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									
	C	CM	CP-1	CP-2	CP-3	OP	RIL	OR	M	Reference
A. MINIMUM DIMENSIONAL AND/OR BULK STANDARDS FOR ALL NON-RESIDENTIAL DISTRICTS										
1. Front setback, max.	3'/15'[i]	20'[ii]	15'	35'	35'	25'	35'			See Section 19-404-1. Endnote 1 & 2
2. Front setback, min.	0'	8'/10'[2]	8'	8'	15'	8'	35'	25'	50'[iii]	See Section 19-404-1. Endnote 2 & 3
3. Side setback, min.	0'	0'	0'	0'	0'	0'	25'	10'	50'[3]	See Section 19-404-1. Endnote 3
4. Side setback, max.	0'[iv]	0'[4]								See Section 19-404-1. Endnote 4
5. Rear setback, min.	10'	10'[v]	25'	25'[vi]	25'	25'	35'	25'	100'[3]	See Section 19-404-1. Endnotes 3,5,6
6. Lot area, min. (acres)							1	2	25 [3, vii]	See Section 19-404-1. Endnotes 3,7
7. Lot width at front building Line, min.							100' [viii]		500'[7]	See Section 19-404-1. Endnotes 7,8
8. Structure height, max.	65'	40'/65'[ix,x]	40'	40'/65'[xi]	40'	35'	50'		65'[7]	See Section 19-404-1. Endnotes 7,9,10,11
9. Structure height, min.	24'	24'								

[i] The maximum front setback in the C District shall be three feet in C, except that the maximum front setback may be 20 feet if a porte-cochere or similar covered area serving a hotel's main entrance is provided. A five foot maximum articulation may be provided that exceeds the maximum setbacks.

[ii] In the CM District:

a) Properties abutting any public right-of-way other than College Avenue shall have a minimum front setback of 8 feet;

b) Properties along College Avenue shall have a minimum front setback of 10 feet;

c) The maximum front setback for all CM District properties shall be 15 feet, unless a public plaza is provided as per subsection e) of this endnote, then the maximum front setback shall be 10 feet;

d) The outdoor gathering space created by the public sidewalks along College Avenue shall be extended into the area between the front building façade and the public right-of-way and shall be similarly provided along any other public right-of-way, sidewalk, or property owned by the City of Clemson or the US Army Corps of Engineers. The space may be used as a sidewalk, patio, courtyard, or outdoor café to serve the businesses occupying the building;

e) A plaza having a minimum depth of 25 deep and a maximum depth of 50 feet may be provided fronting a public street, sidewalk, City of Clemson property, or land owned by the US Army Corps of Engineers provided it is accessible to the general public and is a minimum of 25 feet wide up to a maximum width of 30 percent of the building frontage occupancy requirement, provided however, that all sides of the building abutting the plaza shall have retail, office, or service uses having a minimum depth of 35 feet; and

f) A five foot maximum articulation may be provided that exceeds the maximum setbacks but shall not occupy more than 30 percent of the total frontage occupancy.

[iii] Minimum lot size applies to both a standalone industrial facility or a multi-tenant business or development park/campus.

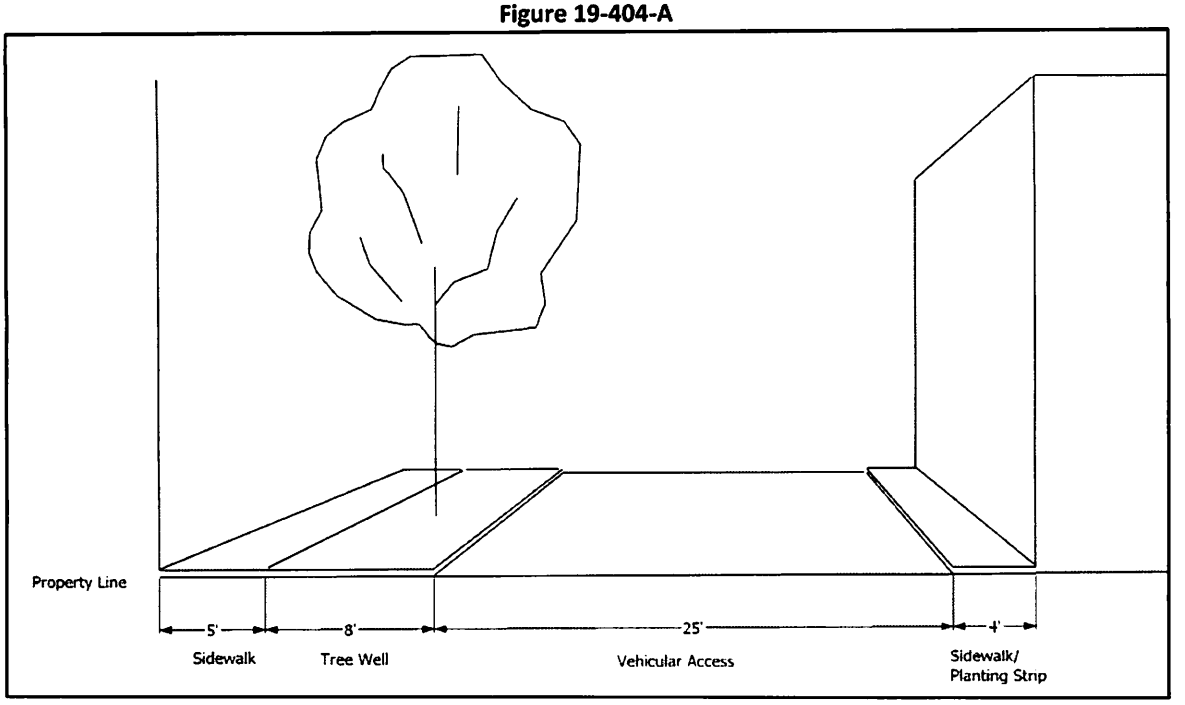
[iv] All properties in the C or those fronting College Avenue in the CM district shall be constructed side lot-line to side lot-line with a 0' side setback for the first 50 feet of depth, except for where an entrance is required to provide access to the interior of the site and is designed as per Figure 19-202-A, or as per required bufferyard standards. No more than one vehicular entrance, not exceeding 25 feet in width, may be allowed to provide access through the building to the interior of the building or site and whereas an additional five feet of width for a pedestrian sidewalk shall be provided.

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

USE	DISTRICTS									
	C	CM	CP-1	CP-2	CP-3	OP	RIL	OR	M	Reference
A. MINIMUM DIMENSIONAL AND/OR BULK STANDARDS FOR ALL NON-RESIDENTIAL DISTRICTS										
1. Front setback, max.	3'/15'[1]	20'[2]	15'14	35'	35'	25'	35'			See Section 19-404-1. Endnote 1 & 2
2. Front setback, min.	0'	8'/10'[2]	8'	8'	15'	8'	35'	25'	50'[3]	See Section 19-404-1. Endnote 2 & 3
3. Side setback, min.	0'	0'	0'	0'	0'	0'	25'	10'	50'[3]	See Section 19-404-1. Endnote 3
4. Side setback, max.	0'[4]	0'[4]								See Section 19-404-1. Endnote 4
5. Rear setback, min.	10'	10'[5]	25'	25'[6]	25'	25'	35'	25'	100'[3]	See Section 19-404-1. Endnotes 3,5,6
6. Lot area, min. (acres)							1	2	25 [3, 7]	See Section 19-404-1. Endnotes 3,7
7. Lot width at front building Line, min.							100'[8]		500'[7]	See Section 19-404-1. Endnotes 7,8
8. Structure height, max.	65'	40'/65'[9, 10]	40'	40'/65'[11]	40'	35'	50'		65'[7]	See Section 19-404-1. Endnotes 7,9,10,11
9. Structure height, min.	24'	24'								
10. Gross floor area for retail establishments per floor[12], max. (square feet)			3,000			2,500				See Section 19-403-1. Endnote 12
11. Gross floor area for retail establishments for all floors occupied by a single			12,000							See Section 19-403-1. Endnote 13

USE	DISTRICTS									
	C	CM	CP-1	CP-2	CP-3	OP	RIL	OR	M	Reference
business[13], max. (square feet)										
12. Dwelling occupancy	4	4	4	4	4	3				
13. Drive-in or drive-thru services - Conditional Use Standards [CP-2, CP-3, & OP Districts Only]				C	C	C	C			
	a. A minimum stacking distance of 120 feet shall be provided to accommodate vehicles queuing in the drive-in/thru lanes. b. Entrances to drive-in/thru lanes shall be a minimum of 25 feet from the parcel entrance onto the public right-of-way. c. Drive-in/thru lanes shall be a minimum of 11 feet in width. d. Operation of drive-in/thru lanes, other than those accessing an ATM, shall be limited to the hours if 7 a.m. to 10 p.m. if the property abuts a residential use or district.									
12. Impervious surface ratio, max.							60%		60%	
13. Access requirements, min.										See Section 19-611
14. Parking/Bike Requirements										See Section 19-802-K.
15. Signage Requirements										See Article VII.
16. Lighting Requirements										See Article X
17. Landscape and/or Bufferyard Requirements										See Article IX
18. Dumpsters and Solid Waste Collection Receptacles										See Section 19-905-I
19. Utilities										See Article VI 19-607
20. Architectural Design Standards										See Article XI.

Figure 19-404-A



[v] Parcels in the CM District whose rear property line abuts a public alley or right-of-way shall provide a 15 foot Type "E" Bufferyard directly abutting the alley or right-of-way. Frontages along Addison Lane and Knox Lane shall be considered rearyards.

[vi] Minimum rear setback for properties abutting US Army Corp of Engineers' land or an active railroad right-of-way shall be five feet.

[vii] All dimensional standards shall be set by the Board of Zoning Appeals for any proposed manufacturing use classified as special exception petition in the M District or any special exception in the OR District, but shall be no less than the standard indicated.

[viii] Minimum Lot Width at Front Building Line shall apply to standalone uses on one acre parcels

[ix] Principal use structures in the CM District shall have a maximum 40 foot height unless a) the rear bufferyard is expanded by 10 feet where such parcels shall have a maximum height of 50 feet or b) the parcel is entirely contained in the CM District, fronts College Avenue, and abuts property owned by the U.S. Army Corps of Engineers where such parcels shall have a maximum height of 65 feet.

[x] For CM parcels fronting College Avenue, height shall be measured at the average grade of the sidewalk along College Avenue;

[xi] Hotels may be permitted to have a maximum height of 65 feet in the CP-2 District subject to the approval of a conditional use in the CP-2 District.

[1] The maximum front setback in the C District shall be three feet in C, except that the maximum front setback may be 20 feet if a porte-cochere or similar covered area serving a hotel's main entrance is provided. A five foot maximum articulation may be provided that exceeds the maximum setbacks.

[2] In the CM District:

a) Properties abutting any public right-of-way other than College Avenue shall have a minimum front setback of 8 feet;

b) Properties along College Avenue shall have a minimum front setback of 10 feet;

c) The maximum front setback for all CM District properties shall be 15 feet, unless a public plaza is provided as per subsection e) of this endnote, then the maximum front setback shall be 10 feet;

d) The outdoor gathering space created by the public sidewalks along College Avenue shall be extended into the area between the front building façade and the public right-of-way and shall be similarly provided along any other public right-of-way, sidewalk, or property owned by the City of Clemson or the US Army Corps of Engineers. The space may be used as a sidewalk, patio, courtyard, or outdoor café to serve the businesses occupying the building;

e) A plaza having a minimum depth of 25 deep and a maximum depth of 50 feet may be provided fronting a public street, sidewalk, City of Clemson property, or land owned by the US Army Corps of Engineers provided it is accessible to the general public and is a minimum of 25 feet wide up to a maximum width of 30 percent of the building frontage occupancy requirement, provided however, that all sides of the building abutting the plaza shall have retail, office, or service uses having a minimum depth of 35 feet; and

f) A five foot maximum articulation may be provided that exceeds the maximum setbacks but shall not occupy more than 30 percent of the total frontage occupancy.

[3] Minimum lot size applies to both a standalone industrial facility or a multi-tenant business or development park/campus.

[4] All properties in the C or those fronting College Avenue in the CM district shall be constructed side lot-line to side lot-line with a 0' side setback for the first 50 feet of depth, except for where an entrance is required to provide access to the interior of the site and is designed as per Figure 19-202-A, or as per required bufferyard standards. No more than one vehicular entrance, not exceeding 25 feet in width, may be allowed to provide access through the building to the interior of the building or site and whereas an additional five feet of width for a pedestrian sidewalk shall be provided.

Figure 19-404-A

[5] Parcels in the CM District whose rear property line abuts a public alley or right-of-way shall provide a 15 foot Type "E" Bufferyard directly abutting the alley or right-of-way. Frontages along Addison Lane and Knox Lane shall be considered rearyards.

[6] Minimum rear setback for properties abutting US Army Corp of Engineers' land or an active railroad right-of-way shall be five feet.

[7] All dimensional standards shall be set by the Board of Zoning Appeals for any proposed manufacturing use classified as special exception petition in the M District or any special exception in the OR District, but shall be no less than the standard indicated.

[8] Minimum Lot Width at Front Building Line shall apply to standalone uses on one acre parcels

[9] Principal use structures in the CM District shall have a maximum 40 foot height unless a) the rear bufferyard is expanded by 10 feet where such parcels shall have a maximum height of 50 feet or b) the parcel is entirely contained in the CM District, fronts College Avenue, and abuts property owned by the U.S. Army Corps of Engineers where such parcels shall have a maximum height of 65 feet.

[10] For CM parcels fronting College Avenue, height shall be measured at the average grade of the sidewalk along College Avenue;

[11] Hotels may be permitted to have a maximum height of 65 feet in the CP-2 District subject to the approval of a conditional use in the CP-2 District.

[12] Maximum gross floor area for retail establishments shall not exceed the permitted square feet on any one floor.

[13] Maximum gross floor area of a single business occupying more than one floor of a building.

14 The maximum front setback for all CP-1 properties shall be 15 feet, unless a public plaza is provided. Any such plaza shall have a minimum depth of 25 deep and a maximum depth of 50 feet, front a public street or sidewalk, be accessible to the general public, be a minimum of 25 feet wide with a maximum width of 50 percent of the building frontage, and ensure that all sides of the building abutting the plaza have retail, office, or service uses with a minimum depth of 35 feet;.

a. **2016-R-09:** Proposed Amendment to Article III. Residential Districts, Residential Developments to clarify standards for duplexes

2. Two-Family Residential Dwelling								
a. Duplex Dwelling								
1) Development tract requirements								
1) Tract area required, min. (acres)			NA	NA	NA	2	NA	
2) Density, max. (structures/acre)			5	5	6	7	10	
3) Structure spacing			16'	16'	16'	16'	16'	
4) Front setback, min overall site			25'/15'[2]	25'/15'[2]	25'/15'[2]	25'/15'[2]	25'/15'[2]	**Endnote 2**
5) Side setback, min overall site			8'	8'	8'	8'	8'	
6) Rear setback, min overall site			15'	15'	15'	15'	15'	
7) Structure height			35'	35'	35'	35'	35'	
2) Development requirements for individual lots								
1) Lot area, min. (square footage)			8000'	8000'	7000'	6000'	4000'	
2) Lot width at front building line, min.			75'	75'	70'	50'	50'	
3) Front setbacks, min.			25'/15'[2]	25'/15'[2]	25'/15'[2]	25'/15'[2]	25'/15'[2]	Endnote 2
4) Side setbacks, min.			8'	8'	8'	8'	8'	
5) Rear setbacks, min.			15'	15'	15'	15'	15'	
6) Dwelling occupancy, max.			2	2	3	3	4	
7) Structure height, max.			35'	35'	35'	35'	35'	
8) Conditional Use Standards *[RM-3.5 District Only]*								See Section 19-309

PARKING REDUCTIONS

Residential Uses		
Dwelling Units (Incorporated into Mixed-Use Building)		1 space per bedroom (i)
Single-Family Homes, Patio Homes, Duplex Homes, Zero-Lot Line Homes		2 spaces per dwelling unit
Multi-household dwelling complex		1 space per bedroom (i)

i. For developments located on a CAT route and within 1-mile of the border of core campus as determined by the Zoning and Codes Administrator parking may be reduced to a number between 1 space per bedroom to .5 spaces per bedroom provided that all of the following actions occur:

a.) Developments have their parking-to-bedroom ratio and a signage plan showing unacceptable areas for parking (i.e. adjacent residential neighborhoods) prominent in their advertising

b.) For each reduction of 30 parking spaces or portion thereof at least one off-street space be provided for a vehicle actively participating in a car sharing program

c.) A bus stop, pull-out, shelter or other transit-related facility is installed if one is approved and required by CAT

d.) In addition to any other bicycle parking requirements at least one bicycle parking stall be provided per parking space being eliminated

e.) Submit (and have approved by the City Planner) a pedestrian route plan showing how residents will access public transit and campus

f.) Pay in-lieu fees at a rate of $10,000 per space to be applied to CAT operations and acquisitions and/or other transit related activities or expenses.

Section 19-402. Table of Uses for Non-residential Districts ...

P = Permitted Use C = Conditional Use SE = Special Exception A=Accessory Dash (–) = Use not Permitted												
USE CATEGORY	USE TYPE	NAICS Code	C	C M	CP-1	CP-2	CP-3	OP	RI L	O R	M	C/SE Reference
...												
G. RETAIL TRADE												
Motor Vehicle and Parts Dealers	New Car	441110	–	–	–	–	C	–	–	–	–	
	Used Car	441120	–	–	–	–	C	–	–	–	–	
	Recreational Vehicle, Motorcycle, ATV, Personal Watercraft, Boat	441210 44122 1 44122 2	–	–	–	C	C	–	–	–	–	

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

G. RETAIL TRADE	
1. Motor Vehicle and Parts Dealers	
...	
a. Recreational Vehicle, Motorcycle, ATV, Personal Watercraft, Boat	
2) **Conditional Use Standards** *[CP-2 District Only]*	
a) All vehicles and merchandise for sale shall be stored inside the building. Storage of vehicles and merchandise shall not be permitted outside or under a covered porch, carport or similar structure with open walls. b) Service areas, including storage of customer vehicles left for repair, must be located behind a wall or opaque fence at least six feet high. c) The entrance to any service bays shall not be located on the front façade facing the primary street frontage for the parcel. d) No service area shall be located in front of the principal building. e) No junked or salvaged vehicles shall be kept on the premises.	