'	
f. Dwelling occupancy, max.				2	2	3	3	4	2		
g. Structure height, max in stories				35' 3	35' 3	35' 3	35' 3	35' 3	3		
3. Conditional Use Standards [RM-1, RM-2, RM-3, & RM-4 Districts Only]										See Section 19-305	
4. Conditional Use Standards [RM-3.5 District Only]										See Section 19-309	
5. Conditional Use Standards [R-7, MH, RM-1, RM-2, RM-3, & RM-4 Districts Only]										See Section 19-305	
6. Conditional Use Standards [RM-3.5 District Only]										See Section 19-309	
b. Zero-Lot-Line Development										Endnote 11	
1. Development requirements for individual lots											
a. Lot width at front building line, min.				None	None	None	None	None			
b. Lot area per dwelling unit <sup>7</sup> , min. (square footage)				4,000'	4,000'	3,000'	2,500'	2,000'			Endnote 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>	25'/15' <sup>2</sup>		Endnote 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	0'/5' 1-story 0'/8' 2-story		Endnote 8
e. Rear setbacks, min.				15'	15'	15'	15'	15'			
f. Dwelling occupancy, max.				2	2	3	3	4			
g. Structure height, max in stories				35' 3	35' 3	35' 3	35' 3	35' 3			
2. Conditional Use Standards [RM-1, RM-2, RM-3, & RM-4 Districts]										See Section 19-305	

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USE	DISTRICTS									Reference
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	
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	
b. Density, max. (dwelling units/acre)						21	29	29	29	
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>	Endnote 2
d. Side setbacks, min. for overall site						0' interior; 15' exterior	0' interior; 15' exterior	0' interior; 15' exterior	0' interior; 15' exterior	
e. Rear setbacks, min. for overall site						15'	15'	15'	15'	
f. Impervious surface coverage, max.						60%	60%	60%	60%	
g. Open space requirements, min						25%	25%	25%	25%	
h. Common open space requirements, min.						3%	4%	4%	4%	
i. Building spacing, min.						30'	30'	30'	30'	
j. Dwelling occupancy, max						3	3	4	2	
k. Structure height, max Stories						40'-3	40'-3	40'-3	3	
2. Development requirements for individual lots/dwellings										
a. Lot area, min(square footage)			3,500	3,500	3,500	2,000	1,500	1,500	1,500	

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USE	DISTRICTS									Reference	
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH		
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>	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	
d. Rear setbacks, min.			15'	15'	15'	15'	15'	15'	15'	15'	
e. Dwelling occupancy, max			2	2	2	3	3	4	2		
f. Structure height, max <b>Stories</b>			3	3	3	40' 3	40' 4	40' 4	3		
3. Conditional Use Standards <i>[RM-3 &amp; RM-4 Districts Only]</i>										See Section <a href="#">19-305</a>	
4. Conditional Use Standards <i>[RM-3.5 District Only]</i>										See Section <a href="#">19-310</a>	
e. Multi-Family Development										Endnote 11	
1. Development tract requirements											
a. Tract area required, min. (acres)							2				
b. Lot width at front building line, min.						80'	80'	80'	80'		
c. Density, max. (bedrooms/acre)						<del>48</del> 25	See Section <a href="#">19-311</a>	56			See Section 19-311
<b>d. Density, max units per/acre</b>									40		
<del>d</del> e. Impervious surface coverage, max.						60%	60%	60%	60%		
<del>e</del> -f. Open space requirements, min.						25%	25%	25%	25%		
<del>f</del> g. Common open space requirements, min.						3%	4%	4%	4%		
<del>g</del> h. Building spacing, min.						30'	30'	30'	30'		

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USE	DISTRICTS									Reference
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	
<del>h</del> i. Front setbacks, min. (exterior)						15'	15'	15'	15'	
<del>i</del> j. Side setbacks, min. (exterior)						15'	15'	15'	15'	
<del>j</del> k. Rear setbacks, min. (exterior)						25'	25'	25'	25'	
<del>k</del> l. Dwelling occupancy, max.						3	4	4	2	
<del>l</del> m. Structure height, max in stories						40' 3	See Section 19-311	40' 4	3	See Section 19-311
2. Development requirements for individual lots										
a. Lot area, min. (square footage)			8,000'	8,000'	8,000'	6,000'	3,000	3,000'	7,000	
b. Lot width at front building line, min.			60'	60'	60'	50'	40'	40'	NA	
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>	10'	
d. Side setbacks, min.			8'	8'	8'	5'	5'	5'	8'	
e. Rear setbacks, min.			15	15'	15'	15'	15'	15'	8'	
f. Dwelling occupancy			2	2	2	3	3	4	2	
g. Structure height, max. in stories			3	3	3	3	NA	4	3	
h. Lot area coverage, max. (percentage)										
f. Affordable Housing Developments										Board of Zoning Appeals (BZA) to set dimensional standards
1. All Dimensional Standards	All Dimensional Standards set by the BZA in conformance with Special Exception Standards									
g. Retail Stores										
1. Tract area required, min. (acres)	20,000'	12,000'	7,000'	7,000'	7,000'	6,000'	NA	3,000'	7,000	
2. Lot area, min. (square footage)	20,000'	12,000'	7,000'	7,000'	7,000'	6,000'	NA	3,000'	7,000	
3. Lot width at front building line, min.	100'	80'	60'	60'	60'	50'	40'	40'	NA	
4. Front setbacks, min.	25'	25'	25'/15' <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'	
5. Side setbacks, min.	10'	10'	8'	8'	8'	5'	5'	5'	8'	
6. Rear setbacks, min.	40'	40' <sup>3</sup>	15	15'	15'	15'	15'	15'	8'	

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

4. Group Homes										
a. Group Home										
1. Lot area, min. (acres)	1	1	1	1	1	1	1	1	1	
2. Lot width at front building line, min.	150'	150'	150'	150'	150'	150'	150'	150'	150'	
3. Front setbacks, min.	40'	40'	40'	40'	40'	40'	40'	40'	40'	
4. Side setbacks, min.	40'	40'	40'	40'	40'	40'	40'	40'	40'	
5. Rear setbacks, min.	40'	40'	40'	40'	40'	40'	40'	40'	40'	
6. Structure height, max.	35'	35'	35'	35'	35'	35'	35'	35	35	
7. Impervious surface coverage, max.	30%	30%	30%	30%	30%	30%	30%	30%	30%	
8. Conditional Use Standards [RM-3, RM-3.5, & RM-4 Districts only]									See Section 19-305	
9. Special Exception Standards [R-20, R-12, R-7, MH, RM-1, & RM-2 Districts only]									See Section 19-305	
b. Group Home for the Care of Individuals with Physical Handicaps and/or Special Needs										
1. Conditional Use Standards [RM-3, RM-3.5, & RM-4 Districts only]									Subject to the requirements of	

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										SC Code of Laws, Section 6-29-770, is and if amended
2. Special Exception Standards <i>[R-20, R-12, RM-1, &amp; RM-2 Districts only]</i>										Subject to the requirements of SC Code of Laws, Section 6-29-770, as and if amended
<b>B. OTHER USES</b>										
1. Amenity and Support Uses Serving a Neighborhood or Residential Complex										
a. Private Recreational Facilities Serving a Neighborhood or Residential Complex										
1. Lot area, min. (square footage)	20,000'	12,000'	7,500'	7,500'	7,500'	7,500'	6,000'	6,000'	6,000'	
2. Lot width at front setback line, min.	100'	80'	60'	60'	60'	60'	50'	50'	50'	
3. Front setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
4. Side setbacks, min.	10'	10'	10'	10'	10'	10'	10'	10'	10'	
5. Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
6. Structure <u>height</u> , max.	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 Section <a href="#">19-305</a>
9. Special Exception Standards for Facilities Serving an Existing Development/Neighborhood Not Previously Deeded to a Homeowners Association <i>[All Residential Districts]</i>										See Section <a href="#">19-305</a>
b. Storage of Watercraft and Utility Trailers on Commonly Owned Property										
1. Conditional Use Standards <i>[RM-3, RM-3.5, and RM-4 Districts only]</i>										See Section <a href="#">19-305</a>
c. Management Office Serving a Duplex, Townhouse, or Multi-family Development										
1. Conditional Standards <i>[RM-1, RM-2, RM-3, RM-3.5, and RM-4 Districts]</i>										See Section 19-304-A.3.
2. Public Utilities										
a. Electric Power Generation, Transmission and Distribution (Minor)										
1. Front setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
2. Side setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
3. Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
4. Structure <u>height</u> , max.	35'	35'	35'	35'	35'	35'	35'	35'	35'	
b. Natural Gas Distribution (Minor)										

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1. Front setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
2. Side setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
3. Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
4. Structure <u>height</u> , max.	35'	35'	35'	35'	35'	35'	35'	35'	35'	
c. Water, Sewage and Other Systems (Major), including water towers but excluding treatment facilities										
1. Front setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'	
2. Side setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
3. Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
4) Structure <u>height</u> 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 <a href="#">19-305</a>
d. Water, Sewage and Other Systems (Minor), including pump/lift stations										
1. Front setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'	
2. Side setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
3. Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
4) Structure <u>height</u> max.	35'	35'	35'	35'	35'	35'	35'	35'	35'	
3. Public Services										
a. Telecommunication Facilities										
1) Special Exception Conditions [All Residential Districts]										See ARTICLE VI. DIVISION 3.
4. Nursing Residential Care Facilities										
a. Nursing Care Facilities										
1. Lot area, min. (acres)						2	2	2	2	
2. Lot width at front building line, min.						150'	150'	150'	150'	
3. Front setbacks, min.						50'	50'	50'	50'	
4. Side setbacks, min.						25'	25'	25'	25'	
5. Rear setbacks, min.						40'	40'	40'	40'	
6. Structure <u>height</u> , max <u>in stories</u>						35' 3	35' 3	40' 4	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	

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2. Lot area per <u>dwelling unit</u> <sup>7</sup> , min. (square footage)				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	Endnote 6
4. Lot width at front building line, min.				100'	100'	100'	100'	100'	100'	
5. Front setbacks, min.				25'	25'	25'	25'	25'	25'	
6. Side setbacks, min.				10'	10'	10'	10'	10'	10'	
7. Rear setbacks, min.				25'	25'	25'	25'	25'	25'	
8. Structure <u>height</u> , max.				35'	35'	35'	35'	35'	35'	
9. Residential <u>occupancy</u> , max.				2	2	3	4	4	2	
10. Conditional Use Standards [RM-1, RM-2, RM-3, RM-3.5, & RM-4 Only]										See Section <a href="#">19-305</a>
5. Educational Services										
a. Kindergarten (with Academic Program) and Elementary & Secondary Schools										
1. Lot area, min. (acres)	5	5	5	5	5	5	5	5	5	
2. Front setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'	
3. Side setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'	
4. Rear setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'	
5. Structure <u>height</u> , max.	40'	40'	40'	40'	40'	40'	40'	40'	40'	
6. Impervious surface coverage, max.	30%	30%	30%	30%	30%	60%	60%	60%	30%	
7. Conditional Use Standards [RM-3.5 District Only]										See Section <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 <a href="#">19-305</a>
6. Religious, Civic, and Similar Organizations										
a. Religious Organizations										
1. Lot area, min. (acres)	3	3	3	3	3	1.5	1.5	1.5	3	
2. Front setbacks <sup>10</sup> , min.	50'	50'	50'	50'	50'	25'	25'	25'	50'	Endnote 10
3. Side setbacks <sup>10</sup> , min.	50'	50'	50'	50'	50'	15'	15'	15'	50'	Endnote 10
4. Rear setbacks <sup>10</sup> , min.	50'	50'	50'	50'	50'	30'	30'	30'	50'	Endnote 10
5. Structure <u>height</u> , max in stories	40' 3	40' 3	3	40' 3	40' 3	40' 3	40' 3	40' 3	3	

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6. Open space requirement, min.	20%	20%	20%	20%	20%	20%	20%	20%	20%	
7. Conditional Use Standards for Expansion of Existing Religious Organizations (expansion on existing land) <i>[All Districts]</i>										See Section <a href="#">19-305</a>
8. Conditional Use Standards for Religious Organizations (expansion of land assemblage of existing religious organization) <i>[All RM Districts]</i>										See Section <a href="#">19-305</a>
9. Special Exception Standards for Religious Organizations (expansion of land assemblage of existing religious organization) <i>[R-20 &amp; R-12 Districts Only]</i>										See Section <a href="#">19-305</a>
10. Special Exception Standards for New Religious Organizations <i>[All Residential Districts]</i>										See Section <a href="#">19-305</a>
7. Public Recreational Facilities										
a. Public Recreational Facilities, Passive										
1. Front setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
2. Side setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
3. Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
4. Structure height, max. (excluding lighting structures/poles which are subject to <a href="#">ARTICLE IX</a> )	15'	15'	15'	15'	15'	15'	15'	15'	15'	See ARTICLE X
b. Public Recreational Facilities, Active										
1. Front setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'	
2. Side setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'	
3. Rear setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'	
4. Structure height, max. (excluding lighting structures/poles which are subject to <a href="#">ARTICLE IX</a> )	40'	40'	40'	40'	40'	40'	40'	40'	40'	See ARTICLE X
5. Conditional Use Standards <i>[All RM Districts]</i>										See Section <a href="#">19-305</a>
6. Special Exception Standards <i>[R-20 &amp; R-12 Districts Only]</i>										See Section <a href="#">19-305</a>
8. General Government										
a. Library, Public										
1. Building size, max. (gross floor area)						4,000'	4,000'	4,000'	4,000'	
2. Front setbacks, min.						50'	50'	50'	50'	
3. Side setbacks, min.						50'	50'	50'	50'	
4. Rear setbacks, min.						50'	50'	50'	50'	

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5. Structure <u>height</u> , max.						40'	40'	40'	40'	
6. Conditional Use Standards <i>[RM-3.5 District only]</i>										See Section <a href="#">19-305</a>
9. Special Exception Conditions <i>[R-20, R-12, R-7, RM-1, RM-2, RM-3, RM-4 Districts Only]</i>										See Section <a href="#">19-305</a>
10. Other Services										
a. Cemetery (excluding Crematory)										
1. Lot area, min. (acres)	2	2	2	2	2	1	1	1		
2. Lot width at front building line, min.	250'	250'	250'	250'	250'	250'	250'	250'		
3. Front setbacks, min. (including graves)	25'	25'	25'	25'	25'	25'	25'	25'		
4. Side setbacks, min. (including graves)	10'	10'	10'	10'	10'	10'	10'	10'		
5. Rear setbacks, min. (including graves)	10'	10'	10'	10'	10'	10'	10'	10'		
6. Structure <u>height</u> , max.	15'	15'	15'	15'	15'	15'	15'	15'		
7. Special Exception Standards <i>[All Residential Districts]</i>										See Section <a href="#">19-305</a>

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.

<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. RESIDENTIAL DISTRICTS AND DISTRICT REGULATIONS**

### **DIVISION 2. CONDITIONAL USE AND SPECIAL EXCEPTION STANDARDS FOR RESIDENTIAL DISTRICT**

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

##### **A. RESIDENTIAL USES**

##### **1. Single-Family Residential Dwelling**

###### **a. Single-Family Dwelling**

1. Conditional use standards [*RM-3.5 District Only*]: See Sections [19-307](#), [19-308](#)

###### **b. Manufactured Home**

1. Conditional Use Standards [*RM-2 District Only*]

a. No more than one manufactured housing unit per lot.

b. Units shall be placed on permanent foundation supports of concrete or other suitable material adequate for the load.

c. Mobile features shall be removed and underpinning or skirting shall be installed around the entire unit.

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

###### **a. Duplex Dwelling**

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

###### **2. Conditional Use Standards [*R-7 District Only*]**

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

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

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

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

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

d. Underground utilities shall be provided on lots and in the adjacent rights-of-way. This may be waived with or without conditions by the Zoning Official if deemed unfeasible for cause (example: the utilities in question are transmission lines).

e. Board of Architectural Review (BAR) approval is required for all developments. Homes must conform to the architectural styles as depicted in Appendix A or to an architectural style of extraordinary quality

approved by the BAR. Homes shall be designed to look like a large single-family structures.

- f. Driveways shall be located no closer than ten (10) feet apart, and separated from each other by a landscaped area containing a tree.
- g. A wall or fence shall be erected to screen the view of any utility equipment from the public right-of-way or sidewalk; the BAR reserves the right to approve a landscaped hedge sufficient to achieve the required visual screening.
- h. All homes shall have a minimum of two (2) bushes and one (1) tree planted in its yard.
- i. A parking area may hold no more than two (2) cars unless located in the rear of the building, where they may hold a maximum of six (6) cars without a separation of a landscaped parking island ten (10) feet wide with a tree planted in it.

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

- a. For Duplexes with front loading garages onto a public street, the garage shall comprise less than 50% of the individual dwelling's width.
- b. One upper story tree shall be required along the front property line of the Duplex for every 50 feet of street frontage.
  - i. The required street trees must be indicated on the landscape plan; and
  - ii. New trees planted to meet this requirement shall be a minimum two inch caliper.
- c. Parallel parking shall be designed as part of new streets and may be permitted subject to approval by City Council on existing city-owned streets.
- d. Underground utilities shall be provided on lots and in the adjacent rights-of-way. This may be waived with or without conditions by the Zoning Official if deemed unfeasible for cause (example: the utilities in question are transmission lines).
- e. Board of Architectural Review (BAR) approval is required for all developments. Homes must conform to the architectural styles as depicted in Appendix A or to an architectural style of extraordinary quality approved by the BAR. Homes shall be designed to look like a large single-family structures.
- f. Driveways shall be located no closer than ten (10) feet apart, and separated from each other by a landscaped area containing a tree.
- g. Houses with roof overhangs are permitted to encroach into required setbacks up to a maximum of thirty-six (36) inches.
- h. Tract Developments must provide open space as follows:

- i. For projects involving the creation of 10 units or less a minimum of ten (10) percent of the area shall be open space with no less than four (4) percent being common open space (as defined by this ordinance);
- ii. For projects involving the creation of eleven (11) to twenty (20) units and are less than five (5) acres in area, a minimum of fifteen (15) percent of the area shall be open space with no less than four (4) percent being common open space (as defined by this ordinance);
- iii. For projects involving the creation of twenty-one (21) or more units and are greater than five (5) acres in area, a minimum of twenty-five (25) percent of the site shall be open space with no less than five (5) percent being common open space (as defined by this ordinance).
- iv. No construction, clearing, grubbing or other land disturbance shall be permitted in the areas set aside to fulfill any open space requirement unless otherwise approved in writing by the Zoning & Codes Administrator prior to the start of any such activity.
- v. A wall or fence shall be erected to screen the view of any utility equipment from the public right-of-way or sidewalk; the BAR reserves the right to approve a landscaped hedge sufficient to achieve the required visual screening.
- i. Shared parking for residents or guests shall be located behind the rear building line of structures facing the public right-of-way and shall be subject to landscape requirements for vehicular use areas; long-term maintenance of such areas shall be guaranteed by the covenants or other appropriate documentation of a homeowners association or management organization.
- j. A parking area may hold no more than two (2) cars unless located in the rear of the building, where they may hold a maximum of six (6) cars without a separation of a landscaped parking island ten (10) feet wide with a tree planted in it.
- k. Projects with side or rear yards directly abutting an R-20 or R-12 District shall provide a buffer-yard ten (10) feet in width with a six (6) to eight (8) feet high wood or masonry fence along the common property line. Properties separated by a publicly owned alley shall be required to meet this requirement.
- l. The primary entrance of each building shall accommodate pedestrian access from the street(s) and parking lot(s) by the provision of sidewalks connecting shared parking lots to the dwellings and to the adjacent public right-of-way. If an existing sidewalk along the public right-of-way does not exist at the time of construction, one spanning the entire length of the property's frontage shall be provided.

- m. Detached garages must be located behind the front building line and must utilize architectural design and materials consistent with the principal structures. Garages integrated into the primary façade of the structure shall comprise less than 50% of the façade width.
- n. No homes with the same architectural style shall be situated side by side. All adjacent homes must have different architecture; limited cosmetic changes resulting from altering roofing and/or siding materials or color, or other similar variations, shall not fulfill this requirement.
- o. Prior to the issuance of a certificate of occupancy for any structure within a tract development, an executed copy of covenants and restrictions including provisions for long-term property maintenance shall be provided to the City Zoning & Codes Administrator.
- p. The manager of developments with onsite resident property management shall be deemed responsible for day-to-day oversight of the development and meeting City standards, and as such will be the primary point of contact for both residents and the Zoning and Codes Director in dealing with problematic issues; included among the priority issues related to such developments shall be compliance with zoning occupancy limits, and keeping the site well-maintained and free of trash.
- q. Homes shall have a minimum of two (2) bushes and one (1) tree planted in its yard.
- r. Dog waste stations must be provided and maintained for all developments permitting residents to have dogs. If required, dog waste stations shall be provided at a ratio of one (1) per every one hundred (100) beds.

### 3. Residential Developments, Various

#### a. Patio Home and Zero-Lot-Line Development

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

- a. ~~A minimum of one acre shall be required for any patio home or zero-lot-line development.~~ Board of Architectural Review (BAR) approval is required for all developments. Homes must conform to the architectural styles depicted in Appendix A or to an architectural style of extraordinary quality approved by the BAR.
- b. Houses with roof overhangs are allowed to encroach into required setbacks up to a maximum of 36 inches.
- c. Developments must provide open space as follows:

- i. For projects involving the creation of 10 or less units, a minimum of 10 percent of the area shall be open space with no less than 4 percent being common open space as defined by the ordinance;
  - ii. For projects involving the creation of 11 to 20 units ~~less than 5 acres~~, a minimum of 15 percent of the area shall be open space with no less than 4 percent being common open space as defined by the ordinance;
  - iii. For projects involving the creation of 21 or more units ~~greater than five acres~~, a minimum of 25 percent of the site shall be open space with no less than 5 percent being common open space as defined by the ordinance; and
  - iv. No construction, clearing, grubbing or other land disturbance shall be permitted in the areas set aside to fulfill the open space requirement unless otherwise approved in writing by the Zoning & Codes Administrator prior to any such activity.
- d. A wall or fence shall be erected to screen the view of any utility equipment from the public right-of-way or sidewalk, except however, the ~~Zoning & Codes Administrator~~ **Board of Architectural Review** may approve a landscaped hedge sufficient to achieve the required visual screening.
  - e. For any zero-lot-line lot, a minimum five foot wide maintenance easement shall be placed on the adjacent lot sharing the zero setback to enable the property owner to locate the house on the zero side yard setback side.
  - f. Shared parking for residents or guests shall be located behind the rear building line of structures facing the public right-of-way and shall be subject to landscape requirements for vehicular use areas and shall have established ~~a~~ long-term maintenance by a homeowners association or management organization.
  - g. Parallel parking shall be designed as part of new streets within the development and may be permitted subject to approval by City Council on existing city-owned streets.
  - h. Projects with side or rear yards directly abutting an R-20 or R-12 District shall provide a 10' buffer-yard with a 6' to 8' wood or masonry fence along the common property line. Properties separated by a publicly owned alley shall be required to meet this requirement.
  - i. The primary entrance of each building shall accommodate pedestrian access from the street(s) and parking lots by the provision of sidewalks that connect shared parking lots to the dwellings and to the adjacent public right-of-way. If an existing sidewalk along the public right-of-way does not currently exist, one shall be provided spanning the entire length of the property's frontage.
  - j. Detached garages must be located behind the front building line and must utilize architectural design and materials consistent with the principal structures. Garages integrated into the primary façade of the structure shall comprise less than 50% of the width of that

- ~~k. No identical homes 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. No homes with the same architectural style shall be situated side by side. All adjacent homes must have different architecture; limited cosmetic changes resulting from altering roofing and/or siding materials or color, or other similar variations, shall not fulfill this requirement.~~
  - l. Underground utilities shall be provided on lots and in the adjacent rights- of-way. This may be waived with or without conditions by the Zoning Official if deemed unfeasible for cause (example: the utilities in question are transmission lines).
  - m. Single-family residential developments in the RM-3.5 District, including Patio Home and Zero-Lot-Line Developments, that utilize single-family lot configurations shall meet the requirements described in ARTICLE III, DIVISION 3.
  - n. Prior to the issuance of a certificate of occupancy for any structure within the development, an executed copy of deed restrictions including provisions for long-term property maintenance shall be provided to the City Zoning & Codes Administrator.
  - o. The onsite resident property manager shall be responsible for providing day-to-day oversight of the development, including compliance with zoning occupancy limits, keeping the site maintained and free of trash, and serving as a point of contact for both the residents and the City Zoning & Codes Administrator regarding issues as they arise.
  - p. Vinyl siding or vinyl faux stone or brick shall not be permitted.
  - q. Homes shall have windows on all sides. Any street-facing façade shall have at least two windows.
  - r. Homes shall have a minimum of two bushes and one tree planted in its yard.
  - s. Dog Waste Stations must be provided and maintained for all developments allowing the residents to have dogs. If required, dog waste stations will be provided at a ratio of 1 per every 100 beds.
  - ~~t. A parking area may hold no more than two (2) cars unless located in the rear of the building, where they may hold a maximum of six (6) cars without a separation of a landscaped parking island ten (10) feet wide with a tree planted in it.~~
  - ~~u. An upper story tree shall be required every 50 ft of street frontage.~~
- b. Conservation Development  
(No changes)  
...
- c. Townhouse Development
- 1. Conditional Use Standards [*MH, RM-3 & RM-4 Districts Only*]
    - a. Buildings housing a series of townhouse units having a width of over 80 feet ~~a maximum length of 120 feet~~ shall be constructed to look like a series of attached buildings or units. ~~have a change in plane or significant architectural detail for each 40 feet of unbroken plane having a minimum depth of five feet.~~

- b. Buildings housing a series of townhouse units having a maximum length exceeding 120 feet ~~shall have a change in plane or significant architectural detail for each 40 feet of unbroken plane having a minimum depth of five feet with—~~ shall have a significant feature such as a courtyard or plaza incorporated into the façade's overall length. The plaza or courtyard shall have a minimum depth of 20' in depth and 20' in width. In no case shall an individual building exceed 200' in length.
- c. Doors that operate as sliding-glass doors shall not be permitted on the front public-street frontages.
- d. For townhouses with front loading garages ~~onto a public street~~, the garage shall comprise less than 50% of the individual dwelling's width.
- e. Detached garages serving multiple townhouses shall comply with the requirements of Section 19-305, Table 19-305C.9.
- f. Driveways and walkways accessing individual townhouses shall be separated by landscaped strips at least 3' in width.
- g. One upper story tree shall be required along the front property line of the townhouses for every ~~20~~ 50 feet of street frontage.
  - i. The required street trees must be indicated on the landscape plan; and
  - ii. New trees planted to meet this requirement shall be a minimum two inch caliper.
- h. Parallel parking shall be designed as part of new streets and may be permitted subject to approval by City Council on existing city-owned streets.
- i. Underground utilities shall be provided ~~on lots and in the adjacent rights-of-way. This may be waived with or without conditions by the Zoning Official if deemed unfeasible for cause (example: the utilities in question are transmission lines).~~
- j. Prior to the issuance of a certificate of occupancy for any structure within the development, an executed copy of deed restrictions including provisions for long-term property maintenance shall be provided to the City Zoning & Codes Administrator.
- k. Dog Waste Stations must be provided and maintained for all developments allowing the residents to have dogs. If required, dog waste stations will be provided at a ratio of 1 per every 100 beds.
- l. ~~Board of Architectural Review approval is required for all developments. Homes must conform to the Architectural Styles as depicted in Appendix A or to an architectural style of extraordinary quality approved by the BAR.~~
- m. ~~Where feasible, townhouses must be ally loaded. Driveways shall be located no closer than ten (10) feet apart, and separated from each other by a landscaped area containing a tree.~~

- n. A parking area may hold no more than two (2) cars unless located in the rear of the building, where they may hold a maximum of six (6) cars without a separation of a landscaped parking island ten (10) feet wide with a tree planted in it.
  - o. An upper story tree will be provided every 50 ft length of street frontage.
2. Conditional Use Standards *[R-7, RM-1 & RM-2 Districts Only]*
- a. Townhouse units shall be constructed to look like a series of attached buildings or a single unit.
  - b. Buildings housing a series of townhouse units shall have a maximum length of 135 feet.
  - c. Doors that operate as sliding-glass doors shall not be permitted on the front of public street frontages.
  - d. For townhouses with front loading garages onto a public street, the garage shall comprise less than 50% of the individual dwelling's width.
  - e. Detached garages serving multiple townhouses shall comply with the requirements of Section 19-305, Table 19-305C.9.
  - f. Driveways and walkways accessing individual townhouses shall be separated by landscaped strips of at least 3' in width.
  - g. One upper story tree shall be required along the front property line of townhouses for each 50 feet of street frontage length.
    - i. The required street trees must be indicated on the landscape plan; and
    - ii. New trees planted to meet this requirement shall be a minimum two inch caliper.
  - h. Parallel parking shall be designed as part of new streets and may be permitted subject to approval by City Council on existing city-owned streets.
  - i. Underground utilities shall be provided on lots and in the adjacent rights-of-way. This may be waived with or without conditions by the Zoning Official if deemed unfeasible for cause (example: the utilities in question are transmission lines).
  - j. Prior to the issuance of a certificate of occupancy for any structure within the development, an executed copy of the covenants and restrictions including provisions for long-term property maintenance shall be provided to the City Zoning & Codes Administrator.
  - k. Dog Waste Stations must be provided and maintained for all developments allowing the residents to have dogs. If required, dog waste stations will be provided at a ratio of 1 per every 100 beds.
  - l. Board of Architectural Review approval is required for all developments. Homes must conform to the Architectural Styles as depicted in Appendix A or to an architectural style of extraordinary quality approved by the BAR.

- m. Where feasible, townhouses must be ally loaded. Driveways shall be located no closer than ten (10) feet apart, and separated from each other by a landscaped area containing a tree.
- n. A parking area may hold no more than two (2) cars unless located in the rear of the building, where they may hold a maximum of six (6) cars without a separation of a landscaped parking island ten (10) feet wide with a tree planted in it.
- o. An upper story tree shall be provided for each 50 ft length of street frontage.

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

d. *Multi-Family Development*

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

- i. 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;
- ii. Facilities adequate to support the provision of household recycling services shall be provided to serve the development if required by the Department of Public Works; and
- c. Underground utilities shall be provided **on lots and in the adjacent rights-of-way. This may be waived with or without conditions by the Zoning Official if deemed unfeasible for cause (example: the utilities in question are transmission lines).**
- d. For structures over 24' in height, the façade shall be designed to present a top, middle, and bottom story as described in [ARTICLE XI](#), Table 19-1110.2.d.
- e. Multi-family buildings that face the street shall orient the front door to face the street or a central courtyard. All entries shall be made visually prominent and receive architectural emphasis such as a recessed entry, corner entry, projecting feature such as a porch, canopy or articulated lintels, or a framing feature such as pilasters or columns.
- f. Buildings having a length of 120 feet or less shall have a change in plane or significant architectural detail for each 40 feet of unbroken plane having a minimum depth of five feet.
- g. Buildings having a maximum length exceeding 120 feet in length shall have a change in plane or significant architectural detail for each 40 feet of unbroken plane having a minimum depth of five feet with a significant feature such as a courtyard or plaza incorporated into the façade's overall length. The plaza or courtyard shall have a minimum depth of 20' in depth and 20' in width. In no case shall an individual building exceed 200' in length.
- h. Doors that operate as sliding-glass doors shall not be permitted on the front public-street frontages.

- i. At least 15% of the total wall area of the front facades of any multi-family structures shall be composed of transparent glass and a minimum of 15% of the front facades shall incorporate materials or paint schemes that contrast to those used for the primary coverage.
  - a. 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.
  - b. 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.
  - c. 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.
  - d. **An upper story tree will be provided every 50 ft length of street frontage.**
- v. **Conditional Use Standards [MH, RM-1 & RM-2, Districts Only]**
- a. **Board of Architectural Review (BAR) approval is required for all developments. Homes must conform to the architectural styles depicted in Appendix A or to an architectural style of extraordinary quality approved by the BAR. The building shall be designed to look like a large single-family home.**
  - b. **A parking area may hold no more than two (2) cars unless located in the rear of the building, where they may hold a maximum of six (6) cars without a separation of a landscaped parking island ten (10) feet wide with a tree planted in it.**
  - c. **Facilities adequate to support the provision of household recycling services shall be provided to serve the development if required by the Department of Public Works; and**
  - d. **Underground utilities shall be provided on lots and in the adjacent rights-of-way. This may be waived with or without conditions by the Zoning Official if deemed unfeasible for cause (example: the utilities in question are transmission lines).**
  - e. **Buildings shall not have a width or depth of greater than 80ft in the MH district and a width and depth of no greater than 60ft in the RM-1 and RM-2 districts.**
  - f. **In the MH District no more than 6 units can be in a building, and in RM-1 and RM-2 District no more than 4 units can be in a building.**
  - g. **Doors that operate as sliding-glass doors shall not be permitted on the front on public street frontages.**



- b. Conditional Use Standards [*MH, RM-3, RM-3.5, & RM-4 Districts only*]
  - 1. The maximum occupancy, excluding staff, shall be subject to the following ratio:
    - 1. 12 residents for the first one acre; and
    - 2. One additional resident for every additional 12,000 square feet of area in the parcel to a maximum of 20 residents.
  - b. All parking shall be a minimum of 25 feet from any property line.
  - c. One sign identifying the establishment shall be permitted subject to the following:
    - i. The sign shall not be greater than four square feet in area;
    - ii. No closer than 15 feet to any property; and
    - iii. May be externally illuminated only.
  - d. A 25 foot, type "C" bufferyard shall be provided between the use and adjacent parcels.
  - e. One upper story tree per 30 lineal feet shall be planted within eight feet of the front property line.
  - f. The use shall not be located closer than 1,000 feet (measured from any property line) from another such use.
  - g. Group homes for young adults transitioning out of foster care shall be licensed as per South Carolina [Chapter 14](#) Statutory Authority: 1981 Code Sections 20-7-2250.
  - h. **If new construction, the building must receive Board or Architectural Review approval and the building must conform to the architectural standards as shown in Appendix A.**
- b. *Group Home for the Care of Individuals with Physical Handicaps and/or Special Needs*
  - 1. Conditional Use Standards [*MH, RM-3, RM-3.5, & RM-4*] AND
  - 2. Special Exception Standards [*R-20, R-12, R-7, RM-1, & RM-2*]: Subject to the requirements of SC Code of Laws, Section 6-29-770, as and if amended.
    - a. **If new construction, the building must receive Board or Architectural Review approval and the building must conform to the architectural standards as shown in Appendix A.**

B. Other Uses

- 1. Amenity and Support Uses Serving a Neighborhood or Residential Complex
  - a. *Private Recreational Facilities Serving a Neighborhood or Residential Complex*
    - 1. Conditional Use Standards for New Developments Involving the Creation of Individual Lots [*All Residential Districts*]

- a. Shall be located on a separately deeded parcel of land designated as common property for the development.
    - b. Parcel of land shall be owned by or titled to the development's Homeowner's Association, Neighborhood Association, or developer of the property.
    - c. All amenities shall be maintained pursuant to a recorded document providing for private maintenance for the life of the amenity.
  2. Special Exception Standards for Facilities Serving an Existing Development/Neighborhood Not Previously Deeded to a Homeowners Association [*All Residential Districts*]
    - a. May be located on a separately deeded parcel of land designated as common property for the development.
    - b. Parcel of land shall be owned by or titled to the development's Homeowner's Association, Neighborhood Association, or developer of the property.
    - c. All amenities shall be maintained pursuant to a recorded document providing for private maintenance for the life of the amenity.
- b. *Storage of Watercraft and Utility Trailers on Commonly Owned Property*
  1. Conditional Use Standards [*MH, RM-3, RM-3.5, and RM-4 Districts only*]: See Section [19-908](#)
    - a. A 25 foot setback shall be required on the placement of watercraft or utility trailers in the storage area along all property lines.
    - b. A 10 foot type "B" bufferyard (see Section [19-908](#)) utilizing evergreen materials for understory trees shall be required along the frontage of the storage area and along any property lines that abut adjacent residential uses.
    - c. No watercraft and/or utility trailers other than those owned by a property owner in the development shall be stored in the common area.
    - d. The Zoning and Codes Administrator may permit the substitution of existing plant material for new material where it is determined adequate screening of the storage area is provided.
- b. *Management Office Serving a Duplex, Townhouse, or Multi-family Development*
  1. Conditional Standards [*MH, RM-1, RM-2, RM-3, RM-3.5, and RM-4 Districts*]: See Section 19-304-A.3
    - a. Management Office shall comply with all site development standards applicable to the type of residential development served.
    - b. Management Office shall serve onsite units only.
2. Public Utilities

- a. *Water, Sewage and Other Systems (Major), including water towers but excluding treatment facilities*
  1. Conditional Use Standards *[All Districts]*: See Section [19-908](#).
    - a. Access must be provided from an arterial or collector street.
    - b. A type "A" Bufferyard (see Section [19-908](#)) with a minimum six-foot opaque wall or fence shall be provided along any property line where parking directly abuts a residential use or district.
3. Public Services
  - a. *Telecommunication Facilities*
    1. Special Exception Conditions *[All Residential Districts]*: See ARTICLE VI, DIVISION 3.
4. Nursing Residential Care Facilities
  - b. Nursing Care Facilities
    1. Conditional Use Standards *[MH, RM-3, RM-3.5, & RM-4 Districts Only]*
      - a. Documentation of all required state statutory licensing must be submitted prior to permit issuance.
      - b. This use may include dwelling units that are exclusively restricted to visitors, patients, or members of the staff.
      - c. A minimum of one upper story tree, a minimum two inch caliper in size, shall be planted at 30 foot intervals along the entire length of the street frontage of the tract.
      - d. A minimum of 20 percent open space shall be required with no less than three percent common open space.
      - e. Required employee parking shall be provided behind the front building line; however, guest parking may be provided at the front entrance of the principal structure(s).
      - f. Designated areas for loading and unloading clients shall be provided onsite and may be located within the front setback area at the entrance of the principal structure(s).
      - g. An unlit monument sign not exceeding 42 square feet in area may be permitted.
      - h. An externally illuminated wall sign or individually mounted channel letters shall be permitted at the main entrance to the building. The letters shall be no larger than 18 inches in height and shall contain only the name and address of the facility.
      - i. **If new construction, the building must receive Board or Architectural Review approval and the building must conform to the architectural standards as shown in Appendix A.**
  - b. Community Care Facilities for the Elderly

1. Conditional Use Standards [*MH, RM-1, RM-2, RM-3, RM-3.5, & RM-4 Only*]
  - a. Management services consistent with the needs of the complex shall be permitted, including meal services and day-to-day support for elder or conveyance care complexes.
  - b. The management office may either be located within a dwelling unit or in a separate structure subject to the dimensional requirements of the district.
  - c. Required employee parking shall be provided behind the front building line; however, guest parking may be provided at the front entrance of the principal structure.
  - d. Documentation of all required state statutory licensing must be submitted prior to permit issuance.
  - e. This use may include dwelling units that are exclusively restricted to visitors, patients, or members of the staff.
  - f. A minimum of one upper story tree, a minimum two inch caliper in size, shall be planted at 30 foot intervals along the entire length of the street frontage of the tract.
  - g. A minimum of 20 percent open space shall be required with no less than three percent common open space.
  - h. An unlit monument sign not exceeding 42 square feet in area may be permitted.
  - i. An externally illuminated wall sign or individually mounted channel letters shall be permitted at the main entrance to the building. The letters shall be no larger than 18 inches and contain only the name and address of the facility.
  - j. **If new construction, the building must receive Board or Architectural Review approval and the building must conform to the architectural standards as shown in Appendix A.**

## 5. Educational Services

- b. *Kindergarten (with Academic Program) and Elementary and Secondary Schools*
  1. Conditional Use Standards [*RM-3.5 District Only*] AND
  2. Special Exception Standards [*R-20, R-12, R-7, MH RM-1, RM-2, RM-3, RM-4 Districts Only*]: See Section [19-908](#)
    - a. Access must be provided from an arterial or collector street.
    - b. All parking shall be provided behind the front building line of the principal structure.

- c. Designated areas for loading and unloading clients shall be provided onsite and may be located within the front setback area at the entrance of the principal structure(s).
- d. A type "A" bufferyard (see Section [19-908](#)) shall be provided along any property line where parking directly abuts a residential use or district.

## 6. Religious, Civic, and Similar Organizations

### 1. *Religious Organizations*

- 1. Conditional Use Standards for Expansion of Existing Religious Organizations (expansion on existing land) [*All Districts*]
  - a. Any additional parking shall be no closer than 25 feet to any property line.
  - b. No driveway connections shall be allowed onto residential streets having less than 50 feet in right-of-way width.
  - c. Driveway connections onto residential streets will be permitted subject to the following:
    - i. One two-way driveway connect **is** not greater than 24 feet in width; or
    - ii. Two one-way driveways not greater than twelve 12 feet in width.
  - d. Designated areas for drop-off and pick-up of passengers shall be provided onsite.
  - e. If landscape buffers as required by ARTICLE XI have not been previously provided, bufferyards shall be required as follows:
    - i. A minimum 10-foot type "A" bufferyard with a six-foot high fence or wall shall be installed along all property lines not fronting a right-of-way where the structure and/or parking is within 50 feet of the property line; and
    - ii. A minimum 10-foot type "A" bufferyard with a three-foot landscaped berm shall be provided along any public right-of-way where parking directly abuts the property line.
- 2. Conditional Use Standards for Religious Organizations (expansions of land assemblage) [*All RM Districts*];
- 3. Special Exception Standards for Religious Organizations (expansion of land assemblage) [*R-20 and R-12*] AND
- 4. Special Exception Standards for Religious Organizations (new) [*All Residential Districts*]
  - a. No driveway connections shall be allowed onto residential streets having less than 50 feet in right-of-way width.

- b. Residential structures shall meet the setback standards of the zoning district.
- c. Uses shall be in a permanent structure.
- d. Parking shall be no closer than 25 feet to any property line.
- e. Driveway connections onto residential streets will be permitted subject to the following:
  - i. One two-way driveway connection **is** not greater than 24 feet in width; or
  - ii. Two one-way driveways not greater than 12 feet in width.
- f. Designated areas for drop-off and pick-up of passengers shall be provided onsite.
- g. In addition to any landscape buffers required by *ARTICLE IX*, a minimum 10 foot type "A" bufferyard with a three foot landscaped berm shall be provided along any public right-of-way where parking directly abuts the property line.

## 7. Public Recreational Facilities

### 1. *Public Recreational Facilities, Active*

- 1. Conditional Use Standards [*All RM Districts Only*] AND Special Exception Standards [*R-20 & R-12 Districts Only*]: See Section [19-908](#)
  - a. A minimum set back 50 feet from all property lines shall apply to all structures, parking, uses, unloading/drop-off areas, equipment, and lighting.
  - b. Solid wall or fence, or vegetative screening adequate to protect adjacent property from noise and light is provided.
  - c. A 10-foot, type "B" bufferyard shall be provided for parcels directly abutting any residentially zoned property.

## 8. General Government

### 1. *Library, Public*

- 1. Conditional Use Standards [*RM-3.5 District only*] AND
- 2. Special Exception Standards [*R-20, R-12, R-7, RM-1, RM-2, RM-3, RM-4 Districts Only*]: See Section [19-908](#)
  - a. Access must be provided from an arterial or collector street.
  - b. All parking shall be provided behind the front building line of the principal structure.
  - c. Areas for client drop-off and pick-up shall be provided onsite.
  - d. An eight foot type "A" bufferyard shall be provided along any property line where parking directly abuts a residential use or district.
- b. *Public Safety Facilities* (*including Police, Fire and EMS, but excluding Jails And Detention Centers*)

1. Conditional Use Standards *[RM-3.5 District Only]* AND
  2. Special Exception Conditions *[R-20, R-12, R-7, MH, RM-1, RM-2, RM-3, RM-4 Districts Only]*: See Section [19-908](#)
    - a. Access must be provided from an arterial or collector street.
    - b. All parking shall be provided behind the front building line of the principal structure.
    - c. An eight foot type "A" bufferyard (see Section [19-908](#)) shall be provided along any property line where parking directly abuts a residential use or district.
    - d. Any fixed training equipment shall be behind the front building line and shall be setback a minimum of 50 feet from any abutting property line.
9. Other Services
1. Cemetery (excluding Crematory)
    1. Special Exception Standards *[All RM Districts & MH ]*: See Section [19-908](#)
      - a. No dwelling unit for a caretaker shall be permitted.
      - b. All grave sites shall be a minimum of 10 feet from a property line.
      - c. One unlit sign may be permitted subject to the following:
        - i. Maximum size shall be six square feet, and
        - ii. Maximum height 10 feet.
      - d. A five-foot type "A" bufferyard (see Section [19-908](#)) with a four to six-foot-high fence or wall shall be maintained along all residential property lines.
    - b. Game Day Parking
      1. Conditional Use Standards *[All R & RM Districts]*
        - a. Acquisition and maintenance of a yearly Special Event Permit, Game Day Parking.
        - b. May be located on a vacant lot if **the** owner is the same owner as an adjacent lot.
    - c. Retail Store
      1. Special Exception Use Standards *[All Districts]*
        - a. May utilize existing building, but if new construction, Board of Architectural Review (BAR) approval is required for all new construction. Building must conform to the Architectural Styles as depicted in Appendix A or an architectural style of extraordinary quality approved by the BAR. BAR approval needed for all site improvements.
        - b. Hours of operation shall be limited to hours between 6 am to 9 pm.

- c. The Board of Zoning Appeals (BZA) shall determine maximum and minimum number of parking spaces.
- d. All lighting must be dark sky compliant.
- e. Must be located on arterial and major collector roads.
- f. New buildings are limited to 4,000 sq/ft of conditioned space.
- g. Free standing signs limited to 24 sq/ft.
- h. Wall mounted signs limited to 40 sq/ft.
- i. No signage shall be internal lit.
- j. Wall mounted signs shall consist of channel letters or be made of wood, stone or be metal faced.
- k. Free standing signs shall be made of wood, stone, or be metal faced.
- l. Provisions for a loading zone must be addressed.
- m. Provision for a dumpster must be addressed.
- n. No drive-throughs will be allowed.
- o. No sale of gasoline or other fuels or hazardous materials shall be allowed.

d. Professional Services

2. Special Exception Use Standards *[All Districts]*

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

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

- a. Conditional Use Standards [*MH, RM-1, RM-2, RM-3, RM-3.5, & RM-4 Only*]

*No other changes*

4. Bed and Breakfast Inn

- a. Conditional Use Standards [*MH, RM-1, RM-2, RM-3, RM-3.5, and RM-4 Districts*]  
AND

- b. Special Exception Standards [*R-20, R-12, and R-7 Districts Only*]

*No other changes*

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

- Conditional Use Standards [*MH, RM-1, RM-2, RM-3, RM-3.5, & RM-4 Districts Only*]

*No other changes*

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

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

*No other changes*

18. Parking Structures, Freestanding

- a. Special Exception Standards [*R-20, R-12, R-7, MH, RM-1, & RM-2 Districts Only*]

*No other changes*

21. Retail Store (as accessory use)

- a. Special Exception Use Standards [*All Districts*]

1. May utilize existing building, but if new construction, Board of Architectural Review (BAR) approval is required for all new construction. Building must conform to the Architectural Styles as depicted in Appendix A or an architectural style of extraordinary quality approved by the BAR. BAR approval needed for all site improvements.

2. New or existing building limited to 1,200 sq/ft of conditioned space for the business.

3. New or existing building must be farther away from any road than primary structure, and set off of other property lines by a minimum of 20ft.

4. Hours of operation are limited to hours between 6 am to 9 pm.

5. Board of Zoning Appeals (BZA) shall determine max and minimum number of parking spaces.

6. All lighting must be dark sky compliant.

7. Must be located on arterial and major collector roads.

8. Free standing signs limited to 24 sq/ft.
9. Wall mounted signs limited to 40 sq/ft.
10. No signage shall be internal lit.
11. Wall mounted signs shall be channel letters or made of wood stone or metal faced.
12. Free standing signs shall be made of wood, stone, or be metal faced.
13. Provisions for a loading zone must be addressed.
14. Provisions for a dumpster must be addressed.
15. No drive-through will be allowed.
16. No sale of gasoline or other fuels or hazardous materials will be allowed.

## 22. Professional Services

### a. Special Exception Use Standards *[All Districts]*

1. Can utilize existing build, but if new construction, Board of Architectural Review approval is required for all new construction. Building must conform to the Architectural Styles as depicted in Appendix A or an architectural style of extraordinary quality approved by the BAR. BAR approval needed for all site improvements.
2. New or existing building limited to 1,200 sq/ft of conditioned space for the business.
3. New or existing building must be farther away from any road than primary structure and set off of other property lines by a minimum of 20ft.
4. BZA shall determine hours of operation.
5. BZA shall determine maximum and minimum number of parking spaces.
6. All lighting must be dark sky compliant.
7. Must be located on arterial or major collector roads.
8. Free standing signs limited to 24 sq/ft.
9. Wall mounted signs limited to 40 sq/ft.
10. No signage shall be internal lit.
11. Wall mounted signs shall consist of channel letters or made of wood, stone or be metal faced.
12. Free standing signs shall be made of wood, stone, or be metal faced.

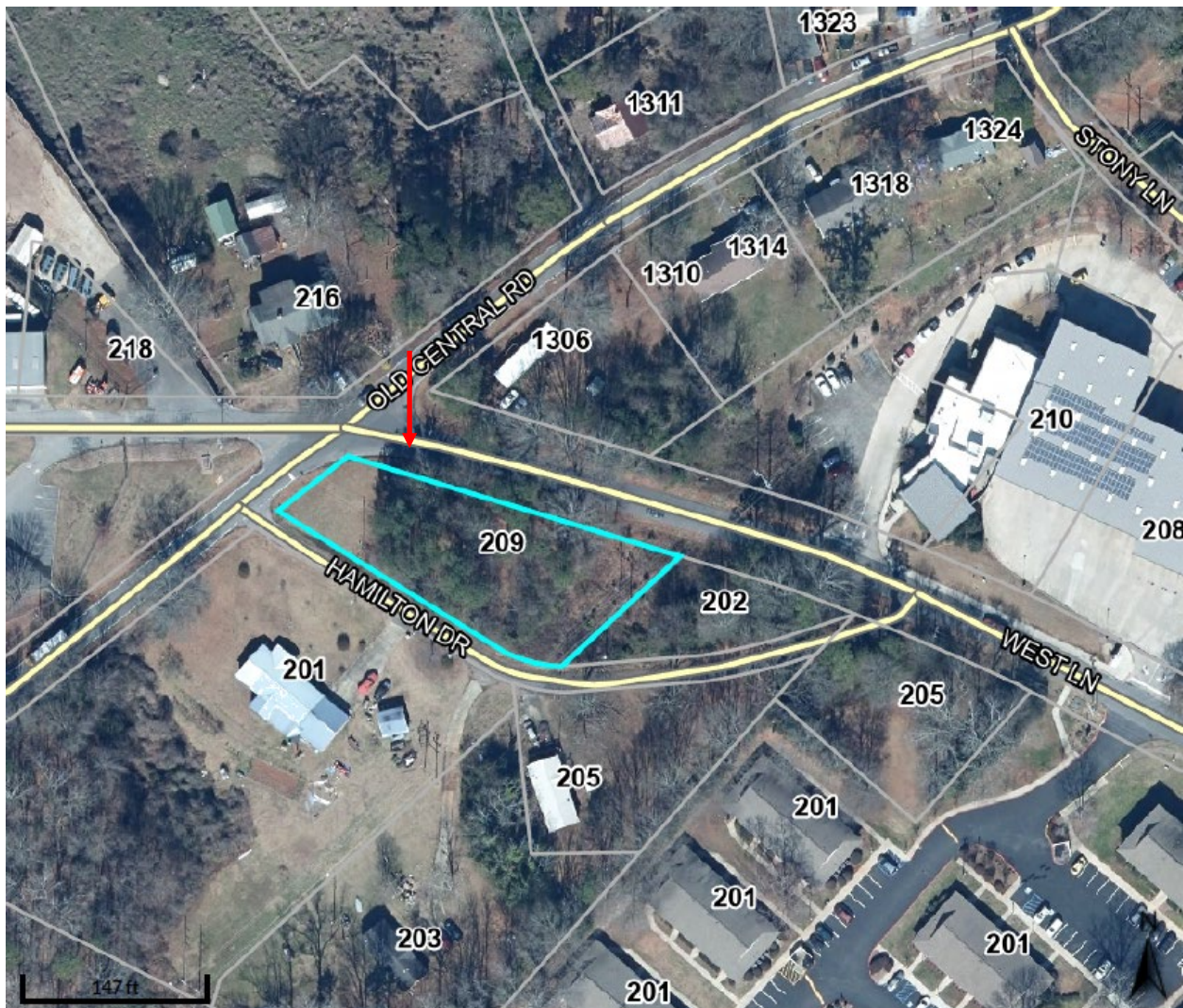
Report on RZNE-000547-2026 (Hamilton Drive)  
Public Hearing – July 6, 2026

**Report on RZNE-000547-2026 Proposed Map Amendment (Hamilton Drive)**

July 6, 2026

An application for a zoning map amendment (rezoning) was submitted by Mr. Melvin Mattison, Sr., owner of a .853 acre parcel (TMP# 4054-008-78-8516) located near the intersections of West Lane and Hamilton Drive with Old Central Road, on March 23, 2026. As proposed, the property (addressed 209 Hamilton Drive) would be rezoned from *RM-3 Multi-family District* to *RIL Research Institutional District*. It should be noted that, because the parcel is less than 2 acres in area, the property is not allowed by City Code to be zoned differently than at least one adjacent property, thereby limiting the possible districts to RIL District or RM-2 District. Because the rezoning request is noted on the application to allow for an office for a private security firm, which is not allowed under either current zoning or the RM-2 District, RIL District, which will allow it, is being requested. The Planning Commission approved a positive recommendation on the proposed rezoning to City Council at their April 13, 2026 meeting.

### LOCATION



### Existing Condition Images



View From Northeast Corner on West Lane



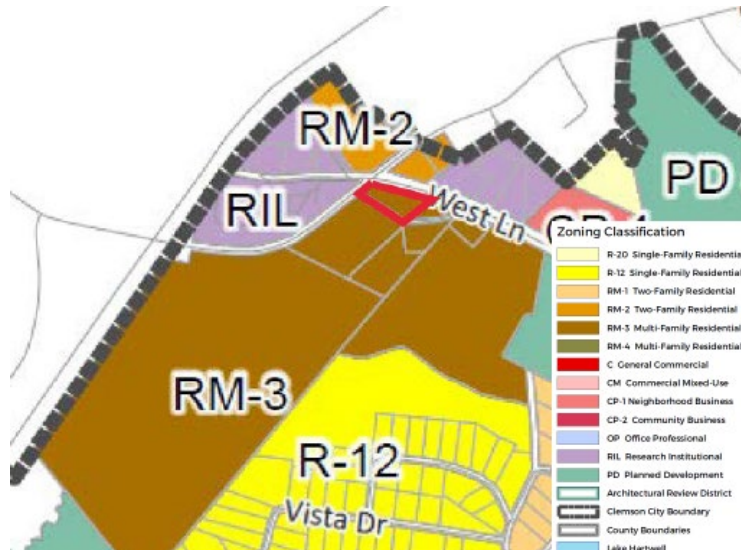
View From Northwest Corner Near Intersection of West Lane and Old Central Road



View From Southeast Corner on Hamilton Drive

## Zoning

As stated above, the parcel proposed for rezoning is currently zoned RM-3 Residential Multi-family District, which is a district intended, among other things, to permit a range of housing types that serves the needs of a multi-generational housing market. The requested rezoning would change the parcel's zoning to Research-Limited Industrial District, which although primarily focused on research, institutional, and light industrial uses, does permit a range of office uses, and therefore will allow for the future proposed use.

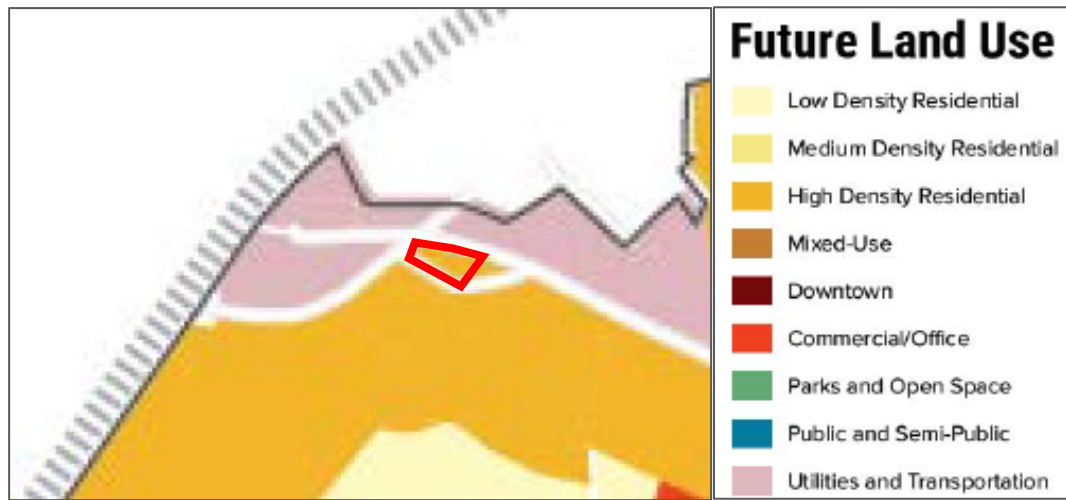


Neighboring properties situated on the north and northeast of the reference property include both RM-2 Residential District and RIL Research Limited-Industrial District parcels; and, to the south is RM-3 Residential property. Across Old Central Road on the west of the reference property is an additional RIL District property. It is worth noting that both of the adjacent existing RIL District properties are owned by the City of Clemson, with the CAT Bus headquarters and shop situated to the northeast; and, the Public Works Department and City Recycling Center to the west. If approved, the result of the rezoning would be to effectively 'link' the two RIL properties into a band of RIL District.

## Comprehensive Plan

The Comprehensive Plan shows the property as part of the area called out for future High Density Residential. But, because the plan is itself is not regulatory, and the Future Land Use Map is not parcel based, but merely indicative of the use recommended for the area, it should be remembered that the proposed rezoning is not prohibited. That said, the Plan does identify the parcel as part of a small area for infill and redevelopment.

### Future Land Use



### Impact On Services

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

### Review Status

The Planning Commission took the matter up on April 13, 2026 and approved a positive recommendation on the matter to City Council. A public hearing is scheduled for July 6, 2026.

# 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

PC

## 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 - _-_-	PIN: 4054-08-78-8516	Date submitted: 3/23/26	Planning Commission meeting date: / /
Amendment type:	<input checked="" type="checkbox"/> Map amendment (Rezoning)	<input type="checkbox"/> Text amendment	
Initiated by:	<input checked="" type="checkbox"/> Owner/Agent	<input type="checkbox"/> City Council	<input type="checkbox"/> Planning Commission <input type="checkbox"/> Board of Zoning Appeals

OWNER(S) INFORMATION			
Last name: MATTISON	First: MELVIN	Middle: SR.	Interest: <input checked="" type="checkbox"/> Sole owner <input type="checkbox"/> Co-owner
Mailing address: 201 HAMILTON DRIVE	City: CLEMSON	State: SC	ZIP Code: 29631
Daytime phone no.: (864 ) 508-6867	Fax no.: ( )	E-mail: MELVINMATTISON9@GMAIL.COM	

APPLICANT INFORMATION			
<i>To be completed only if Owner is not Applicant:</i>			
Applicant's last name: MATTISON	First: TYRONE	Middle: DAVIS	
Mailing address: 101 LYLE STREET	City: MAULDIN	State: SC	ZIP Code: 29662
Daytime phone no.: (864 ) 414-3707	Fax no.: ( )	E-mail: TMATTISON44@GMAIL.COM	

PROPERTY INFORMATION			
<b>THE OWNER/APPLICANT HEREBY REQUESTS</b> that the property described below be rezoned from <u>RM-3</u> to <u><del>RM-3</del> RIL</u>			
Property address: 209 HAMILTON DRIVE, CLEMSON SC	Property dimensions:	Property area:	0.853 AC

DESIGNATION OF AGENT		
<i>To be completed by Owner(s) only if Owner is not Applicant. All owners must sign.</i>		
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.		
MELVIN MATTISON, SR.	<i>Melvin Mattison</i>	Date 3/13/26
Owner name	Owner signature	
<i>To be completed by Applicant:</i>		
I certify that the information in this request is correct.		

TYRONE D. MATTISON

*Applicant name*

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



*Applicant signature*

Date 3/13/26

**REQUIRED INFORMATION**

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

Property Dimensions: 99' x 183.40' x 113.25' x 186.25' x 20' x 233.53' 0.853 Acres

The purpose of this zoning amendment request is to allow the property owner to place a small professional office building on the property. The owner is planning on placing a small Private Contract Security office space on this property. The office space will be used as a base of operations for the owners and staff, and a place to offer security related services to potential clients. The office building is expected to attract minimum to little traffic due to the nature of the services offered. Private Contract Security is generally performed off-site and serves a niche market for those who are in need of security related services.

# Plat

