

**2014-R-24 Zoning Text Amendment, Section 19-404, Table 19-404-1. Density Bulk, and Dimensional Requirements for Principle and Accessory Uses and/or Structures in the Non-Residential Districts.**

***AN ORDINANCE TO AMEND SECTION 19-404, TABLE 19-404-1. DENSITY BULK, AND DIMENSIONAL REQUIREMENTS FOR PRINCIPLE AND ACCESSORY USES AND/OR STRUCTURES IN THE NON-RESIDENTIAL DISTRICTS TO CORRECT THE MINIMUM FRONT SETBACK REQUIREMENTS IN CM DISTRICTS FROM 0FT TO 8FT TO CORRESPOND WITH THE MINIMUM 8FT FRONT BUFFERYARD STANDARD.***

**Section 19-404. Density, Bulk, and Dimensional Requirements for Principal and Accessory Uses and/or Structures in the Non-residential Districts**

- A. The minimum standards for density, bulk, and other related dimensional requirements are hereby established in Table 19-404-1 for all non-residential districts. Section endnotes are provided to clarify specific requirements that apply to the uses designated.
- B. In addition to the requirements of Table 19-404-1, the design requirements in Article XI Architectural Review Districts may also apply.

**Table 19-404-1. Density, Bulk, and Dimensional Requirements for Principal and Accessory Uses and/or Structures in the Non-residential Districts**

USE	DISTRICTS									Reference
	C	CM	CP-1	CP-2	CP-3	OP	RIL	OR	M	
<b>A. MINIMUM DIMENSIONAL AND/OR BULK STANDARDS FOR ALL NON-RESIDENTIAL DISTRICTS</b>										
1. Front setback, max.	3'/15' <sup>i</sup>	8'/15' <sup>1</sup>	8'	35'	35'	25'	35'			See Section 19-404-1. Endnote 1
2. Front setback, min.	0'	<del>0'</del> 8'	8'	8'	15'	8'	35'	25'	50' <sup>ii</sup>	See Section 19-404-1. Endnote 2
3. Side setback, min.	0'	0'	0'	0'	0'	0'	25'	10'	50' <sup>2</sup>	See Section 19-404-1. Endnote 2

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- i The maximum front setback in the C and CM Districts shall be three-feet in C and eight-feet in CM unless an outdoor cafe, courtyard, or similar space is provided in front of the building line. In such cases, the maximum front setback shall be 15 feet, except that a porte cochere or similar covered area serving a hotel's main entrance may have a maximum depth of 20 feet with the principle structure meeting the 15 foot setback.
- ii Minimum lot size applies to both a standalone industrial facility or a multi-tenant business or development park/campus.

**2014-R-25 Zoning Text Amendment, Section 19-405, Table 19-405.A.1.a. Table of Standards for Conditional Uses and Special Exceptions for Non-Residential Districts.**

**AN ORDINANCE TO AMEND SECTION 19-405, TABLE 19-405. TABLE OF STANDARDS FOR CONDITIONAL USES AND SPECIAL EXCEPTIONS FOR NON-RESIDENTIAL DISTRICTS TO AMEND TABLE 19-405.A.1.A.1) AND TABLE 19-405.A.1.A.2) TO CLARIFY THE STANDARDS FOR REQUIRED COMMERCIAL FRONTAGE IN MIXED-USE STRUCTURES IN C AND CM DISTRICTS.**

**Section 19-405. Standards for Conditional Use and Special Exceptions for Non-residential Districts**

The standards for conditional use and special exceptions in the non-residential districts are hereby established in Table 19-405.

**Table 19-405. Table of Standards for Conditional Uses and Special Exceptions in Non-residential Districts**

<b>A. RESIDENTIAL USES</b>	
<b>1. Residential Developments, Various</b>	
<b>a. Mixed-use Structures</b>	
<b>1) Conditional Use Standards [C District Only]</b>	
<ul style="list-style-type: none"> <li>a) Principal use structure(s) that front College Avenue shall have service, retail, or office uses along 100 percent of the façade <b>at ground level</b> that abuts the street, sidewalk, or grade level.</li> <li>b) Service, retail, or office uses shall occupy a space along the frontage of the principal use structure <b>at ground level</b> that has a minimum depth of 25 feet.</li> <li>c) No more than one entrance, not exceeding 25 feet in width per street frontage, may be allowed to provide vehicular access to the interior of the building or site. An additional five feet of width for a pedestrian sidewalk shall be provided.</li> <li>d) One eight foot wide entrance doorway providing pedestrian access to the interior of the principal use structure may be permitted per street frontage.</li> <li>e) Balconies shall comply with the following: <ul style="list-style-type: none"> <li>i. Shall not extend past the property line;</li> <li>ii. Shall not overhang any public or private sidewalks; and</li> <li>iii. Balconies shall be prohibited for portions of buildings abutting residentially zoned R-20 and R-12 properties.</li> </ul> </li> <li>f) Dwelling units are permitted subject to the following:</li> </ul>	

**2014-R-25 Zoning Text Amendment, Section 19-405, Table 19-405.A.1.a. Table of Standards for Conditional Uses and Special Exceptions for Non-Residential Districts.**

<ul style="list-style-type: none"> <li>i. Dwelling units are only allowed on floors above the grade level for any portion of a principal use structure(s) that abuts a public right-of-way or sidewalk or any property owned by the City of Clemson or the US Army Corps of Engineers other than for properties fronting Daniel Drive as noted in subparagraph b.;</li> <li>ii. For portions of a mixed use structure(s) not covered in subparagraph (e) (i), dwelling units may be located within the principal use structure(s) on any grade/floor provided no access to the dwelling units shall be permitted along the exterior of the building other than as provided by subparagraph (d); and</li> <li>iii. Each dwelling unit shall have minimum floor area of 350 square feet.</li> <li>g) On-site management shall be required for short-term rentals of any dwelling unit of less than 30 days of occupancy.</li> </ul>	
<p><b>2) Conditional Use Standards [CM District Only]</b></p>	
<ul style="list-style-type: none"> <li>a) Service, retail, or office uses shall occupy a space along the frontage of the principal use structure <b>at ground level</b> that has a minimum depth of 25 feet.</li> <li>b) No more than one entrance, not exceeding 25 feet in width per street frontage, may be allowed to provide vehicular access to the interior of the building or site. An additional five feet of width for a pedestrian sidewalk shall be provided.</li> <li>c) One eight foot wide entrance doorway providing pedestrian access to the interior of the principal use structure may be permitted per street frontage.</li> <li>d) Balconies shall comply with the following: <ul style="list-style-type: none"> <li>i. Shall not extend past the property line;</li> <li>ii. Shall not overhang any public or private sidewalks; and</li> <li>iii. Balconies shall be prohibited for portions of buildings abutting residentially zoned R-20 and R-12 properties.</li> </ul> </li> <li>e) Dwelling units shall be above the grade level floor(s) and fully contained within a principal use building.</li> <li>f) Each dwelling unit shall have minimum floor area of 350 square feet.</li> <li>g) On-site management shall be required for short-term rentals of any dwelling unit of less than 30 days of occupancy.</li> </ul>	

# 2014-R-26 Zoning Text Amendment, Section 19-634 Application Requirements

## ***AN ORDINANCE TO AMEND SECTION 19-634 TO CORRECT THE LETTERING OF THE SECTION TO CORRECT A SCRIBNERS ERROR.***

### **Section. 19-634. Application Requirements**

The following shall be submitted with an application for a communication tower permit:

- A. One copy of typical specifications for proposed structures and antenna, including description of design characteristics and material;
- B. A site plan drawn to scale showing:
  - 1. Property boundaries;
  - 2. Communication tower location;
  - 3. Communication tower height;
  - 4. Guy wires and anchors;
  - 5. Existing structures;
  - 6. Photographs or elevation drawings depicting typical design of proposed structures;
  - 7. Parking;
  - 8. Fences, Landscape plan; and
  - 9. Existing land uses on adjacent property.
- ~~C.~~ ~~B.~~ A site plan may be required if antenna is to be mounted on an approved existing structure;
- ~~D.~~ ~~C.~~ Prototypical drawings indicating various types of equipment to be located on the communication tower may be submitted at the time of the permit application;
- ~~E.~~ ~~D.~~ A current map, or update for all existing maps on file, showing locations of applicant's antenna, facilities, existing communication towers, and proposed communication towers, serving any property within the city;
- ~~F.~~ ~~E.~~ Identification of the owner of all antennas and equipment to be located on the site;
- ~~G.~~ ~~F.~~ Written authorization from the site owner shall be provided as part of the

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application;

- H. ~~G.~~ A line-of-sight analysis showing the potential visual and aesthetic impacts on adjacent residential districts shall be provided as part of the application;
- I. ~~H.~~ Satisfactory evidence shall be provided, indicating the following:
  - 1. The proposed antenna and equipment cannot be accommodated and function as required by applicable regulations and applicant's technical design requirements without unreasonable modifications on any existing structure or communication tower under the control of the applicant; and
  - 2. Available publicly-owned sites and available privately-owned sites occupied by a compatible use are unsuitable for operation of the facility under applicable communications regulations and the applicant's technical designs requirements.
- J. ~~I.~~ Applicant must provide the following:
  - 1. Written documentation from a registered engineer that the proposed facility will contain only equipment meeting FCC rules; and
  - 2. Written indemnification of the city and proof of liability insurance or financial ability to respond to claims of up to one million dollars (\$1,000,000.00) in the aggregate, which may arise from operation of the facility during its life, at no cost to the city, in a form approved by the city attorney.
- K. ~~J.~~ All applications for approval of a communication tower must be accompanied by a fee of two hundred dollars (\$200.00) and, if applicable, any additional fees required by the city on applications for special exception or variance.

**2014-R-27 Zoning Text Amendment, Section 19-701 Sign Regulations to correct a Scribner error.**

***AN ORDINANCE TO AMEND SECTION 19-701.N.6 TO CORRECT SCRIBNERS ERRORS***

**Section. 19-701. General Sign Standards**

- N. The placement of all signs in all zoning districts shall comply with the following:
1. Signs must be located entirely on private property, unless otherwise permitted by this ordinance;
  2. A minimum three foot setback shall be maintained between any part of a freestanding sign and a property line unless otherwise specified;
  3. Unless otherwise specified all wall mounted signs shall only be allowed when facing a public right-of-way or a parking lot with at least five parking spaces on the same lot;
  4. In the case of multi-tenant buildings the wall mounted sign shall be located within the exterior perimeter of the tenant space facing the right-of-way or a parking lot with at least five parking spaces on the same lot;
  5. Wall signs shall be limited to the first floor of any building;
  6. Buildings greater than 24 feet in height shall be allowed a maximum of two main identification signs on the building and the sign(s) shall be located at or above twenty-four 24 feet as measured on the front of the building;
  7. Projecting signs shall be located along a pedestrian corridor or in the case of buildings with multiple floors they may be located on a corner of the building no higher than 50 percent of the height of the building and perpendicular to a sidewalk or right-of-way.

**2014-R-28 Zoning Text Amendment, Section 19-1113. Architectural Review Overlay District Standards to clarify rear façade step-back requirements in AR-2 Districts.**

**AN ORDINANCE TO AMEND SECTION 19-1113. ARCHITECTURAL REVIEW OVERLAY DISTRICT STANDARDS TO CLARIFY REAR FAÇADE STEP-BACK REQUIREMENTS IN AR-2 DISTRICTS.**

**Section 19-1113. Architectural Review Overlay District Standards**

B. Standards.

**Table 19-1110 Architectural District Standards**

STANDARD	AR DISTRICT				
	#1	#2	#3	#5	#6
<b>1. ARCHITECTURAL STANDARDS</b>					
<b>c. Exterior Building Design—Façade Design</b>					
1) Façade step-back requirements for the front building façade shall be designed to provide a horizontal break in the front building façade that prevents taller structures from loaming over the public sidewalk and right-of-way.	✓	✓	-	-	✓
2) When at least 50 percent of the façade of the structure is located within five feet of a public or private right-of-way the building façade shall be step-backed at least eight feet for structures over 24 feet in height beginning at or before the third floor level.	✓	✓	-	-	-
3) In the CM Districts only, the rear building façade shall be step-backed at least eight feet for structures over 24 feet in height beginning at or before the second floor level. <b>No step-back is required for rear facades located 33 feet or more from the rear property line.</b>		✓			✓