

**An Ordinance to amend Article III. Residential Districts to amend the standards for Residential Districts by modifications to Table 19-302. Table of Uses for Residential Districts, Table 19-303 Table of Density, Bulk, and Dimensional Requirements and Standards for Residential Districts and Section, and Table 19-304 Conditional Use and Special Exception Standards for Residential Districts and to add a definition for Onsite Resident Manager and clarify the definition of Townhouse Development to Article I, Section. 19-107. Definitions.**

**To amend Section. 19-107. Definitions as follows:**

*Onsite resident manager* shall mean an employee of the property owner(s) responsible for repair and maintenance in a residential building or complex. The onsite resident manager shall serve as the first point of contact for residents regarding minor issues and repairs. The onsite resident manager will also serve as the initial point of contact with the City of Clemson regarding site and related codes issues such as occupancy, trash, yard maintenance, parking, noise or related issues. The on-site manager must reside within the building or complex on a full-time basis.

*Townhouse development* means a series or group of three or more attached units with ~~no other dwelling or portion of other dwelling directly above or below, with each dwelling unit having direct ground level access to the outdoors and property lines separating such units.~~ fire walls separating each dwelling unit, ~~shall extending~~ from the foundation through the roof. ~~The townhouse dwellings may be on individual fee-simple lots or clustered as part of a horizontal property regime.~~

*Townhouse dwelling unit* means a ~~building~~ attached single-family domicile on its own separate lot containing one dwelling unit that occupies space from the ground to the roof, and is attached to one or more other townhouse dwelling units by at least one common wall ~~or is individually owned as part of a horizontal property regime.~~

#### **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.

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**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 <sup>1</sup>	RM-4	C/SE Reference
<b>A. RESIDENTIAL USES</b>										
<b>Single-Family Residential Dwelling, Individual Lot</b>	Single-family Dwelling	NA	P	P	P	P	P	C	P	
	Manufactured Home	NA	-	-	-	C	-	-	-	
<b>Two-Family Residential Dwelling, Individual Lot</b>	Duplex Dwelling	NA	-	-	P	P	P	C	P	
<b>Residential Developments, Various</b>	Patio Home Development <sup>2</sup>	NA	-	-	C	C	C	C <sup>2</sup>	C	Endnote 2
	Zero-Lot-Line Development	NA	-	-	C	C	C	C <sup>2</sup>	C	Endnote 2
	Conservation Development	NA	SE <sup>2</sup>	SE <sup>2</sup>	C <sup>2</sup> SE	C <sup>2</sup> SE	C <sup>2</sup> SE	C <sup>3</sup> SE	C <sup>2</sup> SE	Endnotes 2, 3
	Townhouse Development	NA	-	-	-	-	C	C	C	
	Multi-family Development	NA	-	-	-	-	C	C	C	
<b>Group Homes</b>	Group Home including Group Home for Young Adults Transitioning out of Foster Care	6232 6239907	SE	SE	SE	SE	C	C	C	
	Group Home for the Care of Individuals with Physical Handicaps and/or Special Needs <sup>4</sup>	623210 623990	SE	SE	SE	SE	C	C	C	Endnote 4
<b>B. OTHER USES</b>										
<b>Amenity and Support Uses Serving a Neighborhood or</b>	Private Recreational Facilities Serving a Neighborhood or Residential Complex, (new development)	NA	C	C	C	C	C	C	C	

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USE CATEGORY	USE TYPE	NAICS CODE	R-20	R-12	RM-1	RM-2	RM-3	RM-3.5 <sup>1</sup>	RM-4	C/SE Reference
<b>Residential Complex</b>	Private Recreational Facilities Serving a Neighborhood or Residential Complex, (existing development)	NA	SE <sup>5</sup>	SE <sup>5</sup>	Endnote 5					
	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	
<b>Public Utilities</b>	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	
<b>Public Services</b>	Telecommunication Facilities	517	SE	SE	SE	SE	SE	SE	SE	
<b>Nursing Residential Care Facilities</b>	Nursing Care Facilities	623110	-	-	-	-	C	C	C	
	Community Care Facilities for the Elderly	62331	-	-	C	C	C	C	C	
<b>Educational Services</b>	Kindergarten (with Academic Program) and Elementary & Secondary Schools	6111	SE	SE	SE	SE	SE	C	SE	

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USE CATEGORY	USE TYPE	NAICS CODE	R-20	R-12	RM-1	RM-2	RM-3	RM-3.5 <sup>1</sup>	RM-4	C/SE Reference
<b>Religious, Civic, and Similar Organizations</b>	Religious Organizations (expansion on existing land) <sup>6</sup>	8131	C	C	C	C	C	C	C	Endnote 6
	Religious Organizations (expansion of land assemblage) <sup>6</sup>	8131	SE	SE	C	C	C	C	C	Endnote 6
	Religious Organizations (new) <sup>6</sup>	8131	SE	SE	SE	SE	SE	SE	SE	Endnote 6
<b>Public Recreational Facilities</b>	Public Recreational Facilities, Passive	NA	P	P	P	P	P	P	P	
	Public Recreational Facilities, Active	NA	SE	SE	C	C	C	C	C	
<b>General Government</b>	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	
<b>Other Services</b>	Cemetery (excluding crematory)	812220	SE	SE	SE	SE	SE	SE	SE	

<sup>1</sup> 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.

<sup>2</sup> See Section 19-305.

<sup>3</sup> See Section 19-306.

<sup>3</sup> Conservation developments in the RM-3.5 District are subject to the base requirements for all developments as specified by Section 19-307 and specific standards for patio homes and/or zero-lot-line developments as found in Section 19-309.

<sup>4</sup> Per SC Code of Laws Section 6-29-770

<sup>5</sup> 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.

<sup>6</sup> Religious organizations shall be deemed a special exception on a new location for all residential districts or when new parcels are added to an existing land assemblage in R-20 and R-12 districts. Expansions of existing religious organizations on the same land shall be deemed a conditional use.

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

The density, bulk and related dimensional requirements specific to each residential zoning district are hereby established in the following table. Additional requirements for certain uses may be required and have been referenced by endnotes provided. Supplemental regulations for parking, landscaping, lighting, signage, and home occupations are provided in other sections of this document and are cited herein.

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

USE	DISTRICTS							
	R-20	R-12	RM-1	RM-2	RM-3	RM-3.5	RM-4	Reference
<b>A. RESIDENTIAL USES</b>								
<b>1. Single-Family Residential Dwelling</b>								
<b>a. Single-Family Dwelling<sup>1</sup></b>								
1) Tract area required, min. (acres)	NA	NA	NA	NA	NA	2	NA	
2) Lot area, min. (square footage)	20,000'	12,000'	7,000'	7,000'	6,000'	NA	3,000'	
3) Lot width at front building line, min.	100'	80'	60'	60'	50'	40'	40'	
4) Front setbacks, min.	25'	25'	25'/ 15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/ 15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/ 15' <sup>2</sup>	Endnote 2
5) Side setbacks, min.	10'	10'	8'	8'	5'	5'	5'	
6) Rear setbacks, min.	40' <sup>3</sup>	40' <sup>3</sup>	15'	15'	15'	15'	15'	Endnote 3
7) Dwelling occupancy	2	2	2	2	3	3	4	
8) Structure height, max.	35'	35'	35'	35'	35'	35'	35'	
9) Lot area coverage, max. (percentage)	40 / 30 <sup>4</sup>	40 / 30 <sup>4</sup>						Endnote 4
10) Conditional use standards [RM-3.5 District Only]:								See Sections 19-307 19-308
<b>b. Manufactured Home</b>								
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'				

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USE	DISTRICTS							Reference
	R-20	R-12	RM-1	RM-2	RM-3	RM-3.5	RM-4	
6) Dwelling occupancy, max.				2				
7) Structure height: max.				35'				
8) Conditional Use Standards <i>[RM-2 Districts Only]</i>								See Section 19-305
<b>2. Two-Family Residential Dwelling</b>								
<b>a. Duplex Dwelling</b>								
1) Tract area required, min. (acres)			NA	NA	NA	2	NA	
2) Density, max. (structures/acre)			5	5	6	7	10	
3) Lot area, min. (square footage)			8000'	8000'	7000'	6000'	4000'	
4) Lot width at front building line, min.			75'	75'	70'	50'	50'	
5) Front setbacks, min.			25'/15' <sup>2</sup>	Endnote 2				
6) Side setbacks, min.			8'	8'	8'	8'	8'	
7) Rear setbacks, min.			15'	15'	15'	15'	15'	
8) Dwelling occupancy, max.			2	2	3	3	4	
9) Structure height, max.			35'	35'	35'	35'	35'	
10) Conditional Use Standards <i>[RM-3.5 District Only]</i>								See Section 19-309
<b>3. Residential Developments, Various</b>								
<b>a. Patio Home Development</b>								
<b>1) Development tract requirements</b>								
a) Tract Acreage, min.			1	1	1	2	1	
b) Density <sup>5</sup> max. (dwellings/acre)			10	10	14	17	21	Endnote 5
c) Front setbacks, min. <i>for overall site</i>			25'/15' <sup>2</sup>	Endnote 2				
d) Side setbacks, min. <i>for overall site</i>			10'	10'	10'	10'	10'	
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	
f) Rear setbacks, min. <i>for overall site</i>			15'	15'	15'	15'	15'	

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USE	DISTRICTS							Reference
	R-20	R-12	RM-1	RM-2	RM-3	RM-3.5	RM-4	
g) Structure spacing, rear			30'	30'	30'	30'	30'	
h) Dwelling occupancy, max.			2 <del>7</del>	2 <del>7</del>	3	3	4	See Section 19-304 Endnote 7
i) Structure height, max.			35'	35'	35'	35'	35'	
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
2) Development requirements for individual lots								
a) Lot area per dwelling unit <sup>6</sup> , min. (square footage)			4000'	4000'	3000'	2500'	2000'	Endnote 6
b) Lot width at front building line, min.			None	None	None	None	None	
c) Front setbacks, min.			25'/15' <sup>2</sup>	Endnote 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	
e) Rear setbacks, min.			15'	15'	15'	15'	15'	
f) Dwelling occupancy, max.			2 <del>7</del>	2 <del>7</del>	3	3	4	See Section 19-304 Endnote 7
g) Structure height, max.			35'	35'	35'	35'	35'	
5) Conditional Use Standards [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>b. Zero-Lot-Line Development</b>								
1) Development tract requirements								
a) Tract Acreage, min.			4	4	4	2	4	
b) Gross Density,			40	40	14	17	21	See Section

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USE	DISTRICTS							Reference
	R-20	R-12	RM-1	RM-2	RM-3	RM-3.5	RM-4	
max. (dwellings/acre) <sup>5</sup>								19-304 Endnote 5
e) Front setbacks, min. for overall site			25'/15' <sup>2</sup>	See Section 19-304 Endnote 2				
d) Side setbacks <sup>7</sup> ; min. for overall site			10'	10'	10'	10'	10'	See Section 19-304 Endnote 7
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	See Section 19-304
f) Rear setbacks, min. for overall site			15'	15'	15'	15'	15'	
g) Structure spacing, rear			30'	30'	30'	30'	30'	
h) Dwelling occupancy, max.			2 <sup>7</sup>	2 <sup>7</sup>	3	3	4	See Section 19-304 Endnotes 7
i) Structure height, max.			35'	35'	35'	35'	35'	
3) Conditional Use Standards [RM-1, RM-2, RM-3, & RM-4 Districts]								See Section 19-305
4) Conditional Use Standards [RM-3.5 District Only]								See Section 19-309
1) Development requirements for individual lots								
a) Lot width at front building line, min.			None	None	None	None	None	
b) Lot area per dwelling unit <sup>6</sup> , min. (square footage)			4000'	4000'	3000'	2500'	2000'	Endnote 6
c) Front setbacks, min.			25'/15' <sup>2</sup>	Endnote 2				
d) Side setbacks <sup>7</sup> , min.			0'/5' 0'/8' 2-story	0'/5' 0'/8' 2-story	0'/5' 0'/8' 2-story	0'/5' 0'/8' 2-story	0'/5' 0'/8' 2-story	Endnote 7
e) Rear setbacks, min.			15'	15'	15'	15'	15'	
f) Dwelling occupancy, max.			2 <sup>7</sup>	2 <sup>7</sup>	3	3	4	Endnote 7
g) Structure height, max.			35'	35'	35'	35'	35'	

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USE	DISTRICTS							Reference
	R-20	R-12	RM-1	RM-2	RM-3	RM-3.5	RM-4	
5) Conditional Use Standards [RM-1, RM-2, RM-3, & RM-4 Districts]								See Section 19-305
6) Conditional Use Standards [RM-3.5 District Only]								See Section 19-309
<b>c. Conservation Development</b>								
1) Conditional Use Standards [RM-1, RM-2, RM-3, & RM-4]								See Section 19-305
2) Conditional Use Standards [RM-3.5 District Only] <sup>8</sup>								Endnote 8
3) Special Exception Standards [R-20 & R-12 Districts Only]								See Section 19-305
<b>d. Townhouse Development</b>								
1) Development tract requirements								
a) Tract area required, min. (acres)					NA	2	NA	
b) Density, max. (dwelling units/acre)					21	29	29	
c) Front setbacks, min. for overall site					25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	Endnotes 2
d) Side setbacks, min. for overall site					0' interior; 15' exterior	0' interior; 15' exterior	0' interior; 15' exterior	
e) Rear setbacks, min. for overall site					15'	15'	15'	
f) Impervious surface coverage, max.					60%	60%	60%	
g) Open space requirements, min.					25%	25%	25%	
h) Common open space requirements, min.					3%	4%	4%	
i) Building spacing, min.					30'	30'	30'	
2) Development requirements for individual lots/dwellings								
a) Lot area, min. (square footage)					2000'	1500'	1500'	
b) Front setbacks, min.					25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	25'/15' <sup>2</sup>	See Section 19-304 Endnotes 2

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USE	DISTRICTS							
	R-20	R-12	RM-1	RM-2	RM-3	RM-3.5	RM-4	Reference
c) Side setbacks, min.					0' interior; 15' exterior	0' interior; 15' exterior	0' interior; 15' exterior	
d) Rear setbacks, min.					15'	15'	15'	
e) Dwelling occupancy, max.					3	3	4	
f) Structure height, max					40'	40'	40'	
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
<b>e. Multi-Family Development</b>								
1) Development tract requirements								
a) Tract area required, min. (acres)						2		
b) Lot width at front building line, min.					80'	80'	80'	
c) Density, max. (bedrooms/acre)					18	See Section 19-311	56	See Section 19-311
d) Impervious surface coverage, max.					60%	60%	60%	
e) Open space requirements, min.					25%	25%	25%	
f) Common open space requirements, min.					3%	4%	4%	
g) Building spacing, min.					30'	30'	30'	
h) Front setbacks, min. (exterior)					15'	15'	15'	
i) Side setbacks, min. (exterior)					15'	15'	15'	
j) Rear setbacks, min. (exterior)					25'	25'	25'	
k) Dwelling occupancy, max.					3	4	4	
l) Structure height, max.					40'	See Section 19-311	40'	See Section 19-311
2) Conditional Use Standards [RM-3 & RM-4 Districts Only]								See Section 19-305

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USE	DISTRICTS							
	R-20	R-12	RM-1	RM-2	RM-3	RM-3.5	RM-4	Reference
3) Conditional Use Standards <i>[RM-3.5 District Only]</i>								See Section 19-311
<b>4. Group Homes</b>								
<b>a. Group Home</b>								
1) Lot area, min. (acres)	1	1	1	1	1	1	1	
2) Lot width at front building line, min.	150'	150'	150'	150'	150'	150'	150'	
3) Front setbacks, min.	40'	40'	40'	40'	40'	40'	40'	
4) Side setbacks, min.	40'	40'	40'	40'	40'	40'	40'	
5) Rear setbacks, min.	40'	40'	40'	40'	40'	40'	40'	
6) Structure height, max.	35'	35'	35'	35'	35'	35'	35'	
7) Impervious surface coverage, max.	30%	30%	30%	30%	30%	30%	30%	
8) Conditional Use Standards <i>[RM-3, RM-3.5, &amp; RM-4 Districts only]</i>								See Section 19-305
9) Special Exception Standards <i>[R-20, R-12, RM-1, &amp; RM-2 Districts only]</i>								See Section 19-305
<b>b. Group Home for the Care of Individuals with Physical Handicaps and/or Special Needs</b>								
1) Conditional Use Standards <i>[RM-3, RM-3.5, &amp; RM-4 Districts only]</i>								Subject to the requirements of SC Code of Laws, Section 6-29-770, as and if amended.
2) Special Exception Standards <i>[R-20, R-12, RM-1, &amp; RM-2 Districts only]</i>								Subject to the requirements of SC Code of Laws, Section 6-29-770, as and if amended.
<b>B. OTHER USES</b>								
<b>1. Amenity and Support Uses Serving a Neighborhood or Residential Complex</b>								
<b>a. Private Recreational Facilities Serving a Neighborhood or Residential Complex</b>								
1) Lot area, min. (square footage)	20,000'	12,000'	7,500'	7,500'	7,500'	6,000'	6,000'	
2) Lot width at front setback line, min.	100'	80'	60'	60'	60'	50'	50'	
3) Front setbacks, min.	25'	25'	25'	25'	25'	25'	25'	
4) Side setbacks, min.	10'	10'	10'	10'	10'	10'	10'	
5) Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	
6) Structure height, max.	35'	35'	35'	35'	35'	35'	35'	
7) Lot area coverage, max.	45%	45%						

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USE	DISTRICTS							
	R-20	R-12	RM-1	RM-2	RM-3	RM-3.5	RM-4	Reference
8) Conditional Use Standards for New Developments <i>[All Residential Districts]</i>	See Section 19-305							
9) Special Exception Standards for Facilities Serving an Existing Development/Neighborhood Not Previously Deeded to a Homeowners Association <i>[All Residential Districts]</i>	See Section 19-305							
<b>b. Storage of Watercraft and Utility Trailers on Commonly Owned Property</b>								
1) Conditional Use Standards <i>[RM-3, RM-3.5, and RM-4 Districts only]</i>	See Section 19-305							
<b>c. Management Office Serving a Duplex, Townhouse, or Multi-family Development</b>								
1) Conditional Standards <i>[RM-1, RM-2, RM-3, RM-3.5, and RM-4 Districts]</i>	See Section 19-304-A.3.							
<b>2. Public Utilities</b>								
<b>a. Electric Power Generation, Transmission and Distribution (Minor)</b>								
1) Front setbacks, min.	25'	25'	25'	25'	25'	25'	25'	
2) Side setbacks, min.	25'	25'	25'	25'	25'	25'	25'	
3) Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	
4) Structure height, max.	35'	35'	35'	35'	35'	35'	35'	
<b>b. Natural Gas Distribution (Minor)</b>								
1) Front setbacks, min.	25'	25'	25'	25'	25'	25'	25'	
2) Side setbacks, min.	25'	25'	25'	25'	25'	25'	25'	
3) Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	
4) Structure height, max.	35'	35'	35'	35'	35'	35'	35'	
<b>c. Water, Sewage and Other Systems (Major), including water towers but excluding treatment facilities</b>								
1) Front setbacks, min.	50'	50'	50'	50'	50'	50'	50'	
2) Side setbacks, min.	25'	25'	25'	25'	25'	25'	25'	
3) Rear setbacks, min.	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 <i>[All Districts]</i>	See Section 19-305							
<b>d. Water, Sewage and Other Systems (Minor), including pump/lift stations</b>								
1) Front setbacks, min.	25'	25'	25'	25'	25'	25'	25'	
2) Side setbacks, min.	25'	25'	25'	25'	25'	25'	25'	
3) Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	
4) Structure height, max.	35'	35'	35'	35'	35'	35'	35'	
<b>3. Public Services</b>								
<b>a. Telecommunication Facilities</b>								
1) Special Exception Conditions <i>[All Residential Districts]</i>	See Article VI. Division 3.							
<b>4. Nursing Residential Care Facilities</b>								
<b>a. Nursing Care Facilities</b>								

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USE	DISTRICTS							
	R-20	R-12	RM-1	RM-2	RM-3	RM-3.5	RM-4	Reference
1) Lot area, min. (acres)					2	2	2	
2) Lot width at front building line, min.					150'	150'	150'	
3) Front setbacks, min.					50'	50'	50'	
4) Side setbacks, min.					25'	25'	25'	
5) Rear setbacks, min.					40'	40'	40'	
6) Structure height, max.					35'	35'	40'	
8) Conditional Use Standards [RM-3, RM-3.5, & RM-4 Districts Only]								See Section 19-305
<b>b. Community Care Facilities for the Elderly</b>								
1) Lot area, min. (acres)			1	1	1	1	1	
2) Lot area per dwelling unit <sup>6</sup> , min. (square footage)			4,000'	4,000'	4,000'	4,000'	4,000'	Endnote 6
3) Density <sup>5</sup> , max. (dwellings/acre)			11	11	14	17	21	Endnote 5
4) Lot width at front building line, min.			100'	100'	100'	100'	100'	
5) Front setbacks, min.			25'	25'	25'	25'	25'	
6) Side setbacks, min.			10'	10'	10'	10'	10'	
7) Rear setbacks, min.			25'	25'	25'	25'	25'	
8) Structure height, max.			35'	35'	35'	35'	35'	
9) Residential occupancy, max.			2	2	3	4	4	
10) Conditional Use Standards [RM-1, RM-2, RM-3, RM-3.5, & RM-4 Only]								See Section 19-305
<b>5. Educational Services</b>								
<b>a. Kindergarten (with Academic Program) and Elementary &amp; Secondary Schools</b>								
1) Lot area, min. (acres)	5	5	5	5	5	5	5	
2) Front setbacks, min.	50'	50'	50'	50'	50'	50'	50'	
3) Side setbacks, min.	50'	50'	50'	50'	50'	50'	50'	
4) Rear setbacks, min.	50'	50'	50'	50'	50'	50'	50'	
5) Structure height, max.	40'	40'	40'	40'	40'	40'	40'	
6) Impervious surface coverage, max.	30%	30%	30%	30%	60%	60%	60%	
7) Conditional Use Standards [RM-3.5 District Only]								See Section 19-305
8) Special Exception Standards [R-20, R-12, RM-1, RM-2, RM-3, RM-4 Districts Only]								See Section 19-305
<b>6. Religious, Civic, and Similar Organizations</b>								
<b>a. Religious Organizations</b>								
1) Lot area, min. (acres)	3	3	3	3	1.5	1.5	1.5	

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USE	DISTRICTS							
	R-20	R-12	RM-1	RM-2	RM-3	RM-3.5	RM-4	Reference
2) Front setbacks <sup>9</sup> , min.	50'	50'	50'	50'	25'	25'	25'	Endnote 9
3) Side setbacks <sup>9</sup> , min.	50'	50'	50'	50'	15'	15'	15'	Endnote 9
4) Rear setbacks <sup>9</sup> , min.	50'	50'	50'	50'	30'	30'	30'	Endnote 9
5) Structure height, max.	40'	40'	40'	40'	40'	40'	40'	
6) Open space requirement, min.	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 &amp; 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
<b>7. Public Recreational Facilities</b>								
<b>a. Public Recreational Facilities, Passive</b>								
1) Front setbacks, min.	25'	25'	25'	25'	25'	25'	25'	
2) Side setbacks, min.	25'	25'	25'	25'	25'	25'	25'	
3) Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	
4) Structure height, max. (excluding lighting structures/poles which are subject to Article IX)	15'	15'	15'	15'	15'	15'	15'	See Article X
<b>b. Public Recreational Facilities, Active</b>								
1) Front setbacks, min.	50'	50'	50'	50'	50'	50'	50'	
2) Side setbacks, min.	50'	50'	50'	50'	50'	50'	50'	
3) Rear setbacks, min.	50'	50'	50'	50'	50'	50'	50'	
4) Structure height, max. (excluding lighting structures/poles which are subject to Article IX)	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 &amp; R-12 Districts Only]</i>								See Section 19-305
<b>8. General Government</b>								
<b>a. Library, Public</b>								
1) Building size, max. (gross floor area)					4,000'	4,000'	4,000'	
2) Front setbacks, min.					50'	50'	50'	
3) Side setbacks, min.					50'	50'	50'	

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USE	DISTRICTS							Reference
	R-20	R-12	RM-1	RM-2	RM-3	RM-3.5	RM-4	
4) Rear setbacks, min.					50'	50'	50'	
5) Structure height, max.					40'	40'	40'	
6) Conditional Use Standards <i>[RM-3.5 District only]</i>								See Section 19-305
7) Special Exception Standards <i>[R-20, R-12, RM-1, RM-2, RM-3, RM-4 Districts Only]</i>								See Section 19-305
<b>b. Public Safety Facilities (including Police, Fire and EMS, but excluding Jails And Detention Centers)</b>								
1) Lot area, min. (acres)	3	3	3	3	3	3	3	
2) Lot width at front building line, min.	250'	250'	250'	250'	250'	250'	250'	
3) Front setbacks, min.	25'	25'	25'	25'	25'	25'	25'	
4) Side setbacks, min.	25'	25'	25'	25'	25'	25'	25'	
5) Rear setbacks, min.	40'	40'	40'	40'	40'	40'	40'	
6) Structure height, max.	40'	40'	40'	40'	40'	40'	40'	
7) Impervious surface coverage, max.	60%	60%	60%	60%				
8) Conditional Use Standards <i>[RM-3.5 District Only]</i>								See Section 19-305
9) Special Exception Conditions <i>[R-20, R-12, RM-1, RM-2, RM-3, RM-4 Districts Only]</i>								See Section 19-305
<b>9. Other Services</b>								
<b>a. Cemetery (excluding Crematory)</b>								
1) Lot area, min. (acres)	2	2	2	2	1	1	1	
2) Lot width at front building line, min.	250'	250'	250'	250'	250'	250'	250'	
3) Front setbacks, min. (including graves)	25'	25'	25'	25'	25'	25'	25'	
4) Side setbacks, min. (including graves)	10'	10'	10'	10'	10'	10'	10'	
5) Rear setbacks, min. (including graves)	10'	10'	10'	10'	10'	10'	10'	
6) Structure height, max.	15'	15'	15'	15'	15'	15'	15'	
7) Special Exception Standards <i>[All Residential Districts]</i>								See Section 19-305

<sup>1</sup> 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.

<sup>2</sup> The 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.

<sup>3</sup> The rearyard setback for properties abutting lands owned by the US Army Corps of Engineers shall be five feet.

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- <sup>4</sup> 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.
- <sup>5</sup> 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.**
- <sup>6</sup> Minimum lot area shall apply for developments subdivided as fee simple lots.
- ~~<sup>7</sup> **Patio home and zero-lot-line developments shall be permitted to have an occupancy rate of three if onsite management services are provided. If onsite management is discontinued, the occupancy will revert to two.**~~
- ~~<sup>7</sup> Maximum density calculations shall be applied for detached single household horizontal property regimes/condominium developments.~~
- <sup>7</sup> 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.
- <sup>8</sup> Base development standards for all uses shall be used as the conditional standards for conservation developments in the RM-3.5 District.
- ~~<sup>9</sup> 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.~~
- <sup>9</sup> 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.

**Section 19-305. Purpose of Conditional Use and Special Exception Standards**

Owing to the unique nature of certain types of residential developments, the City of Clemson Zoning Ordinance hereby establishes conditional use and special exception standards for the following uses for all residential districts where conditionally permitted in Table 19-302 and Table 19-303.

**Table 19-304 Conditional Use and Special Exception Standards for Residential Districts**

<b>A. RESIDENTIAL USES</b>	
<b>3. Residential Developments, Various</b>	
<b>a. Patio Home &amp; Zero-Lot-Line Development</b>	
<b>1) Conditional Use Standards [RM-1, RM-2, RM-3, &amp; RM-4 Districts Only]</b>	
<ul style="list-style-type: none"> <li>a) A minimum of one acre shall be required for any patio home or zero-lot-line development.</li> <li>b) Houses with roof overhangs are allowed to encroach into required setbacks up to a maximum of 36 inches.</li> </ul>	

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| <p>c) Developments <del>must provide of five acres or greater shall provide a minimum of 25 percent</del> open space <del>as follows</del>:</p> <ul style="list-style-type: none"> <li>i. For projects involving 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;</li> <li>ii. For projects involving 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</li> <li>iii. 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 &amp; Codes Administrator prior to any such activity.</li> </ul> <p>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 &amp; Codes Administrator may approve a landscaped hedge sufficient to achieve the required visual screening.</p> <p>e) Projects with side or rear yards directly abutting an R-20 or R-12 District shall provide a 10' bufferyard with a 6' to 8' wood or masonry fence along the common property line. Properties separated by a publically owned alley shall be required to meet this requirement.</p> <p>f) 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.</p> <p>g) 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.</p> <p>h) Shared parking for residents or guests <del>may be provided on a separate lot to serve developments having more than 10 dwelling units.</del> Such lots 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.</p> <p>i) 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.</p> <p>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 façade.</p> |  |
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<ul style="list-style-type: none"> <li>k) The front facades shall be designed so that no identical facades are side-by-side either by the use of different architectural styles, color/material variations, or use of exterior treatments such as porches or stoops.</li> <li>l) Underground utilities shall be provided.</li> <li>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.</li> <li>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 &amp; Codes Administrator.</li> <li>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 &amp; Codes Administrator regarding issues as they arise.</li> </ul>	
<p>1) <b>Conditional Use Standards</b> [RM-3.5 District Only]</p>	<p>See Section 19-309</p>
<p><b>d. Townhouse Development</b></p>	
<p>1) <b>Conditional Use Standards</b> [RM-3 &amp; RM-4 Districts Only]</p>	
<ul style="list-style-type: none"> <li>a) Buildings housing a series of townhouse units shall not exceed having a maximum length of 120 feet in length and shall have a change in plane or significant architectural detail for each 40 feet of unbroken plane having a minimum depth of five feet.</li> <li>b) Buildings housing a series of townhouse units shall not exceed having a maximum length exceeding 120 feet in length and 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.</li> <li>d) Doors that operate as sliding-glass doors shall not be permitted on the front public-street frontages.</li> <li>e) For townhouses with front loading garages, the garage shall comprise less than 50% of the individual dwelling's width.</li> <li>f) Detached garages serving multiple townhouses shall comply with the requirements of Section 19-305, Table 19-305 C. 9.</li> <li>g) Driveways and walkways accessing individual townhouses shall be separated by landscaped strips at least 3' in width.</li> </ul>	

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<ul style="list-style-type: none"> <li>h) One upperstory tree shall be required along the front property line of the townhouses for every 20 feet of street frontage.</li> <li>i. The required street trees must be indicated on the landscape plan; and</li> <li>ii. New trees planted to meet this requirement shall be a minimum two inch caliper.</li> <li>i) 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.</li> <li>j) <b>Underground utilities shall be provided.</b></li> <li>k) <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 &amp; Codes Administrator.</b></li> </ul>	
<p>2) <b>Conditional Use Standards [RM-3.5 District Only]</b></p>	<p>See Section 19-310</p>
<p><b>e. Multi-Family Development</b></p>	
<p>1) <b>Conditional Use Standards [RM-3 &amp; RM-4 Districts Only]</b></p>	
<ul style="list-style-type: none"> <li>a) A bus stop or turnaround designed to meet the operational specifications of the Clemson Area Transit System (CAT) shall be provided <b>if required</b> by the CAT depending on availability of service;</li> <li>b) 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</li> <li>c) Underground utilities shall be provided.</li> <li>d) <b>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.</b></li> <li>e) <b>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.</b></li> <li>g) <b>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.</b></li> <li>h) <b>Buildings having a maximum length exceeding 120 feet in length and 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</b></li> </ul>	

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<p>a minimum depth of 20' in depth and 20' in width. In no case shall an individual building exceed 200' in length.</p> <p>b) Doors that operate as sliding-glass doors shall not be permitted on the front public-street frontages.</p> <p>c) 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.</p> <p>d) 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.</p> <p>e) 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 &amp; Codes Administrator.</p>	
<p>2) <b>Conditional Use Standards</b> <i>[RM-3.5 District Only]</i></p>	<p>See Section 19-311</p>

<sup>1</sup>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.

<sup>2</sup>The 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.

<sup>3</sup>The rearyard setback for properties abutting lands owned by the US Army Corps of Engineers shall be five feet.

<sup>4</sup>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.

<sup>5</sup>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.