

2014-R-21 Zoning Text Amendment, Section 19-902.B. Applicability for Bufferyard and Screening Standards

AN ORDINANCE TO AMEND SECTION 19-902.B APPLICABILITY OF BUFFERYARD AND SCREENING STANDARDS IN THE CITY OF CLEMSON ZONING ORDINANCE TO CLARIFY LANGUAGE FOR NON-RESIDENTIAL USES AND/OR MIXED-USES ABUTING OTHER NON-RESIDENTIAL AND/OR MIXED-USES WITHIN COMMERCIAL DISTRICTS.

To Amend Section 19-902.B Applicability by amending the language to clarify requirements for Bufferyards and Screening Requirements as follows:

Section. 19-902. Applicability

- A. The following developments must bring the site into compliance with the requirements of this section:
1. Any new public or private development;
 2. Changes to use of higher impact as determined by the Zoning and Codes Administrator;
 3. Properties that have remained unused or without a permitted use for a period of 120 days;
 4. Any improvements with total cost exceeding 50 percent of the assessed value of the building according to county tax records;
 5. Expansions of existing structures exceeding 50percent of the pre-expansion floor area; and
 6. Any vehicular use area that is enlarged.
- B. ~~Between two~~ non-residential and/or mixed-use structures within commercial districts, bufferyard requirements shall not apply.