

PLANNING COMMISSION MEETING

Monday, May 11, 2026

6:00 p.m.

MINUTES

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

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

Members absent: Benji Cumbie

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

The meeting was livestreamed and recorded on YouTube.

1. Call to Order:

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

2. Public Session (2:38)

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

Adoption of Minutes (6:22)

a. April 13, 2026 – Regular Meeting

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

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

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

5. Action Items (12:37)

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

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

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

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

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

Mr. Tyler then opened the session for public input.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The motion was approved by a 6-0 vote.

6. Advisory Items (1:39:01) – none

7. Discussion Items (1:39:08)

a. Future of Area Near North Clemson Avenue

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

b. Concepts for Student Housing Zoning District

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

8. Staff Reports – (2:22:57)

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

9. Other Items (2:23:43)

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

10. Adjourn (2:24:23)

Mr. Tyler called for a motion to adjourn. Mr. Rice made a motion to adjourn; Mr. Crolley seconded the motion. Mr. Tyler called for a vote by a show of hands; there was no opposition. The motion was unanimously approved by a 6 - 0 vote.

The meeting was adjourned at 8:24 p.m.

Respectfully submitted,

Kelly Roach, Recording Secretary

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

Attachment #1

Public Comments Received After May Meeting Deadline

4/13/26, 1:20 PM

City of Clemson South Carolina Mail - Fwd: City of Clemson-#3184453 Public Meeting Comments - BAR, BZA, Planning Commis...



Art Holbrooks <aholbrooks@cityofclemson.org>

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

1 message

Kelly Roach <kroach@cityofclemson.org>

Mon, Apr 13, 2026 at 1:07
PM

To: Art Holbrooks <aholbrooks@cityofclemson.org>

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

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

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

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

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

City of Clemson

New Report Submitted - [#3184453](#)

Status

New

Work Order

[#3184453](#)

Issue Type

Public Meeting Comments - BAR, BZA, Planning Commission
Meetings

Subtype

Planning Commission Public Comments

Notes

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

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

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

Address

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

**Citizen's
Address**

**204
edgewood
Ave**

[Open Report](#)

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

Please do not change subject line when responding.

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

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Attachment #2

Clemson University Summary Report on Enrollment



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

Clemson is a point of destination!

Enrollment Growth

29,545

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

29,077

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

5,050

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

1,675

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

65,977

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

94.1%

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

Student Housing

20%

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

7,440

Fall 2025 occupancy in campus housing; includes Bridge to Clemson

799

New campus beds after high-rise renovations + Douthit expansion

First-Year Resident Parking

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

OUR PARTNERSHIP

Parking & Transit

911,000+

Number of community transit riders on CATbus in FY25

1,200

Spaces opening on campus in Fall 2027 with new parking deck

Gold Route

Added transit loop covers GrandMarc, Publix shopping center

Economic Impact

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

April 11

Tigertown Takeover (admitted student day)

May 2

George Strait concert

May 5-8

Spring Commencement

June 26-27

Morgan Wallen concerts

June and July

Ready, Set, Roar! orientation
Athletic camps

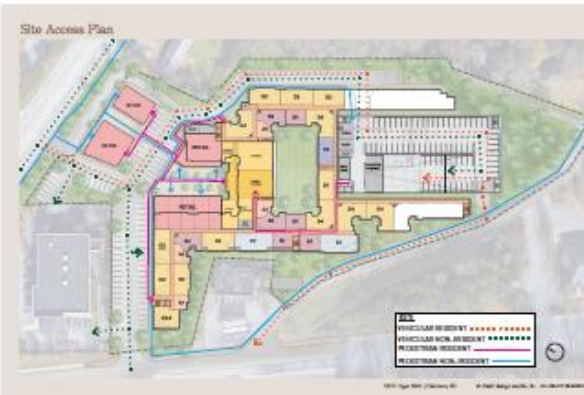
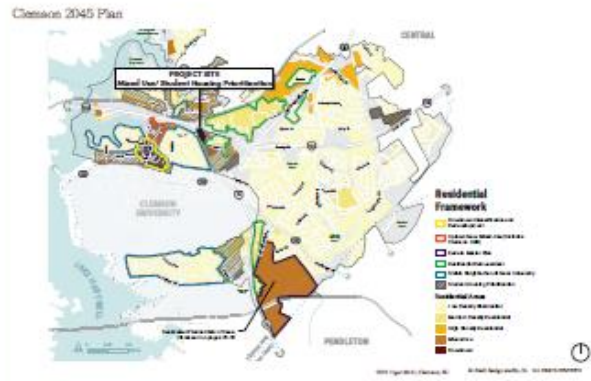
Communication

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

- High-level news
- Upcoming events
- Anticipated impacts

Attachment #3







03 Retail Vision



Site Plan

SPACE	SF	USE	EXAMPLES
A	2,400	PHI	Quick service restaurant
B	2,307	PHI	Full service restaurant
C	1,304	PHI	Coffee, pastry
D	3,080	Fitnes	HOT, swimming
E	3,080	Service	Hot sales
F	3,080	Service	Hot sales
G	2,190	Fitnes	Yoga, pilates, barre
Total	18,600		

Revel



Kohatsu Wholes

Parking Considerations

The parking will play an important role at 1370 Tiger Blvd. As designed 1370 will be able to accommodate a diverse range of parking patterns. The surface parking is designed to accommodate patrons visiting the site for retail purposes. The mix of operations shown herein illustrates how the timing of each operation plays an important role in the demand for spaces. By having a diverse mix of peak business times across the operations, we are able to offset the surface parking in a way that can accommodate patrons throughout the course of each day of the week. The first floor of the deck will also be able to accommodate additional retail employees and vehicles pick-up/drop-off on the surface spots.

Day	Max Bldg	Weekdays				Weekends			
		Ar 12p	12p-4p	4p-6p	Ar 12a	Ar 12p	12p-4p	4p-6p	Ar 12a
Coffee	10	10	10	8	0	10	10	8	0
PHI	30	0	30	30	30	0	30	30	30
QSR	10	0	10	10	10	0	10	10	0
Fitnes	7	7	0	7	0	7	0	7	0
Service	3	3	3	3	0	3	3	1	0
Total	60	20	48	58	40	28	53	59	30

Revel

Kohatsu Wholes

04 Community Benefits

Community Benefits

Total Community Benefit Value \$1,825,000

City Donation for CAT Bus	\$750,000
Golden View - Parking Lot Improvements	\$80,000
Golden View - Other Deferred Maintenance	\$80,000
Golden View - New Roof	\$75,000
City Donation for affordable housing production or housing repair and aging in place upgrades for neighborhood residents	\$300,000
City Donation for CAAM	\$150,000
Two Bus Shelters at Highway 70	\$90,000
Retail Leasing Incentives	\$900,000

Other Benefits

15,690 SF

Class A Retail
8,500 SF more than
By-Right Plan

7,215 SF

Public Plaza
Area

\$1.5M

Annual Net Add'l Taxes
generated by the Project,
\$500K of which are not new
taxes to the City of Channahon

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Thank you!

Project Contacts:

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Director Of Acquisitions
Phone: 318-403-3000
Email: dougsmith@revel.com

Mark Inman
Sr. Development Manager
Phone: 630-231-3000
Email: markinman@revel.com

Mark Arnes
Sr. Development Analyst
Phone: 666-217-5324
Email: markarnes@revel.com

05 Appendix

Kennedy Wilson Campus Living

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

Community Features

- Customized amenities that fit university students
- State-of-the-art fitness centers
- Think, group study areas
- Thoroughly designed with modern finishes and features

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

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

Kennedy Wilson Campus Living - Portfolio Summary

Developed

UF Aperture 204 Units (200 beds) Delivered 2021	ND ND The 87 222 Units (212 beds) Delivered 2024	GT GT Khaki 228 Units (212 beds) Delivered 2024	FIU FIU Laple 228 Units (212 beds) Delivered 2023
M M Temple Row 424 Units (4,432 beds) Delivered 2023	NC NC The Trade At Old State 306 Units (1,158 beds) Delivered 2025	ASU ASU Canvas 368 Units (352 beds) Delivered 2021	

Pipeline

Clemson 222 Units (212 beds) Delivering 2024	NC State 222 Units (218 beds) Delivering 2025	ATM ATM Texas A&M 240 Units (240 beds) Delivering 2025
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6,740 Total Beds

7 Developed Properties

3 Pipeline Deals

2,020 Developed Units

2,434 Pipeline Beds

Kennedy Wilson Campus Living

Why Clemson?

I. Selective, Mission-Aligned Development

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

II. Prime Location & Alignment with City Goals

- 1310 Tiger Blvd is a high-visibility site on the doorstep of campus
- Complements Clemson's strategy for focused mixed-use growth at Tiger and Highway 78

III. Responding to Student Housing Needs

- Enrollment growth has outpaced the current student housing supply
- Existing neighborhoods are pressure from wretched traffic, inconsistent oversight
- This development will offer attractive, well-managed housing that saves stress on surrounding areas and aligns with the university's student-housing goals

	2025	2026	2027	2028	2029
Off-Campus Demand*	22,043	22,496	22,836	23,364	23,682
On-Campus Supply	0	220	1,900	1,386	752
Total Off-Campus Supply	13,750	13,870	13,273	16,372	17,334
Supply Deficit**	8,293	9,335	7,063	6,992	6,338

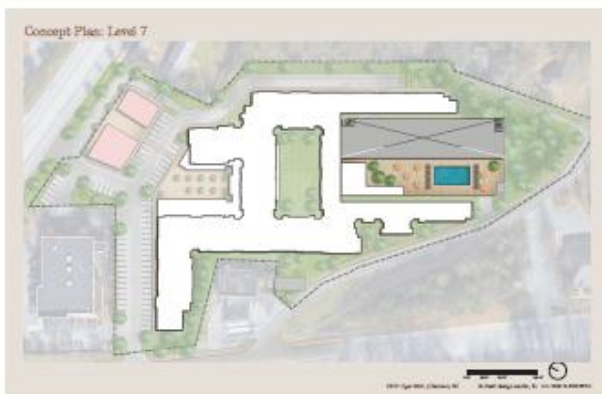
* Based on projected enrollment growth. ** Based on projected enrollment growth.

Cross-Market Comparison of Pedestrian Student Housing Supply

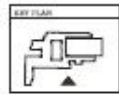
Peer Schools	Full Time Enrollment	Off-campus Student Housing Beds within 0.5 miles of campus	Private Pedestrian Beds as % of Enrollment
Florida State University	38,340	20,704	53%
University of Texas	50,000	26,325	53%
Duke	18,000	7,806	43%
NC State	31,340	12,765	41%
Georgia Institute of Technology	26,780	10,803	40%
University of Tennessee	34,787	11,375	33%
University of Arkansas	27,600	6,946	25%
University of Louisville	16,070	4,729	29%
Auburn University	26,023	6,946	26%
University of South Carolina	34,000	6,010	18%
University of North Carolina	12,600	2,781	22%
University of Georgia	26,070	6,536	25%
Louisiana State University	30,007	7,424	25%
Arizona Methodist University	6,476	1,975	30%
University of Virginia	22,722	4,300	19%
Clemson University	26,044	3,813	15%

* Based on projected enrollment growth. ** Based on projected enrollment growth.

Clemson Context Map

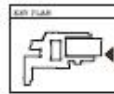


West Elevation



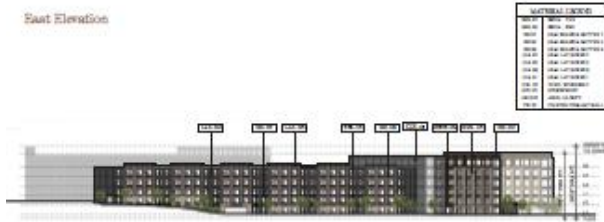
Scale: 1" = 40'

South Elevation



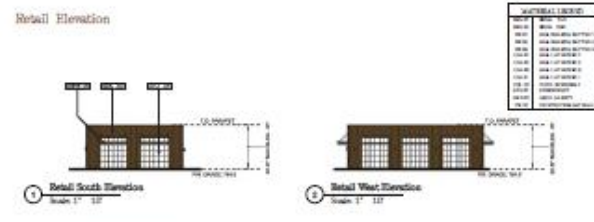
Scale: 1" = 40'

East Elevation



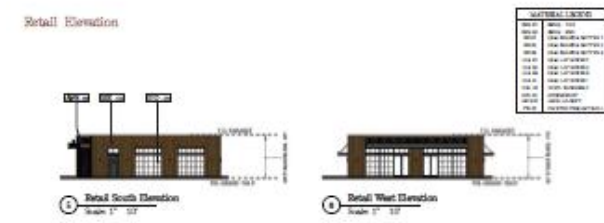
Scale: 1" = 40'

Retail Elevation



Scale: 1" = 40'

Retail Elevation



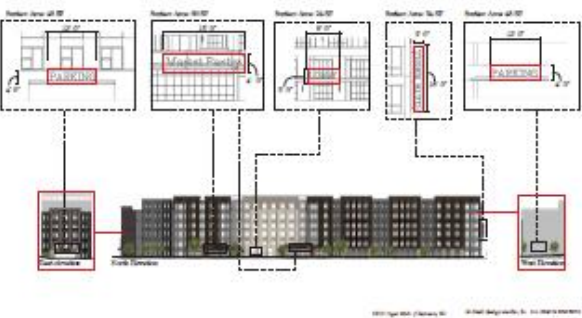
Scale: 1" = 40'

Material Board

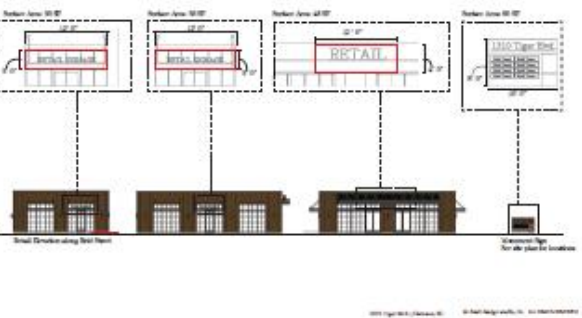


Scale: 1" = 40'

Signage Diagram



Signage Diagram - Retail

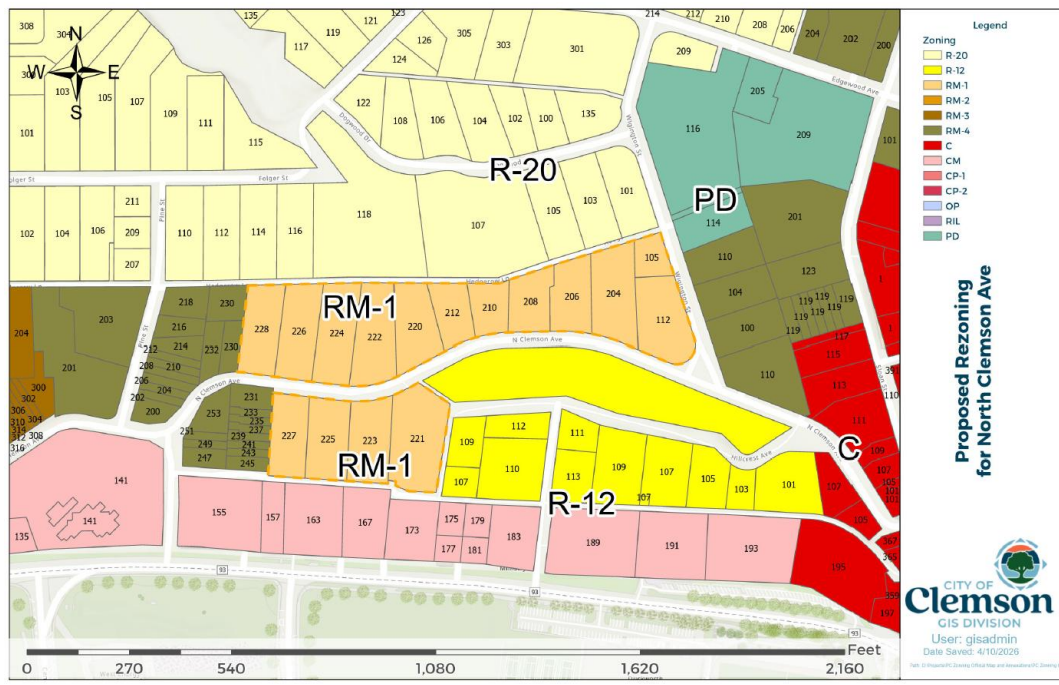
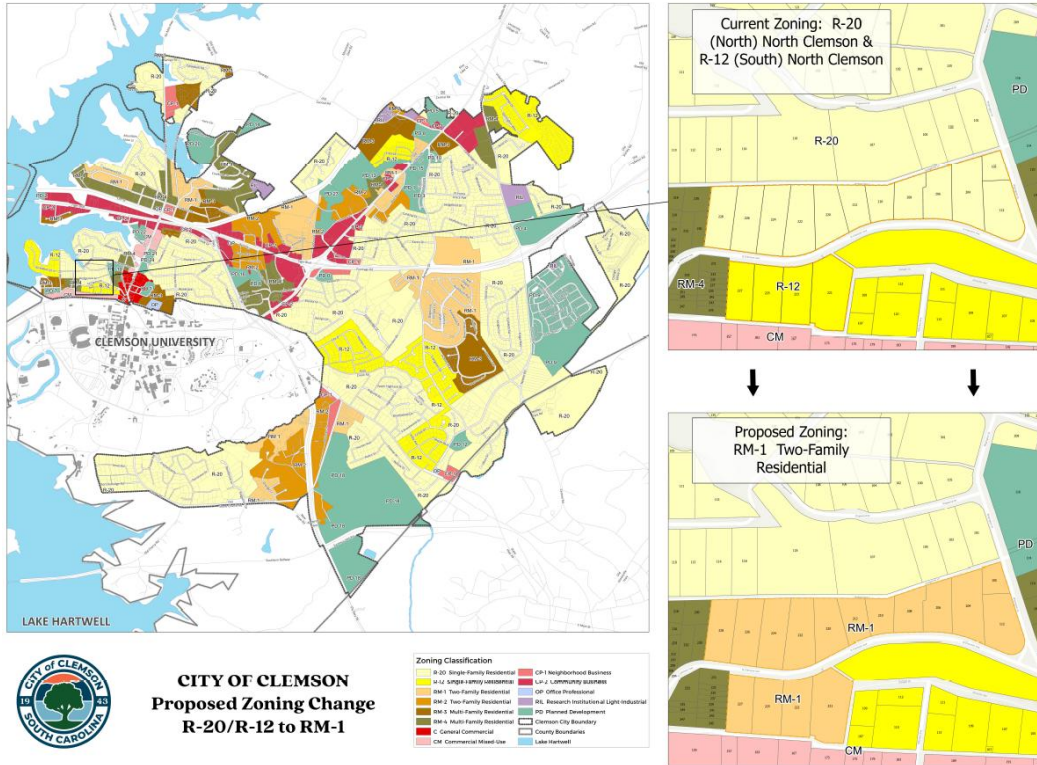


Existing Conditions



Attachment # 4

Discussion Handout – North Clemson Avenue Rezoning



Attachment #5

Discussion Handout – Student Housing District

2024-R-04 Proposed Text Amendment (Student Housing District)
Planning Commission Meeting – May 11, 2026
Proposed Text in **RED** Font Original Draft; Text in **PURPLE** Font is New Proposal

FOR DISCUSSION ONLY

CODE OF ORDINANCES

CHAPTER 19 ZONING (1)

ARTICLE 18. RESIDENTIAL DISTRICTS AND DISTRICT REGULATIONS

DIVISION 1. RESIDENTIAL DISTRICTS

Sec. 19-301. Residential districts described.

I. MH Middle Housing Residential District. The purpose of the MH residential district is to create conditions where naturally occurring affordable and attainable housing can be created by developers without the need of government subsidies. This district allows for higher density while keeping the occupancy low to encourage non-student residence. Housing in this district cannot be rented by the bed but must be rented by unit.

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

ARTICLE 18. RESIDENTIAL DISTRICTS AND DISTRICT REGULATIONS

DIVISION 1. RESIDENTIAL DISTRICTS

Table 19-302. Table of Uses for Residential Districts

USE CATEGORY	USE TYPE	NAICS CODE	P = Permitted Use C = Conditional Use SE = Special Exception Dash (-) = Use not Permitted										CDE Reference
			R-10	R-12	R-14	R-16	R-18	R-20	R-22	R-24	R-26	R-28	
Single-Family Residential	Single-Family Dwelling	NA	P	P	P	P	P	P	P	P	P	P	
	Manufactured Home	NA	-	-	-	-	-	-	-	-	-	-	
	Duplex Dwelling	NA	-	-	C	C	C	C	C	C	C	C	
	Triplex Dwelling	NA	-	-	C	C	C	C	C	C	C	C	
Two-Family Residential	Two-Family Dwelling	NA	-	-	C	C	C	C	C	C	C	C	
	Triplex Dwelling	NA	-	-	C	C	C	C	C	C	C	C	
	Fourplex Dwelling	NA	-	-	C	C	C	C	C	C	C	C	
Residential Developments, Various	Public Home Development	NA	-	-	C	C	C	C	C	C	C	C	See Subcode 3
	Zero-Lot-Line Development	NA	-	-	C	C	C	C	C	C	C	C	See Subcode 3
	Conservation Development	NA	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	See Subcode 3.3.4

1

2024-R-04 Proposed Text Amendment (Student Housing District)
Planning Commission Meeting – May 11, 2026
Proposed Text in **RED** Font Original Draft; Text in **PURPLE** Font is New Proposal

FOR DISCUSSION ONLY

Group Homes	Townhouse Development	NA	-	-	C	C	C	C	C	C	C	C	
	Multi-Family Development	NA	-	-	C	C	C	C	C	C	C	C	
	Affordable Housing Development	NA	-	-	SE	SE	SE	SE	SE	SE	SE	SE	
	Group Home including Group Home for Young Adults Transitioning out of Foster Care	6220 62299 67	SE	SE	SE	SE	SE	SE	C	C	C	C	See Subcode 4
Public Utilities	Group Home for the Care of Individuals with Physical Handicaps and/or Special Needs	6223 10 6229 99	SE	SE	SE	SE	SE	SE	C	C	C	C	See Subcode 4
	Private Recreational Facilities Serving a Neighborhood or Residential Complex (new development)	NA	C	C	C	C	C	C	C	C	C	C	
	Private Recreational Facilities Serving a Neighborhood or Residential Complex (existing development)	NA	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	See Subcode 5
	Storage of Watercraft and Utility Trailers on Commonly Owned Property	NA	-	-	-	-	-	-	C	C	C	C	
Public Utilities	Management Office, Serving a Duplex, Townhouse, or Multi-Family Development	5311 10	-	-	-	C	C	C	C	C	C	C	
	Electric Power Generation, Transmission and Distribution (Minor)	2211	P	P	P	P	P	P	P	P	P	P	
	Natural Gas Distribution (Minor)	2212	P	P	P	P	P	P	P	P	P	P	
	Water, Sewage and Other Systems (Major), including Water Towers, but Excluding Treatment Facilities	2213	C	C	C	C	C	C	C	C	C	C	
Public Utilities	Water, Sewage and Other Systems (Minor), including pump/eff stations	2213	P	P	P	P	P	P	P	P	P	P	

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USE CATEGORY	USE TYPE	NAICS CODE	P = Permitted Use C = Conditional Use SE = Special Exception Dash (-) = Use not Permitted										CDE Reference
			R-10	R-12	R-14	R-16	R-18	R-20	R-22	R-24	R-26	R-28	
Public Services	Telecommunication Facilities	517	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
	Nursing Care Facilities	6221 10	-	-	-	-	-	-	-	-	-	-	
	Community Care Facilities for the Elderly	6223 1	-	-	C	C	C	C	C	C	C	C	
Educational Services	Kindergarten (with Academic Program) and Elementary & Secondary Schools	8111	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
	Religious, Civic, and Similar Organizations (operation on existing land)	8131	C	C	C	C	C	C	C	C	C	C	See Subcode 6
	Religious Organizations (operation of land assembly)	8131	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	See Subcode 6
Public Recreational Facilities	Public Recreational Facilities, Passive	NA	P	P	P	P	P	P	P	P	P	P	
	Public Recreational Facilities, Active	NA	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
	Library, Public	5191 20	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
General Government	Public Safety Facilities (including Police, Fire, and EMS, but excluding jails and detention centers)	9221 20 9221 99	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
	Cemetery (including crematory)	8122 20	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
	Retail Store	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	400-1
Other Services	Professional Services or Office	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	

ARTICLE 18. RESIDENTIAL DISTRICTS AND DISTRICT REGULATIONS

DIVISION 1. RESIDENTIAL DISTRICTS

Table 19-303. Table of Accessory Uses for Residential Districts

USE CATEGORY	USE TYPE	NAICS CODE	P = Permitted Use C = Conditional Use SE = Special Exception Dash (-) = Use not Permitted										CDE Reference
			R-10	R-12	R-14	R-16	R-18	R-20	R-22	R-24	R-26	R-28	

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USE CATEGORY	USE TYPE	NAICS CODE	P = Permitted Use C = Conditional Use SE = Special Exception Dash (-) = Use not Permitted										CDE Reference
			R-10	R-12	R-14	R-16	R-18	R-20	R-22	R-24	R-26	R-28	
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	84412 0	C	C	C	C	C	C	C	C	C	C	
	Adult Care Services, Group Adult Care Home 7 to 12 Clients	84412 0	-	-	-	C	C	C	C	C	C	C	
	Bed & Breakfast Inn	72119 1	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
	Childcare Services, Family Child Care Home, 6 or Fewer Children	84441 0	C	C	C	C	C	C	C	C	C	C	
	Childcare Services, Group Child Care Home 7 to 12 Children	84441 0	-	-	-	C	C	C	C	C	C	C	
	Cultivation of Land, Noncommercial	NA	C	C	C	C	C	C	C	C	C	C	
	Condominium & 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 townhouse/multi-family dwellings	NA	-	-	-	-	-	-	C	C	C	C	
	Equipment for Solar Energy Generation	NA	C	C	C	C	C	C	C	C	C	C	
	Fences and Walls	NA	C	C	C	C	C	C	C	C	C	C	
	Guest Cottage	NA	C	C	C	C	C	C	C	C	C	C	
	Home Occupations	NA	C	C	C	C	C	C	C	C	C	C	
	Honey Bees, including offsite or on-site sale of honey (excluding beekeepers selling bees, queens, nuclei, etc.)	11291 0	C	C	C	-	-	-	-	-	-	-	
	Keeping of Chickens	NA	C	C	C	C	C	C	C	C	C	C	
	Keeping of Livestock (except chickens)	NA	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	See Section 19-303, Subcode 3
Public Utilities	Parking Structure, Free-standing	81203 0	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	

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301112

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FOR DISCUSSION ONLY									
7. Nursing/Dependent Care Facilities									
a. Nursing Care Facilities									
1. Lot area, min. (acres)						2	2	2	2
2. Lot width at front building line, min.						150'	150'	150'	150'
3. Front setbacks, min.						50'	50'	50'	50'
4. Side setbacks, min.						25'	25'	25'	25'
5. Rear setbacks, min.						40'	40'	40'	40'
6. Structure <u>Setback</u> <u>to</u> max. in stories						3	3	4	3
7. Conditional Use Standards (RM-3, RM-3.5, & RM-4 Districts Only)									
b. Community Care Facilities for the Elderly									
1. Lot area, min. (acres)						1	1	1	1
2. Lot area per <u>dwelling unit</u> <u>and</u> <u>max.</u> (square footage)						4,000'	4,000'	4,000'	4,000'
3. Density <u>max.</u> (dwelling/unit)						11	11	14	11
4. Lot width at front building line, min.						100'	100'	100'	100'
5. Front setbacks, min.						25'	25'	25'	25'
6. Side setbacks, min.						10'	10'	10'	10'
7. Rear setbacks, min.						25'	25'	25'	25'
8. Structure <u>Setback</u> <u>to</u> max. in stories						40-3	40-3	40-3	40-3
9. Residential <u>setback</u> <u>max.</u>						2	2	3	2
10. Conditional Use Standards (RM-1, RM-2, RM-3, RM-3.5, & RM-4 Only)									
Educational Services									

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FOR DISCUSSION ONLY									
a. Corporations (with Academic Programs) and Detached or Secondary Schools									
1. Lot area, min. (acres)	5	5	5	5	5	5	5	5	5
2. Front setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'
3. Side setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'
4. Rear setbacks, min.	50'	50'	50'	50'	50'	50'	50'	50'	50'
5. Structure <u>Setback</u> <u>to</u> max. in stories	40-4	40-4	40-4	40-4	40-4	40-4	40-4	40-4	40-4
6. Impervious surface coverage, max.	30%	30%	30%	30%	30%	30%	30%	30%	30%
7. Conditional Use Standards (RM-3.5 District Only)									
8. Special Exception Standards (R-20, R-12, R-7, RM-1, RM-2, RM-3, RM-4 Districts Only)									
b. Religious, Civic, and Similar Organizations									
1. Lot area, min. (acres)	3	3	3	3	3	1.5	1.5	1.5	3
2. Front setbacks <u>max.</u> , min.	50'	50'	50'	50'	50'	25'	25'	25'	50'
3. Side setbacks <u>max.</u> , min.	50'	50'	50'	50'	50'	15'	15'	15'	50'
4. Rear setbacks <u>max.</u> , min.	50'	50'	50'	50'	50'	30'	30'	30'	50'
5. Structure <u>Setback</u> <u>to</u> max. in stories	3	3	3	3	3	3	3	3	3
6. Open space requirement, min.	25%	25%	25%	25%	25%	20%	20%	20%	25%
7. Conditional Use Standards for Expansion of Existing Religious Organizations (expansion on existing land) (All Districts)									
8. Conditional Use Standards for Religious Organizations (expansion of land assemblies of existing religious organizations) (All RM Districts)									
9. Special Exception Standards for Religious Organizations (expansion of land assemblies of existing religious organizations) (R-20 & R-12 Districts Only)									
10. Special Exception Standards for New Religious Organizations (All Residential Districts)									

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FOR DISCUSSION ONLY									
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>Setback</u> <u>to</u> max. (including lighting structures/poles which are subject to ARTICLE 10)	15'	15'	15'	15'	15'	15'	15'	15'	15'
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>Setback</u> <u>to</u> max. (including lighting structures/poles which are subject to ARTICLE 10)	40'	40'	40'	40'	40'	40'	40'	40'	40'
5. Conditional Use Standards (All RM Districts)									
6. Special Exception Standards (R-20 & R-12 Districts Only)									
General Government									
a. Library, Public									
1. Building area, max. (gross floor area)						4,000'	4,000'	4,000'	4,000'
2. Front setbacks, min.						50'	50'	50'	50'
3. Side setbacks, min.						50'	50'	50'	50'

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Other Services									
a. Sanitation (including Composting)									
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 gravel)	25'	25'	25'	25'	25'	25'	25'	25'	
4. Side setbacks, min. (including gravel)	10'	10'	10'	10'	10'	10'	10'	10'	
5. Rear setbacks, min. (including gravel)	10'	10'	10'	10'	10'	10'	10'	10'	
6. Structure <u>Setback</u> <u>to</u> max.	15'	15'	15'	15'	15'	15'	15'	15'	
7. Special Exception Standards (All Residential Districts)									
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 19-305 (C) 12.									
The front setback shall be 25 feet unless new yard parking or new always loading driveway is provided. In such cases, the front setback may be reduced to 15 feet.									
For parcels containing less than one acre, the maximum lot area coverage shall be 40 percent. For lots equal to or over one acre, the maximum lot area coverage shall be 30 percent. See Section 19-107 for definition of lot area coverage.									
No identical houses shall be side by side. Adjacent houses must have different architecture. A variation of roofing material, siding material or color alone does not fulfill this requirement.									
Maximum density calculations shall be applied for detached, single-household horizontal property neighborhood developments or if the property shall be owned and managed by a single legal entity.									
Minimum lot area shall apply for developments subdivided as lot single lots.									

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- ¹ Side setbacks on the "rear" side shall be measured at the drop line of the roof overhang. The entire structure must be contained on the lot containing the two-to-five structure.
- ² Base development standards for all uses shall be subject to the conditional standards for conversion developments in the RM-3.5 District.
- ³ The minimum setbacks for new structures meeting a religious organization established before July 1, 1981 shall be 25 feet on the front, 25 feet on the side, and 40 feet on the rear.
- ⁴ All residential developments of 3 or more units shall adhere to the design standards established in Table 19-110.2.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, 2-25-17; Ord. No. CC-2021-24, 10-04-2021; Ord. No. CC-2022-02, 01/03/2022; Ord. No. CC-2023-01, 0000000000)

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

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

RESIDENTIAL USES

1. Single-Family Residential Dwelling

a. Single-Family Dwelling

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

b. Manufactured Home

1. Conditional Use Standards (RM-2 District Only)
 - a. No more than one manufactured housing unit per lot.
 - b. Units shall be placed on permanent foundation supports of concrete or other suitable material adequate for the load.
 - c. Mobile features shall be removed and underpinning or skirting shall be installed around the entire unit.

2. Two-Family Residential Dwelling

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a. Duplex Dwelling

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

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

3. Residential Developments, Various

c. Townhouse Development

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

d. Multi-Family Development

3. Conditional Use Standards (SH Districts Only)

- a. The height of structures limited to 7 stories unless the main vehicular access to the site is via ~~Stoney Creek Drive or Daniel Drive~~ where in which case 14 stories is allowed. To go above exceed 7 stories the required buffer must be expanded to 30'-80' where the subject property abuts R-20 or R-12 zoned property.
- b. A bus stop or turnaround designed to meet the operational specifications of the Clemson Area Transit System (CAT) shall be provided if required by the CAT depending on availability of service.
- c. Facilities adequate to support the provision of household recycling services shall be provided to serve the development if required by the Department of Public Works, and
- d. Underground utilities shall be provided on the lot and the adjacent Right-of-Way. This can be waived with or without conditions by the Zoning Official if this is unfeasible for a reason such as the utilities in question are a Transmission Line.
- e. For structures over 24' in height, the facade shall be designed to present a top, middle, and bottom story as described in ARTICLE XI, Table 19-1110.2.d.

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- i. 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 lintel, or a framing feature such as pilasters or columns.

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

- h. Buildings having a maximum length exceeding 120 feet in length shall have a change in plane or significant architectural detail for each 40 feet of unbroken plane having a minimum depth of five feet with a significant feature such as a courtyard or plaza incorporated into the facade's overall length. The plaza or courtyard shall have a minimum depth of 20' in depth and 20' in width. In no case shall an individual building exceed 200'-250' in length.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- x. Board of Architectural Review approval is required.

4. Group Homes

1. Group Home

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

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

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

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

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

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1. Conditional Use Standards (MH, SH, RM-3, RM-3.5, and RM-4 Districts only): See Section 19-908
- a. Management Office Serving a Duplex, Townhouse, or Multi-Family Development
 1. Conditional Standards (MH, SH, RM-1, RM-2, RM-3, RM-3.5, and RM-4 Districts): See Section 19-304-A.3

4. Nursing Residential Care Facilities

- a. Nursing Care Facilities
 1. Conditional Use Standards (MH, SH, RM-3, RM-3.5, & RM-4 Districts Only)
- a. Community Care Facilities for the Elderly
 1. Conditional Use Standards (MH, SH, RM-1, RM-2, RM-3, RM-3.5, & RM-4 Only)
 - a. An unit monument sign not exceeding 42 square feet in area may be permitted.
 - b. An externally illuminated wall sign or individually mounted channel letters shall be permitted at the main entrance to the building. The letters shall be no larger than 18 inches and contain only the name and address of the facility.
 - a. If new construction, the building must receive Board or Architectural Review approval and the building must conform to the architectural standards as shown in Appendix A.

5. Educational Services

- b. Kindergarten (with Academic Program) and Elementary and Secondary Schools
 1. Conditional Use Standards (RM-3.5 District Only) AND
 2. Special Exception Standards (R-20, R-12, R-7, MH, SH, RM-1, RM-2, RM-3, RM-4 Districts Only): See Section 19-908

7. Public Recreational Facilities

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

8. General Government

1. Library, Public
 1. Conditional Use Standards (RM-3.5 District only) AND
 2. Special Exception Standards (R-20, R-12, R-7, RM-1, RM-2, RM-3, RM-4, MH, SH Districts Only): See Section 19-908

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- a. Public Safety Facilities (including Police, Fire and EMS, but excluding Jails And Detention Centers)
 1. Conditional Use Standards (RM-3.5 District Only) AND
 2. Special Exception Conditions (R-20, R-12, R-7, MH, SH, RM-1, RM-2, RM-3, RM-4 Districts Only): See Section 19-908
9. Other Services
 1. Cemetery (excluding Crematory)
 1. Special Exception Standards (All RM Districts, SH & MH): See Section 19-908

RESIDENTIAL ACCESSORY STRUCTURES & USES²: See Section 19-305, Endnote 2

...

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

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

Table 19-802. Off-Street Parking Space Requirements		
NICS Category	Use Type	Parking Spaces Required
Residential Uses	<u>Mobile Home</u> , Incorporated into Mixed-Use <u>Buildings</u>	a. 5 space per bedroom ¹
	Single-Family Homes, Townhomes, Triplexes, Quadplexes, Peltis Homes, Duplex Homes, Zero-Cost Live Homes	2 spaces per <u>apartment unit</u>
	Multi-household <u>condo</u> complex	1 space per bedroom ¹ to a minimum of 3 spaces per bedroom. A maximum parking that will be allowed and there is no minimum.

¹ In all residential units used within can be allowed at the discretion of the Zoning and Codes Administrator.

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