

CC-2015-25 An ordinance to amend Section 19-107 Definitions and Article III Residential Districts Section 19-302 Table 19-203 and Section 19-305, Table 19-305 to allow Game Day Parking as a Conditional Use.

Amend Section 19-107 Definitions as follows:

Gameday parking means special event parking associated to a home football game at Clemson University or other special event approved by City Council.

Amend Section 19-302, Table 19-302 to add Gameday Parking as a conditional use as follows:

Section 19-302. Table of Uses for Residential Districts

The uses allowed in the residential districts of the City of Clemson Zoning Ordinance are hereby established as shown in the following table. Section endnotes are provided to clarify specific requirements that apply to the uses designated. References North American Industry Classification System (NAICS) 2007 edition.

Table 19-302. Table of Uses for Residential Districts

P = Permitted Use C = Conditional Use SE = Special Exception Dash (-) = Use not Permitted										
USE CATEGORY	USE TYPE	NAICS CODE	R-20	R-12	RM-1	RM-2	RM-3	RM-3.5 ¹	RM-4	C/SE Reference
A. RESIDENTIAL USES										
Single-Family Residential Dwelling	Single-family Dwelling	NA	P	P	P	P	P	C	P	
	Manufactured Home	NA	-	-	-	C	-	-	-	
Two-Family Residential Dwelling	Duplex Dwelling	NA	-	-	P	P	P	C	P	
Residential Developments, Various	Patio Home Development	NA	-	-	C	C	C	C ²	C	See Section 19-302 Endnote 2

File#: 2015-R-14

Planning Commission: May 11, 2015; July 13, 2015

Public Hearing: June 15, 2015

First Reading: July 6, 2015; July 20, 2015

Second Reading:

CC Ordinance #: CC-2015-25

CC-2015-25 An ordinance to amend Section 19-107 Definitions and Article III Residential Districts Section 19-302 Table 19-203 and Section 19-305, Table 19-305 to allow Game Day Parking as a Conditional Use.

P = Permitted Use C = Conditional Use SE = Special Exception Dash (-) = Use not Permitted										
USE CATEGORY	USE TYPE	NAICS CODE	R-20	R-12	RM-1	RM-2	RM-3	RM-3.5 ¹	RM-4	C/SE Reference
	Zero-Lot-Line Development	NA	-	-	C	C	C	C ²	C	See Section 19-302 Endnote 2
	Conservation Development	NA	SE ³	SE ⁴	SE ³	See Section 19-302 Endnotes 3,4				
	Townhouse Development	NA	-	-	-	-	C	C	C	
	Multi-family Development	NA	-	-	-	-	C	C	C	
Group Homes	Group Home	6232 6239907	SE	SE	SE	SE	C	C	C	
	Group Home for the Care of Individuals with Physical Handicaps and/or Special Needs ⁵	623210 623990	SE	SE	SE	SE	C	C	C	See Section 19-302 Endnote 5
B. OTHER USES										
Amenity and Support Uses Serving a Neighborhood or	Private Recreational Facilities Serving a Neighborhood or Residential Complex, (new development)	NA	C	C	C	C	C	C	C	

File#: 2015-R-14
 Planning Commission: May 11, 2015; July 13, 2015
 Public Hearing: June 15, 2015
 First Reading: July 6, 2015; July 20, 2015
 Second Reading:
 CC Ordinance #: CC-2015-25

CC-2015-25 An ordinance to amend Section 19-107 Definitions and Article III Residential Districts Section 19-302 Table 19-203 and Section 19-305, Table 19-305 to allow Game Day Parking as a Conditional Use.

P = Permitted Use C = Conditional Use SE = Special Exception Dash (-) = Use not Permitted										
USE CATEGORY	USE TYPE	NAICS CODE	R-20	R-12	RM-1	RM-2	RM-3	RM-3.5 ¹	RM-4	C/SE Reference
Residential Complex	Private Recreational Facilities Serving a Neighborhood or Residential Complex, (existing development)	NA	SE ⁶	SE ⁶	See Section 19-302 Endnote 6					
	Storage of Watercraft and Utility Trailers on Commonly Owned Property	NA	-	-	-	-	C	C	C	
	Management Office, Serving a Duplex, Townhouse, or Multi-Family Development	531110	-	-	C	C	C	C	C	
Public Utilities	Electric Power Generation, Transmission and Distribution (Minor)	2211	P	P	P	P	P	P	P	
	Natural Gas Distribution (Minor)	2212	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	
	Water, Sewage and Other Systems (Minor), including pump/lift stations	2213	P	P	P	P	P	P	P	

File#: 2015-R-14

Planning Commission: May 11, 2015; July 13, 2015

Public Hearing: June 15, 2015

First Reading: July 6, 2015; July 20, 2015

Second Reading:

CC Ordinance #: CC-2015-25

CC-2015-25 An ordinance to amend Section 19-107 Definitions and Article III Residential Districts Section 19-302 Table 19-203 and Section 19-305, Table 19-305 to allow Game Day Parking as a Conditional Use.

P = Permitted Use C = Conditional Use SE = Special Exception Dash (-) = Use not Permitted										
USE CATEGORY	USE TYPE	NAICS CODE	R-20	R-12	RM-1	RM-2	RM-3	RM-3.5 ¹	RM-4	C/SE Reference
Public Services	Telecommunication Facilities	517	SE	SE	SE	SE	SE	SE	SE	
Nursing Residential Care Facilities	Nursing Care Facilities	623110	-	-	-	-	C	C	C	
	Community Care Facilities for the Elderly	62331	-	-	C	C	C	C	C	
Educational Services	Kindergarten (with Academic Program) and Elementary & Secondary Schools	6111	SE	SE	SE	SE	SE	C	SE	
Religious, Civic, and Similar Organizations	Religious Organizations (expansion on existing land) ⁷	8131	C	C	C	C	C	C	C	See Section 19-302 Endnote 7
	Religious Organizations (expansion of land assemblage) ⁷	8131	SE	SE	C	C	C	C	C	See Section 19-302 Endnote 7
	Religious Organizations (new) ⁷	8131	SE	SE	SE	SE	SE	SE	SE	See Section 19-302 Endnote 7
Public Recreational Facilities	Public Recreational Facilities, Passive	NA	P	P	P	P	P	P	P	
	Public Recreational Facilities, Active	NA	SE	SE	C	C	C	C	C	

File#: 2015-R-14

Planning Commission: May 11, 2015; July 13, 2015

Public Hearing: June 15, 2015

First Reading: July 6, 2015; July 20, 2015

Second Reading:

CC Ordinance #: CC-2015-25

CC-2015-25 An ordinance to amend Section 19-107 Definitions and Article III Residential Districts Section 19-302 Table 19-203 and Section 19-305, Table 19-305 to allow Game Day Parking as a Conditional Use.

P = Permitted Use C = Conditional Use SE = Special Exception Dash (-) = Use not Permitted										
USE CATEGORY	USE TYPE	NAICS CODE	R-20	R-12	RM-1	RM-2	RM-3	RM-3.5 ¹	RM-4	C/SE Reference
General Government	Library, Public	519120	SE	SE	SE	SE	SE	C	SE	
	Public Safety Facilities (including Police, Fire, and EMS, but excluding jails and detentions centers)	922120 922160	SE	SE	SE	SE	SE	C	SE	
Other Services	Cemetery (excluding crematory)	812220	SE	SE	SE	SE	SE	SE	SE	
Gameday Parking		NA	C	C	C	C	C	C	C	

¹ All uses in the RM-3.5 District are subject to the basic standards found in Section 19-311. Depending upon the proposed use, additional requirements may be imposed.

² See Section 19-309.

³ See Section 19-306.

⁴ Conservation developments in the RM-3.5 District are subject to the base requirements for all developments as specified in Section 19-307 and specific standards for patio home and/or zero-lot-line developments as found in Section 19-309.

⁵ Per SC Code of Laws Section 6-29-770.

⁶ Private recreational facilities serving a new neighborhood or residential complex shall be treated as a conditional use. Private recreational facilities serving an existing neighborhood or residential complex that was not originally deeded to the homeowners association shall be treated as a special exception.

⁷ Religious organizations shall be deemed a special exception a new location in all RM districts or when new parcels are added to an existing land assemblage in R-20 and R-12 districts. Expansions of existing religious organization shall be deemed a conditional use.

File#: 2015-R-14

Planning Commission: May 11, 2015; July 13, 2015

Public Hearing: June 15, 2015

First Reading: July 6, 2015; July 20, 2015

Second Reading:

CC Ordinance #: CC-2015-25

CC-2015-25 An ordinance to amend Section 19-107 Definitions and Article III Residential Districts Section 19-302 Table 19-203 and Section 19-305, Table 19-305 to allow Game Day Parking as a Conditional Use.

Amend Section 19-305, Table 19-305 Conditional Use and Special Exception Standards for Residential Districts

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

B. Other Uses	
10. Other Services	
a. Gameday Parking	
1) Conditional Use Standards [All R & RM Districts]	
<ul style="list-style-type: none"> a) Acquisition and maintenance of a yearly Special Event Permit, Gameday Parking. b) May be located on a vacant lot if owner is the same owner as an adjacent lot. 	

File#: 2015-R-14
 Planning Commission: May 11, 2015; July 13, 2015
 Public Hearing: June 15, 2015
 First Reading: July 6, 2015; July 20, 2015
 Second Reading:
 CC Ordinance #: CC-2015-25