

PLANNING COMMISSION MEETING

Monday, April 13, 2026

6:00 p.m.

MINUTES

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

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

Members present remotely: Tanya Hyatt

Members absent: Greg Rice (Vice-Chair)

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

The meeting was livestreamed and recorded on YouTube.

1. Call to Order:

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

2. Public Session (3:26)

Mr. Tyler opened the Public Session and called for comments related to items not on the agenda; no one chose to speak. He then noted that there had been no written comments received, and closed the public session.

3. Adoption of Minutes (4:15)

a. March 9, 2026 – Regular Meeting

Mr. Tyler called for proposed edits to the draft minutes; there were none.

Mr. Tyler called for a motion. Ms. Franks made a motion to approve the minutes as presented; Mr. Crolley seconded the motion. Mr. Tyler called for discussion; there was none. Mr. Tyler called for a vote by show of hands from those present, and verbally by Ms. Hyatt. There was no opposition. The motion was unanimously approved by a 6-0 vote.

4. Informational Briefing: Mr. Nathan Woods (4:56)

Mr. Tyler recognized Mr. Woods, who explained how proposed projects should be considered in terms of their alignment with the Comprehensive Plan. He summarized his position by noting that the Plan should be the primary checklist in determining the value of a project. Regardless of the amount of benefits the City may receive from a development, it's alignment with the Plan determines it's worth.

Following the conclusion of Mr. Woods' briefing, Mr. Tyler reminded the public that a copy of the 2045 Comprehensive Plan was available on the City's website.

5. Action Items (7:48)

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

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

Ms. Alison Mills, Vice President of CRG Real Estate, presented. She introduced her team from the 53 Group and Lamar Johnson Collaborative, including Mr. Michael Hanley and Mr. Mike Burley, architects with Lamar Johnson Collaborative. (See Attachment #1)

Ms. Mills provided an overview of the changes made from the original planned development application. Among those addressed were:

- Updated traffic study
- Landscaping and sidewalk along Hedgerow Lane
- Hidden trash receptacle and loading areas
- The building lowered to three stories along Hedgerow Lane
- The original bed count has decreased from 725 to 555
- 205 residential parking spaces, and 31 public parking spaces
- 12,500 square feet of public space
- 1,750 feet of waterline improvements
- 2,400 linear feet of sidewalk improvements

Mr. Tyler then opened the session for public input.

Mr. Johannes Schmidt, 112 Folger Street, Clemson. Mr. Schmidt expressed his concerns with traffic safety, the increase of scooters, e-bikes and skate boarders, and possible violations of buffer zones. Mr. Schmidt also thanked the commissioners for recommending the proposed neighborhood conservation overlay.

Ms. Nancy Spitler, 210 Edgewood Avenue, Clemson. Ms. Spitler read a letter from her neighbor, Donna L. McCubbin, 304 Edgewood Avenue, Clemson. (See attachment #2) Ms. Spitler stated that she agreed with Ms. McCubbin and stated worries about allowing a commercial property in a residential neighborhood.

Mr. Rupert McGinty, 206 N. Clemson Avenue, Clemson. Mr. McGinty stated that the proposed development should not be approved because it failed to meet the setbacks in the neighborhood conservation overlay recently recommended by the Commission.

Ms. Judy Fairey, 218 Strawberry Lane, Clemson. Ms. Fairey asked Mr. Woods about his recent statement that she understood to mean Clemson had enough beds. She also said she didn't understand how North Clemson Avenue could have wider sidewalks without encroaching on private property. Mr. Woods replied that if he had said that the City had enough beds it was being taken out of context; he also explained that the proposed widening of North Clemson Avenue sidewalks would come from the road right-of-way.

Ms. Gay Eitenmiller, 210 Strawberry Lane, Clemson. Ms. Eitenmiller expressed concerns with traffic, the size of the proposed development, and the public's access to the Clemson Next document.

Ms. C.C. Bates, 149 Folger Street, Clemson. Ms. Bates said she disliked the time limits set for input in meetings, and that she believed if the project goes forward \$2.5 million in improvements are on the line.

Mr. Steven Martin, 118 Folger Street, Clemson. Mr. Martin stated that growth was getting out of balance with residential neighborhoods.

Mr. Brett Hahulski, 106 Folger Street, Clemson. Mr. Hahulski said the developers are only concerned with profit and the size of the project.

Ms. Jill Shelnut, 100 Dogwood Drive, Clemson. Ms. Shelnut expressed concerns with traffic and parking. She also mentioned that her neighbors Mr. and Ms. Partridge, 109 Folger Street, asked her to let the commissioners know they opposed the development due to it blocking their view.

Ms. Doreen Heimlich, 110 Folger Street, Clemson. Ms. Heimlich said the development was incompatible with the residential neighborhood.

Mr. Tyler called for any additional comments. He then read a set of written comments from Mr. Brett Hahulski that was sent in after the submission deadline for the last meeting (see Attachment #3). He also read an additional set of comments from Mr. Will Ralston received prior to the deadline for the current meeting (see Attachment #4). He noted that two more comments received late would be read at the next meeting.

Mr. Tyler again called for comments from the audience.

Mr. Chris Shelnut, 100 Dogwood Drive, Clemson. Mr. Shelnut expressed concerns with allowing a developer to propose multiple projects.

Ms. Lynn Fairey stated that comments submitted for the previous meeting by her daughter, Lauren Crouch, had not been read publicly; Mr. Woods stated that staff would research the

matter and that the comments would be attached to the meeting minutes (see Attachment # 5).

Ms. Ethel Pettigrew, 109 Hillcrest Avenue, Clemson. Ms. Pettigrew said she was concerned with losing green space in her neighborhood, and with the scale of the proposed development.

Ms. Valerie McCormick, 222 N. Clemson Avenue, Clemson. Ms. McCormick said she believed that the project detracts from the neighborhood.

Ms. Annabelle Nelson, 826 Bee Balm Way, Pendleton. Ms. Nelson stated that she was a Clemson University student, and expressed concerns with housing, dorms, traffic safety, and parking.

Mr. Tyler called for any additional comments; there were none. The public comment session was closed.

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

- Zoning Districts
- Limited parking
- Goals of the Comprehensive Plan
- Sidewalks
- Loss of green space

Ms. Hyatt then stated that she initially had not supported the proposed project due to concerns about pedestrian safety and the project's density not being situated in the Hwy 93 corridor. But, she said, the developer's response to the concerns and changes made to the proposal, as well as the recent approval of the new comprehensive plan, had caused her to reconsider her position.

Mr. Tyler encouraged everyone to take a look at the 2045 Comprehensive Plan.

Mr. Tyler called for a motion. Ms. Franks made a motion to recommend approval of the proposed development PUD-000526-2026 Proposed Planned Development (201 Pine Street) to City Council, finding that it is consistent with Comprehensive Plan 2045 and supportive of the goals in the Clemson Next strategic plan; Ms. Hyatt seconded the motion. Mr. Tyler called for additional discussion.

Mr. Cumbie stated that he had considered all comments against the proposal, and that he understood the concerns. He noted, however, that because the developer had made significant changes in an attempt to address the concerns, he felt that there were sufficient reasons to recommend the project to City Council for a final decision. He then encouraged citizens to continue to speak up while changes could still be made.

Mr. Tyler then read comments emailed by Mr. Rice who was unable to attend the meeting (see Attachment #6).

Mr. Tyler called for a rollcall vote. The results were:

Mr. Cumbie – yes
Ms. Hyatt – yes
Mr. Yoder – yes.
Ms. Franks – yes
Mr. Crolley – no
Mr. Tyler – yes

The motion was approved by a 5 - 1 vote.

b. RZNE-000547-2026 Proposed Map Amendment (209 Hamilton Dr)

Mr. Peabody presented the request for rezoning the property located at 209 Hamilton Drive submitted by Mr. Melvin Mattison, Sr., owner of the .853 acre parcel (TMP# 4054-008-78-8516). The requested change, which would rezone the property from RM-3 Multi-family District to RIL Research Institutional District, was made in order to allow for an office for a private security firm. Mr. Peabody also noted that he would need to clarify if the applicant wanted only to rezone the noted parcel, or if he would also include a small adjoining parcel. He then noted that staff had no any objection to the proposal, and that it was consistent with the comprehensive plan. (See attachment #7)

Mr. Tyler called for public comments; there were none. He then called for comments from the commissioners; there were none.

Mr. Tyler called for a motion. Mr. Cumbie made a motion to approve RZNE-000547-2026 Proposed Map Amendment (209 Hamilton Dr.); Ms. Franks seconded the motion. Mr. Tyler called for discussion. Brief discussion followed regarding the possibility of including the adjacent parcel at 202 Hamilton Drive in the rezoning. Mr. Cumbie amended his motion to clarify that, should the applicant intend to include the second parcel, it would be approved as well.

Mr. Tyler called for a vote by show of hands, with Ms. Hyatt to cast a voice vote, on the amendment to clarify that the second parcel could be approved for rezoning; there was no opposition. The amendment was approved by a 6 – 0 vote.

Mr. Tyler called a rollcall vote on the motion to approve RZNE-000547-2026 Proposed Map Amendment (209 Hamilton Dr.) as amended. The results were:

Ms. Hyatt – yes
Mr. Cumbie – yes
Mr. Yoder – yes
Ms. Franks – yes

Mr. Crolley – yes
Mr. Tyler – yes

The motion was unanimously approved by a 6 – 0 vote.

c. 2026-R-03 Proposed Text Amendment (Middle Housing Standards)

Mr. Peabody presented the proposed text amendment, stating that the ordinance would allow more affordable housing to be created in RM-1 and RM-2 zoning districts. Additionally, he noted that the amendment would allow for some small-scale commercial operations on the edges of neighborhoods. He concluded by calling out the fact that it would not impact the R-20 or R-12 single-family zoning districts (see Attachment #8).

Discussion followed. Among the topics addressed were:

- Location of middle housing types
- The detail and complexity of the draft ordinance
- Deed restrictions for affordable housing

Mr. Tyler called for comments from the public; no one chose to speak.

Mr. Tyler then called for any additional comments from the commissioners. Among the topics that were addressed were:

- Parking for retail and professional services
- Examples of professional services

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

Mr. Tyler called for a motion. Ms. Franks made a motion for the Planning Commission to send a positive recommendation to City Council on 2026-R-03 Proposed Text Amendment (Middle Housing Standards), finding that it is consistent with the Comprehensive Plan, and that it provides a needed framework to support attainable housing and neighborhood compatibility with small-scale neighborhood commercial opportunities; Mr. Cumbie seconded the motion. Mr. Tyler called for additional discussion; there was none.

Mr. Tyler called for a rollcall vote. The results were:

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

The motion was unanimously approved by a 6-0 vote.

6. Advisory Items (2:02:23) – none

7. Discussion Items (2:02:26)

a. Future of Area near North Clemson Ave.

Mr. Tyler recognized Ms. Ethel Pettigrew, who stated her concerns regarding the possibility of high density and the loss of green space in the North Clemson Avenue area.

Mr. Peabody began his portion of the discussion by noting that the proposed change staff was considering was not to introduce high-density residential, but to increase the opportunity for more duplexes such as had been constructed in the recent past. And, the concept included requiring all new duplexes to go through BAR approval, and any parking would be placed at the rear of the units. (See attachment #9).

Discussion followed.

Ms. Hyatt notified Mr. Tyler that she was leaving the meeting. (2:14:40)

b. Concepts for Student Housing Zoning District

Mr. Peabody presented a concept for creating a new student housing zoning district, explaining that the current goal was only to establish the necessary rules for it, with any implementation to come later. He said that the proposal would be to allow an occupancy of four, and a height limit of at least seven stories and possibly more depending on location.

Discussion followed.

8. Staff Reports – (2:27:45) - None

9. Other Items (2:27:46) – None.

a. Planning Commission Representation at Council Meetings – none

b. Future Workshops and Other Events – none

10. Adjourn (2:28:52)

Mr. Tyler called for a motion to adjourn. Ms. Franks made a motion to adjourn. Mr. Tyler called for a vote by a show of hands; there was no opposition. The motion was unanimously approved by a 5 - 0 vote.

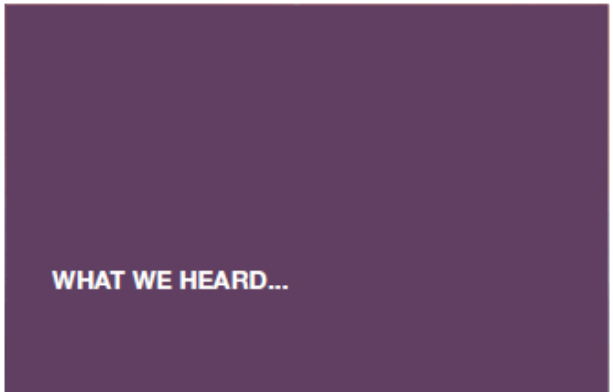
The meeting was adjourned at 8:29 p.m.

Respectfully submitted,

Kelly Roach, Recording Secretary

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

Attachment #1



WHAT WE HEARD ON 2/26/16

307

During our public workshop meeting on March 9, we presented our project and listened to feedback from community members and commissioners. These are the primary topics and concerns that were discussed:

- Traffic ✓
- Connectivity/ Pedestrian Safety ✓
- Landscape on Hedgerow Lane ✓
- Trash ✓
- Loading ✓

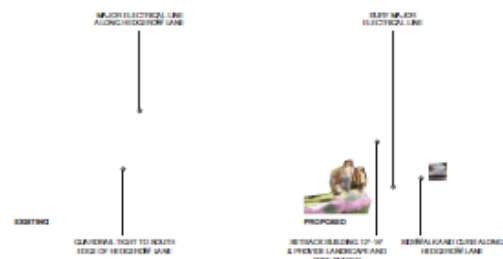


CHAPTER CLEMSON
6-14-16-16

3

Visual Impact Statement (VIS)

307



CHAPTER CLEMSON
6-14-16-16

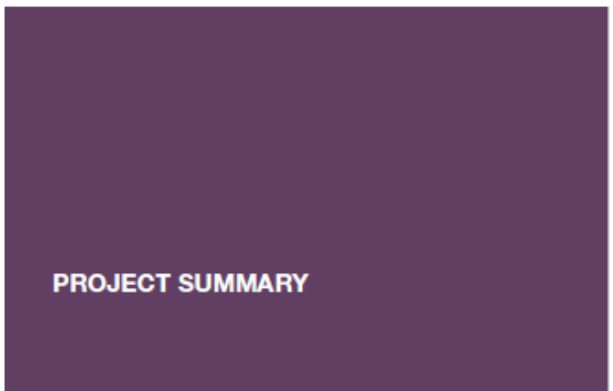
4

Visual Impact Statement (VIS)



CHAPTER CLEMSON
6-14-16-16

5







COMMUNITY BENEFIT ALIGNMENT

The project features over **\$2.5 million** in initiatives that improve pedestrian and safety-related supportive systems for a successful development and community benefit including over 12,000 sf of public outdoor space.

7,750 feet of waterline improvements	2,455 feet of sidewalk improvements	Improvement of 5 pedestrian crosswalks	over 12,000 sf of public outdoor space
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ON PIER CLEMSON
AUGUST 2020



THANK YOU

APPENDIX

SITE LOCATION - RESEARCH

L307

ClemsonNext Plan



CHARTER CLEMSON

SITE LOCATION - RESEARCH - SITE A

L307

ClemsonNext Plan



CHARTER CLEMSON

SITE LOCATION - RESEARCH - SITE B

L307

ClemsonNext Plan



CHARTER CLEMSON

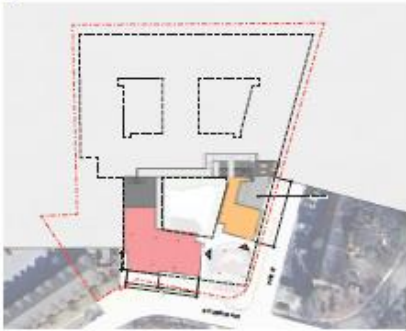
SITE PLAN

L307



CHARTER CLEMSON

LOWER LEVEL 2 PLAN



OUTER CLUSTER
PLAN (1/200)

L307

LOWER LEVEL 1 PLAN



OUTER CLUSTER
PLAN (1/200)

L307

LEVEL 1 PLAN



OUTER CLUSTER
PLAN (1/200)

L307

LEVEL 2 PLAN



OUTER CLUSTER
PLAN (1/200)

L307

LEVEL 3 PLAN



OUTER CLUSTER
PLAN (1/200)

L307

LEVEL 4 PLAN



OUTER CLUSTER
PLAN (1/200)

L307

LEVEL 5 PLAN

THE FIVE CLEVELANDS
\$14.95 (HARDCOVER)

L3C7

EAST ELEVATION (PINE STREET AT HEDGEROW LANE)- ORIGINAL

CHAPTER TWO
 18 JULY 1992L3C⁷

EAST ELEVATION (PING STREET AT HEDGEROW LANE) - PROPOSED

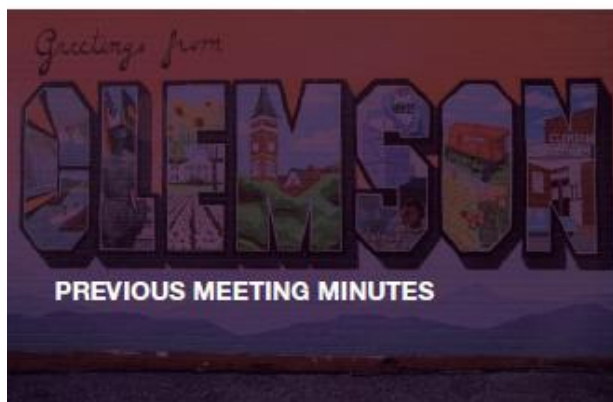
CHAPTER CLOSURE
QUESTIONS

L3C7

EAST GLIMATION (PINE STREET) HEDGEROW LANE - CONTEXT DIAGRAM

CHAPTER CLOSURE
9-10-1999

L3C7



PLANNING COMMISSION MEETING MINUTES

[illegible]CHAPTER CUE INDEX
 18 JUL 1993 0000

20

[illegible]

CHAPTER CLOSURE

[illegible]

CHAPTER CLENNON

[illegible]CHAPTER CLEVERSON
2000-2001

Communication Flow		Initiator	Respondent	Response	Time/sequence/role
Initiation of Project	1	Specify project purpose	1	Specify project purpose	
	2	Identify project objectives	2	Identify project objectives	
Analysis	3	Assess the impact of the project on the community	3	Assess the impact of the project on the community	
	4	Identify the stakeholders	4	Identify the stakeholders	
Planning	5	Develop a project plan	5	Develop a project plan	
	6	Identify the resources	6	Identify the resources	
Implementation	7	Implement the project	7	Implement the project	
	8	Monitor the project	8	Monitor the project	
Evaluation	9	Evaluate the project	9	Evaluate the project	
	10	Report the results	10	Report the results	

CHAPTER CLENNON

[illegible]CHAPTER CLEVERSON
 1000000[illegible]CHAPTER CLENNON
AUGUST 1991

Attachment #2

Donna McCubbin – 304 Edgewood Avenue, Clemson

I'm sorry I am not able to be present this evening. However, I do want to share my concerns regarding the student housing project proposed for Pine Street.

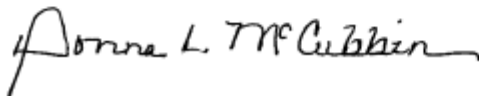
According to the City of Clemson website, "Efforts towards sustainability are essential to building a City that will thrive in the present and the future". Also stated, "... programs and initiatives aimed at improving our environment and reducing our ecological footprint will help ensure a vibrant community for generations to come."

This proposal is in direct conflict with the stated efforts to be sustainable and reduce our ecological footprint. To demolish an 11-year-old apartment complex is wasteful and abhorrent. The present apartments fit into and have no negative impact on the surrounding neighborhood. They are appropriate for the space and location.

The Clemson NEXT strategic plan designated Downtown West to be "maximized" for density and student housing development. This property is not included in the Downtown West development area. The Downtown West area is bounded by Highway 93, Addison Lane and N. Clemson Avenue. This property is north of the area outlined. And to indicate that this property is "somewhat topographically separated" from nearby traditional single-family neighborhoods is absurd. That "separation" is a one lane, one way alley that is approximately 10 feet wide.

With "maximized density" proposed for the designated Downtown West, it seems excessive to include additional property in that mix. Furthermore, we presently have three large complexes under construction – The Hub, Moda and the large complex presently undergoing site preparation on College Avenue. I don't remember the total number of beds included in these three facilities, but I do know it is a very large number. We truly have no concept of the impact these three complexes will have on the town and especially the neighborhoods. We see a great deal of student pass through traffic in our neighborhoods. Parts of our neighborhood do not have sidewalks and adequate lighting. Our neighborhood includes children who could be vulnerable to high-volume, high-speed traffic. Another large capacity complex that is in a neighborhood and is so contradictory to the nature of everything surrounding it and does not comply with the stated City goals for sustainability should not be approved.

Please say NO to the project. Thank you.



Attachment #3

Brett Hahulski
106 Folger Street
Clemson, SC 29631
March 9, 2026

Planning Commission
250 Tiger Blvd # 1
Clemson, SC 29631

Dear Planning Commission:

Regretfully, I am unable to attend this evenings meeting in person. I have therefore submitted this letter for public reading during the appropriate time.

The three minutes provided for comments on all of the items is not nearly enough to express my concerns regarding the proposal of the PD project at 201 Pine Street; the full fourth minute provided by Herb Tyler when appropriate, notwithstanding. As such, I have focused my past comments to the most egregious concerns in hopes that they are heard and I might appeal to you with my arguments.

Upon this projects introduction last year, my comments remained oriented toward the size and use of this project. You have, and I'm certain, will continue to hear protests on the physical size, density, and use from my fellow residents. I will summarize mine here, but do understand that this does not begin to reach the level of detailed protest I have in these areas.

- The size of the building is oppressively large compared to the existing structures, which were built there just 10 years ago. Built then to the maximum allowable by the current zoning. While the design team has made revisions to the design reducing the size of the upper floors, they have not significantly changed the footprint or visual mass. The focus on the view from Hedgerow distracts from the impact of this structure from other points in the neighborhood. The graphics presented conveniently ignore the fact that the grade continues to rise beyond Folger St. I would very much like to see a graphic representation of the building from Folger Street directly behind it, as well as the intersection of Strawberry and Folger.

I would like to remind you that regardless of the changes these developers make, you do not owe them any concessions of your own. They are here for profit and will flip this project to out of town owners as soon as it is feasible.

Sincerely,

Brett Hahulski

Attachment #4

4/10/26, 1:33 PM

City of Clemson South Carolina Mail - New Development



Art Holbrooks <aholbrooks@cityofclemson.org>

New Development

1 message

Will Ralsten <wralsten@yahoo.com>
To: aholbrooks@cityofclemson.org

Fri, Apr 10, 2026 at 1:31 PM

Dear Members of the Planning Commission,

My name is William Ralsten, and I am a current student at Clemson University. I am writing to support the proposed development at 201 Pine Street. From a student perspective, one of the biggest challenges in Clemson is finding housing that is both close to campus and designed for how students actually live. Many of us rely on walking, biking, or transit, so location and safety matter a lot.

This project stands out because it is within walking distance to campus and includes improvements that directly benefit students and the community, like wider sidewalks, better crosswalks, and bike access. Having more students live closer to campus can also reduce traffic and parking demand in other neighborhoods.

I also think the design adds something new to Clemson. The mix of housing, retail, and public open space creates a place where students and residents can interact—not just another isolated apartment complex. Spaces like the public courtyard and outdoor seating areas will make this area more active and welcoming.

It's clear from the updates that the development team listened to feedback by reducing the size and making changes to better fit the neighborhood. As a student, I appreciate seeing that kind of responsiveness.

Clemson is growing, and projects like this help make that growth more thoughtful, walkable, and connected.

Thank you for your time.

Sincerely,
William Ralsten

4/10/26, 1:33 PM

City of Clemson South Carolina Mail - New Development

Clemson University Student

Sent from my iPhone

Attachment #5

3/9/26, 1:20 PM

City of Clemson South Carolina Mail - Fwd: City of Clemson-#3136658 Public Meeting Comments - BAR, BZA, Planning Commissio...



Art Holbrooks <aholbrooks@cityofclemson.org>

Fwd: City of Clemson-#3136658 Public Meeting Comments - BAR, BZA, Planning Commission Meetings [19201]

1 message

Kelly Roach <kroach@cityofclemson.org>

Mon, Mar 9, 2026 at 11:58 AM

To: Art Holbrooks <aholbrooks@cityofclemson.org>

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

From: **City of Clemson** <reply@mycivic.tylerapp.com>

Date: Mon, Mar 9, 2026 at 11:47 AM

Subject: City of Clemson-#3136658 Public Meeting Comments - BAR, BZA, Planning Commission Meetings [19201]

To: <kwinchester@cityofclemson.org>, <rwilbanks@cityofclemson.org>

City of Clemson

New Report Submitted - [#3136658](#)

Status

New

Work Order

#3136658

Issue Type

Public Meeting Comments - BAR, BZA, Planning Commission Meetings

Subtype

Planning Commission Public Comments

Notes

We are AGAINST the Pine street development. First you want to put an overlay on the neighborhood pretending like it's protecting us but then one street over allow this to go up? We already have such strong restrictions on being able to rent our homes because of zoning but hey let's put 555 bed complexes right behind the zone

only separated by a small one way street. Would you like to go from having a view of Clemson campus to just a brick wall, excess noise, and unlimited traffic in your back yard? Isn't there an height restriction within Clemson city ordinances now that should protect between these two zones? Unlike many residents in this neighborhood I actually had a chance to live in the apartments that currently sit in this location. They are less than 10 years old- they were crowded then so I can only imagine how it's going to be putting even more people in this little section. Bringing construction back at this scale, in this location is also so unfair to residents. The roads haven't even been repaired in this neighborhood from the last utilities project over a year ago. Why don't we focus on fixing what we have instead of adding more giant projects that create more inconveniences? If Clemson needs more beds they need to find it within their own property or purchase empty lots. At this point developers should just start offering the neighborhoods money to sell and you can get rid of that Clemson charm real quick that you are pretending to protect. Please vote NO

Address

Pine st, Clemson, SC

**Citizen's
Address**

**104 Folger
St**

[Open Report](#)

Reporter Name

Lauren Crouch

Email

Laurenafairey@gmail.com

Phone

864-421-4056

Report Submitted

MAR 09, 2026 - 11:47 AM

Please do not change subject line when responding.

Attachment #6

Greg Rice Comments on Project

Re: Planning Commission Meeting

External

Inbox

Greg Rice

Mon, Apr 13, 2:14 PM

to Nathan, me, Jacob, Herb

Good Afternoon. I apologize for not being able to attend tonight's meeting. I would like to express my support for PUD-000526-2026 Proposed Planned Development, RZNE0000547-2026 Proposed Map Amendment, and 2026-R-03 Proposed Text Amendment.

The Proposed Planned Development meets the requirements for the city's future land use in our Comprehensive Plan. It will also make more student beds available closer to campus, allowing alternative modes of transportation.

Attachment #7



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 - <u> </u>	PIN: <u>4054-08-78-8516</u>	Date submitted: <u>3/23/26</u>	Planning Commission meeting date: <u> </u> / <u> </u> / <u> </u>
Amendment type:	☒ Map amendment (Rezoning)	☐ Text amendment	
Initiated by:	☒ Owner/Agent	☐ City Council	☐ Planning Commission ☐ Board of Zoning Appeals

OWNER(S) INFORMATION

Last name:	First:	Middle:	Interest:
MATTISON	MELVIN	SR.	☒ Sole owner ☐ Co-owner
Mailing address:	City:	State:	ZIP Code:
201 HAMILTON DRIVE	CLEMSON	SC	29631
Daytime phone no.:	Fax no.:	E-mail:	
(864) 508-8867	()	MELVINMATTISON9@GMAIL.COM	

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name:	First:	Middle:	
MATTISON	TYRONE	DAVIS	
Mailing address:	City:	State:	ZIP Code:
101 LYLE STREET	MAULDIN	SC	29662
Daytime phone no.:	Fax no.:	E-mail:	
(864) 414-3707	()	TMATTISON44@GMAIL.COM	

PROPERTY INFORMATION

THE OWNER/APPLICANT HEREBY REQUESTS that the property described below be rezoned from RM-3 to ~~RM-3~~ R1L
Property address: 209 HAMILTON DRIVE, CLEMSON SC Property dimensions: Property area: 0.853 AC

DESIGNATION OF AGENT

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

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

MELVIN MATTISON, SR.

Owner name

Melvin Mattison

Owner signature

Date 3/13/26

To be completed by Applicant:

I certify that the information in this request is correct.

TYRONE D. MATTISON

Applicant name



Applicant signature

Date 3/13/20

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

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.

Attachment #8

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

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.

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

...

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.

...

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.

...

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.

...

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.

...

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.

...

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 Special Exception				C = Conditional Use Dash (-) = Use not Permitted				SE =		
USE CATEGORY		USE TYPE		NAIC S COD E	R- 20	R- 12	R-7	RM -1	RM -2	RM- 3	RM- 3.5	RM- 4	MH	C/SE Refer ence
A.	B. RESIDENTIAL USES													
Single-Family	Single-family Dwelling			NA	P	P	P	P	P	P	C	P	P	

Residential Dwelling	Manufactured Home	NA	-	-	-	-	C	-	-	-	-	
Two-Family Residential Dwelling	Duplex Dwelling	NA	-	-	C	P C	P C	P	C	P	C	
Residential Developments, Various	Patio Home Development	NA	-	-	C	C	C	C	C ²	C	C	See Endnote 2
	Zero-Lot-Line Development	NA	-	-	C	C	C	C	C ²	C	C	See Endnote 2
	Conservation Development	NA	SE ²	SE ²	SE ²	C ²	C ²	C ²	C ³	C ²	-	See Endnotes 2,3,4
	Townhouse Development	NA	--	-	C	C	C	C	C	C	C	
	Multi-family Development	NA	-	-	C	C	C	C	C	C	C	
	Affordable Housing Development	NA	-	-	SE	SE	SE	SE	-	SE	SE	
Group Homes	Group Home including Group Home for Young Adults 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. OTHER USES												
Amenity and Support Uses Serving a Neighborhood or Residential Complex	Private Recreational Facilities Serving a Neighborhood or Residential Complex, (new development)	NA	C	C	C	C	C	C	C	C	C	
	Private Recreational Facilities Serving a Neighborhood or Residential Complex, (existing development)	NA	SE ⁶	SE ⁶	SE	SE ⁶	SE ⁶	SE ⁶	SE ⁶	SE ⁶	C	See Endnote 5
	Storage of Watercraft and Utility Trailers on Commonly Owned Property	NA	-	-	-	-	-	C	C	C	C	
	Management Office, Serving a Duplex, Townhouse, or Multi-Family Development	5311 10	-	-	-	C	C	C	C	C	C	

Public Utilities	Electric Power Generation, Transmission and Distribution (Minor)	2211	P	P	P	P	P	P	P	P	P	
	Natural Gas Distribution (Minor)	2212	P	P	P	P	P	P	P	P	P	
	Water, Sewage and Other Systems (Major), Including Water Towers, but Excluding Treatment Facilities	2213	C	C	C	C	C	C	C	C	C	
	Water, Sewage and Other Systems (Minor), including pump/lift stations	2213	P	P	P	P	P	P	P	P	P	
Public Services	Telecommunication Facilities	517	SE	SE	SE	SE	SE	SE	SE	SE	SE	
Nursing Residential Care Facilities	Nursing Care Facilities	6231 10	-	-	-	-	-	C	C	C	C	
	Community Care Facilities for the Elderly	6233 1	-	-	C	C	C	C	C	C	C	
Educational Services	Kindergarten (with Academic Program) and Elementary & Secondary Schools	6111	SE	SE	SE	SE	SE	SE	C	SE	C	
Religious, Civic, and Similar Organizations	Religious Organizations (expansion on existing land) ⁷	8131	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	See Endnote 6
	Religious Organizations (new) ⁷	8131	SE	SE	SE	SE	SE	SE	SE	SE	C	See Endnote 6
Public Recreational Facilities	Public Recreational Facilities, Passive	NA	P	P	P	P	P	P	P	P	P	
	Public Recreational Facilities, Active	NA	SE	SE	SE	C	C	C	C	C	P	
General Government	Library, Public	5191 20	SE	SE	SE	SE	SE	SE	C	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	
Other Services	Cemetery (excluding crematory)	8122 20	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	M H	C/SE Referen ce	
A. RESIDENTIAL ACCESSORY USES AND/OR STRUCTURES													
Residential Accessory Uses and/or Structures	Apartment (within principal structure)	NA	C	C	C	C	C	C	C	C	C	C	
	Adult Care Services, Family Adult Care Home, 6 or Fewer Clients	624120	C	C	C	C	C	C	C	C	C	C	
	Adult Care Services, Group Adult Care Home 7 to 12 Clients	624120	-	-	-	C	C	C	C	C	C	C	
	Bed & Breakfast Inn	721191	SE	SE	SE	C	C	C	C	C	C	C	
	Childcare Services, Family Child Care Home, 6 or Fewer Children	624410	C	C	C	C	C	C	C	C	C	C	
	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	C	
	Customary & Typical Structures/Uses (Non-habitable) including non-commercial greenhouses, garages and storage buildings	NA	C	C	C	C	C	C	C	C	C	C	
	Detached Garage (non-habitable/non-commercial, serving	NA	-	-	-	-	-	C	C	C	C	C	

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

ARTICLE III. RESIDENTIAL DISTRICTS AND DISTRICT REGULATIONS

DIVISION 1. RESIDENTIAL DISTRICTS

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

		DISTRICTS									Reference
		R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	
USE											
	A. RESIDENTIAL USES										
	1. Single-Family Residential Dwelling										

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

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

USE	DISTRICTS									
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	Reference
e. Structure spacing, side				10' 1-story 16' 2-story	10' 1-story 16' 2-story	10' 1-story 16' 2-story	10' 1-story 16' 2-story	10' 1-story 16' 2-story	10' 1-story 16' 2-story	
f. Rear setbacks, min. for overall site				15'	15'	15'	15'	15'	15'	
g. Structure spacing, rear				30'	30'	30'	30'	30'	30'	
h. Dwelling occupancy, max.				2	2	3	3	4	2	
i. Structure <u>height</u> , max.				35' 3	35' 3	35' 3	35' 3	35' 3	3	
2. Development requirements for individual lots										
a. Lot area per dwelling unit ⁷ , min. (square footage)				4,000'	4,000'	3,000'	2,500'	2,000'	3,000' 2,000'	Endnote 7
b. Lot width at front building line, min.				None	None	None	None	None	None	
c. Front setbacks, min.				25'/15' ²	25'/15' ²	25'/15' ²	25'/15' ²	25'/15' ²	25'/15' ²	
d. Side setbacks, min.				5' 1-story 8' 2-story	5' 1-story 8' 2-story	5' 1-story 8' 2-story	5' 1-story 8' 2-story	5' 1-story 8' 2-story	5' 1-story 8' 2-story	
e. Rear setbacks, min.				15'	15'	15'	15'	15'	15'	
f. Dwelling occupancy, max.				2	2	3	3	4	2	
g. Structure <u>height</u> , 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		

USE	DISTRICTS									
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	Reference
b. Lot area per <u>dwelling unit</u> ⁷ , min. (square footage)				4,000'	4,000'	3,000'	2,500'	2,000'		Endnote 7
c. Front setbacks, min.				25'/15' ²	25'/15' ²	25'/15' ²	25'/15' ²	25'/15' ²		Endnote 2
d. Side setbacks ⁸ , min.				0'/5' 1-story 0'/8' 2-story	0'/5' 1-story 0'/8' 2-story	0'/5' 1-story 0'/8' 2-story	0'/5' 1-story 0'/8' 2-story	0'/5' 1-story 0'/8' 2-story		Endnote 8
e. Rear setbacks, min.				15'	15'	15'	15'	15'		
f. Dwelling occupancy, max.				2	2	3	3	4		
g. Structure <u>height</u> , max in stories				35' 3	35' 3	35' 3	35' 3	35' 3		
2. Conditional Use Standards <i>[RM-1, RM-2, RM-3, & RM-4 Districts]</i>										See Section 19-305
3. Conditional Use Standards [RM-3.5 District Only]										See Section 19-309
c. <u>Conservation Development</u>										Endnote
1. Conditional Use Standards [R-7, MH, RM-1, RM-2, RM-3, & RM-4]										See Section 19-305
2. Conditional Use Standards <i>[RM-3.5 District Only]</i> ⁹										Endnote
3. <u>Special Exception</u> Standards <i>[R-20 & R-12 Districts Only]</i>										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. (<u>dwelling units</u> /acre)						21	29	29	29	
c. Front setbacks, min. for overall site						25'/15' ²	25'/15' ₂	25'/15' ₂	25'/15' ²	Endnote 2
d. Side setbacks, min. for overall site						0' interior; 15' exterior	0' interior; 15' exterior	0' interior; 15' exterior	0' interior; 15' exterior	
e. Rear setbacks, min. for overall site						15'	15'	15'	15'	
f. Impervious surface coverage,						60%	60%	60%	60%	

USE	DISTRICTS									
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	Reference
max.										
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	
b. Front Setbacks, min			25'/15' 2	25'/15' 2	25'/15' 2	25'/15' 2	25'/15' 2	25'/15' 2	25'/15' 2	See Section 19-304 Endnote 2
c. Side setbacks, min.			0' interior; 15' exterior	0' interior; 15' exterior	0' interior; 15' exterior	0' interior; 15' exterior	0' interior; 15' exterior	0' interior; 15' exterior	0' interior; 15' exterior	
d. Rear setbacks, min.			15'	15'	15'	15'	15'	15'	15'	
e. Dwelling occupancy, max			2	2	2	3	3	4	2	
f. Structure height, max Stories			3	3	3	40' 3	40' 4	40' 4	3	
3. Conditional Use Standards [RM-3 & RM-4 Districts Only]										See Section 19-305
4. Conditional Use Standards [RM-3.5 District Only]										See Section 19-310
e. Multi-Family Development										Endnote 11
1. Development tract requirements										
a. Tract area required, min. (acres)							2			
b. Lot width at front building line, min.						80'	80'	80'	80'	
c. Density, max.						18 25	See	56		See

USE	DISTRICTS									
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	Reference
(bedrooms/acre)							Section 19-311			Section 19-311
d. Density, max units per/acre									40	
d e. Impervious surface coverage, max.						60%	60%	60%	60%	
e f. Open space requirements, min.						25%	25%	25%	25%	
f g. Common open space requirements, min.						3%	4%	4%	4%	
g h. Building spacing, min.						30'	30'	30'	30'	
h i. Front setbacks, min. (exterior)						15'	15'	15'	15'	
i j. Side setbacks, min. (exterior)						15'	15'	15'	15'	
j k. Rear setbacks, min. (exterior)						25'	25'	25'	25'	
k l. Dwelling occupancy, max.						3	4	4	2	
l 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' ²	25'/ 15' ²	25'/15' ²	25'/ 15' ²	25'/15' ²	25'/ 15' ²	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									

USE	DISTRICTS									
	R-20	R-12	R-7	RM-1	RM-2	RM-3	RM-3.5	RM-4	MH	Reference
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' ²	25'/ 15' ²	25'/15' ²	25'/ 15' ²	25'/15' ²	25'/ 15' ²	10'	
5. Side setbacks, min.	10'	10'	8'	8'	8'	5'	5'	5'	8'	
6. Rear setbacks, min.	40'	40' ³	15	15'	15'	15'	15'	15'	8'	
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 ⁴								
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' ²	25'/ 15' ²	25'/15' ²	25'/ 15' ²	25'/15' ²	25'/ 15' ²	10'	
5. Side setbacks, min.	10'	10'	8'	8'	8'	5'	5'	5'	8'	
6. Rear setbacks, min.	40'	40' ³	15	15'	15'	15'	15'	15'	8'	
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	30%	30%	30%	30%	30%	30%	30%	30%	30%	

surface coverage, max.										
8. Conditional Use Standards [RM-3, RM-3.5, & RM-4 Districts only]										See Section 19-305
9. Special Exception Standards [R-20, R-12, R-7, MH, RM-1, & RM-2 Districts only]										See Section 19-305
b. Group Home for the Care of Individuals with Physical Handicaps and/or Special Needs										
1. Conditional Use Standards [RM-3, RM-3.5, & RM-4 Districts only]										Subject to the requirements of SC Code of Laws, Section 6-29-770, is and if amended
2. Special Exception Standards [R-20, R-12, RM-1, & RM-2 Districts only]										Subject to the requirements of SC Code of Laws, Section 6-29-770, as and if amended
B. OTHER USES										
1. Amenity and Support Uses Serving a Neighborhood or Residential Complex										
a. Private Recreational Facilities Serving a Neighborhood or Residential Complex										
1. Lot area, min. (square footage)	20,000'	12,000'	7,500'	7,500'	7,500'	7,500'	6,000'	6,000'	6,000'	
2. Lot width at front setback line, min.	100'	80'	60'	60'	60'	60'	50'	50'	50'	
3. Front setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
4. Side setbacks, min.	10'	10'	10'	10'	10'	10'	10'	10'	10'	
5. Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
6. Structure height, max.	35'	35'	35'	35'	35'	35'	35'	35'	35'	
7. Lot area coverage, max.	45%	45%								
8. Conditional Use Standards for New Developments [All Residential Districts]										See Section 19-305
9. Special Exception Standards for Facilities Serving an Existing Development/Neighborhood Not Previously Deeded to a Homeowners Association [All Residential Districts]										See Section 19-305
b. Storage of Watercraft and Utility Trailers on Commonly Owned Property										
1. Conditional Use Standards [RM-3, RM-3.5, and RM-4 Districts only]										See Section 19-305
c. Management Office Serving a Duplex, Townhouse, or Multi-family Development										
1. Conditional Standards [RM-1, RM-2, RM-3, RM-3.5, and RM-4 Districts]										See Section 19-304-A.3.
2. Public Utilities										
a. Electric Power Generation, Transmission and Distribution (Minor)										
1. Front setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
2. Side setbacks,	25'	25'	25'	25'	25'	25'	25'	25'	25'	

min.										
3. Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
4. Structure height, max.	35'	35'	35'	35'	35'	35'	35'	35'	35'	
b. Natural Gas Distribution (Minor)										
1. Front setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
2. Side setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
3. Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
4. Structure height, max.	35'	35'	35'	35'	35'	35'	35'	35'	35'	
c. Water, Sewage and Other Systems (Major), including water towers but excluding treatment facilities										
1. Front setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'	
2. Side setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
3. Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
4) Structure height max.	Set by the Zoning and Codes Administrator upon receipt and review of the Project Engineer's Report									
5. Conditional Use Standards [All Districts]										See Section 19-305
d. Water, Sewage and Other Systems (Minor), including pump/lift stations										
1. Front setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'	
2. Side setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
3. Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	25'	25'	
4) Structure height max.	35'	35'	35'	35'	35'	35'	35'	35'	35'	
3. Public Services										
a. Telecommunication Facilities										
1) Special Exception Conditions [All Residential Districts]										See ARTICLE VI. DIVISION 3.
4. Nursing Residential Care Facilities										
a. Nursing Care Facilities										
1. Lot area, min. (acres)						2	2	2	2	
2. Lot width at front building line, min.						150'	150'	150'	150'	
3. Front setbacks, min.						50'	50'	50'	50'	
4. Side setbacks, min.						25'	25'	25'	25'	
5. Rear setbacks, min.						40'	40'	40'	40'	
6. Structure height, max.						35' 3	35' 3	40' 4	3	

max in stories										
7. Conditional Use Standards [RM-3, RM-3.5, & RM-4 Districts Only]										See Section 19-305
b. Community Care Facilities for the Elderly										
1. Lot area, min. (acres)				1	1	1	1	1	1	
2. Lot area per dwelling unit ⁷ , min. (square footage)				4,000'	4,000'	4,000'	4,000'	4,000'	4,000'	Endnote 7
3. Density ⁶ , max. (dwellings/acre)				11	11	14	17	21	11	Endnote 6
4. Lot width at front building line, min.				100'	100'	100'	100'	100'	100'	
5. Front setbacks, min.				25'	25'	25'	25'	25'	25'	
6. Side setbacks, min.				10'	10'	10'	10'	10'	10'	
7. Rear setbacks, min.				25'	25'	25'	25'	25'	25'	
8. Structure height, max.				35'	35'	35'	35'	35'	35'	
9. Residential occupancy, max.				2	2	3	4	4	2	
10. Conditional Use Standards [RM-1, RM-2, RM-3, RM-3.5, & RM-4 Only]										See Section 19-305
5. Educational Services										
a. Kindergarten (with Academic Program) and Elementary & Secondary Schools										
1. Lot area, min. (acres)	5	5	5	5	5	5	5	5	5	
2. Front setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'	
3. Side setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'	
4. Rear setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'	
5. Structure height, max.	40'	40'	40'	40'	40'	40'	40'	40'	40'	
6. Impervious surface coverage, max.	30%	30%	30%	30%	30%	60%	60%	60%	30%	
7. Conditional Use Standards [RM-3.5 District Only]										See Section 19-305
8. Special Exception Standards [R-20, R-12, R-7, MH, RM-1, RM-2, RM-3, RM-4 Districts Only]										See Section 19-305
6. Religious, Civic, and Similar Organizations										
a. Religious Organizations										
1. Lot area, min. (acres)	3	3	3	3	3	1.5	1.5	1.5	3	
2. Front setbacks ¹⁰ , min.	50'	50'	50'	50'	50'	25'	25'	25'	50'	Endnote 10
3. Side setbacks ¹⁰ , min.	50'	50'	50'	50'	50'	15'	15'	15'	50'	Endnote 10
4. Rear	50'	50'	50'	50'	50'	30'	30'	30'	50'	Endnote 10

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ARTICLE III. 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—~~ a shall have a significant feature such as a courtyard

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

- c. Doors that operate as sliding-glass doors shall not be permitted on the front public-street frontages.
- d. For townhouses with front loading garages **onto a public street**, the garage shall comprise less than 50% of the individual dwelling's width.
- e. Detached garages serving multiple townhouses shall comply with the requirements of Section 19-305, Table 19-305C.9.
- f. Driveways and walkways accessing individual townhouses shall be separated by landscaped strips at least 3' in width.
- g. One upper story tree shall be required along the front property line of the townhouses for every **20 50** feet of street frontage.
 - i. The required street trees must be indicated on the landscape plan; and
 - ii. New trees planted to meet this requirement shall be a minimum two inch caliper.
- h. Parallel parking shall be designed as part of new streets and may be permitted subject to approval by City Council on existing city-owned streets.
- i. Underground utilities shall be provided **on 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.
- h. No outdoor grills, bicycles, or other personal items of the tenants shall be stored on front porches or balconies other than outdoor furniture designed for that purpose. No flags, towels, clothing or other similar items may be displayed or hung to dry from any balcony visible from adjacent properties or the public right-of-way.
- i. An upper story tree will be provided every 50 ft length of street frontage.

f. Affordable Housing Developments

- 1. Special Exception Standards (RM-7, RM-1, RM-2, MH, RM-3 and RM-4 Districts)

- a. Must meet the definition of Affordable Housing Development
- b. Project must consist of housing types permitted in the zoning district.
- c. Approved Affordable Housing Developments may develop up to a density of 150% of what would be allowed in the zoning district. (Example: if 10 units permitted by zoning, up to 15 units allowed if approved as Affordable Housing Development)
- d. In the event 25% of proposed housing units in approved Affordable Housing Development conform to the definition of Very Low Income Households, permitted density increased to 200% of what would otherwise be allowed in the district.
- e. The Board of Zoning Appeals (BZA) shall establish setbacks, building heights, parking requirements, and lot coverage and open space requirements for approved Affordable Housing Developments, and may, if deemed appropriate, increase landscaping and buffers requirements beyond that required by the zoning district. Additionally, the BZA shall, on a case-by-case basis, reserve the right to decrease allowed district occupancy limits for some or all of the units in a development, but may not increase established district occupancy limits.
- f. The maximum height to be permitted by the BZA shall be 4 stories in all districts except in the RM-3 and RM-4 Districts, where up to 5 stories shall be permitted.
- g. The BZA may require a traffic study to help make an assessment of allowed density.
- h. Units in an approved Affordable Housing Development must have appropriate deed restrictions put in place to keep them affordable for a minimum period of 20 years.
- i. Affordable units must be monitored by a housing authority recognized by the City of Clemson.

4. Group Homes

1. Group Home

- a. Special Exception Standards [*R-20, R-12, R-7, RM-1, & RM-2 Districts only*] AND
- b. Conditional Use Standards [*MH, RM-3, RM-3.5, & RM-4 Districts only*]
 - 1. The maximum occupancy, excluding staff, shall be subject to the following ratio:
 - 1. 12 residents for the first one acre; and
 - 2. One additional resident for every additional 12,000 square feet of area in the parcel to a maximum of 20 residents.
 - b. All parking shall be a minimum of 25 feet from any property line.
 - c. One sign identifying the establishment shall be permitted subject to the following:
 - i. The sign shall not be greater than four square feet in area;

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

B. Other Uses

- 1. Amenity and Support Uses Serving a Neighborhood or Residential Complex
 - a. *Private Recreational Facilities Serving a Neighborhood or Residential Complex*
 - 1. Conditional Use Standards for New Developments Involving the Creation of Individual Lots [*All Residential Districts*]
 - a. Shall be located on a separately deeded parcel of land designated as common property for the development.
 - b. Parcel of land shall be owned by or titled to the development's Homeowner's Association, Neighborhood Association, or developer of the property.
 - c. All amenities shall be maintained pursuant to a recorded document providing for private maintenance for the life of the amenity.
 - 2. Special Exception Standards for Facilities Serving an Existing Development/Neighborhood Not Previously Deeded to a Homeowners Association [*All Residential Districts*]

- a. May be located on a separately deeded parcel of land designated as common property for the development.
 - b. Parcel of land shall be owned by or titled to the development's Homeowner's Association, Neighborhood Association, or developer of the property.
 - c. All amenities shall be maintained pursuant to a recorded document providing for private maintenance for the life of the amenity.
- b. *Storage of Watercraft and Utility Trailers on Commonly Owned Property*
 - 1. Conditional Use Standards [*MH, RM-3, RM-3.5, and RM-4 Districts only*]: See Section [19-908](#)
 - a. A 25 foot setback shall be required on the placement of watercraft or utility trailers in the storage area along all property lines.
 - b. A 10 foot type "B" bufferyard (see Section [19-908](#)) utilizing evergreen materials for understory trees shall be required along the frontage of the storage area and along any property lines that abut adjacent residential uses.
 - c. No watercraft and/or utility trailers other than those owned by a property owner in the development shall be stored in the common area.
 - d. The Zoning and Codes Administrator may permit the substitution of existing plant material for new material where it is determined adequate screening of the storage area is provided.
- b. *Management Office Serving a Duplex, Townhouse, or Multi-family Development*
 - 1. Conditional Standards [*MH, RM-1, RM-2, RM-3, RM-3.5, and RM-4 Districts*]: See Section 19-304-A.3
 - a. Management Office shall comply with all site development standards applicable to the type of residential development served.
 - b. Management Office shall serve onsite units only.
- 2. Public Utilities
 - a. *Water, Sewage and Other Systems (Major), including water towers but excluding treatment facilities*
 - 1. Conditional Use Standards [*All Districts*]: See Section [19-908](#).
 - a. Access must be provided from an arterial or collector street.
 - b. A type "A" Bufferyard (see Section [19-908](#)) with a minimum six-foot opaque wall or fence shall be provided along any property line where parking directly abuts a residential use or district.
- 3. Public Services
 - a. *Telecommunication Facilities*

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

4. Nursing Residential Care Facilities

b. Nursing Care Facilities

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

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

b. Community Care Facilities for the Elderly

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

- a. Management services consistent with the needs of the complex shall be permitted, including meal services and day-to-day support for elder or conveyance care complexes.
- b. The management office may either be located within a dwelling unit or in a separate structure subject to the dimensional requirements of the district.

- c. Required employee parking shall be provided behind the front building line; however, guest parking may be provided at the front entrance of the principal structure.
- d. Documentation of all required state statutory licensing must be submitted prior to permit issuance.
- e. This use may include dwelling units that are exclusively restricted to visitors, patients, or members of the staff.
- f. A minimum of one upper story tree, a minimum two inch caliper in size, shall be planted at 30 foot intervals along the entire length of the street frontage of the tract.
- g. A minimum of 20 percent open space shall be required with no less than three percent common open space.
- h. An unlit monument sign not exceeding 42 square feet in area may be permitted.
- i. An externally illuminated wall sign or individually mounted channel letters shall be permitted at the main entrance to the building. The letters shall be no larger than 18 inches and contain only the name and address of the facility.
- 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 ²: See Section 19-305, Endnote 2

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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.

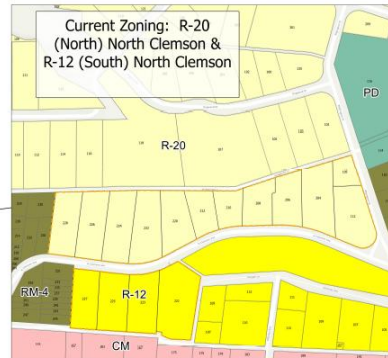
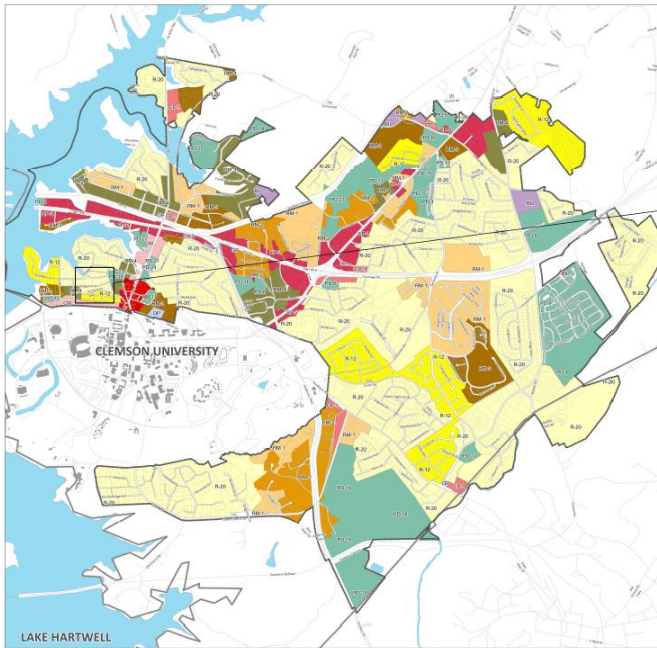
22. Professional Services

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.

Attachment #9

J. Peabody Handout



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

Zoning Classification

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

