



City of Clemson

PLANNING & CODES ADMINISTRATION

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MEMO TO: Clemson Planning Commission Members

FROM: Sharon Richardson, Planning & Codes Director

SUBJECT: Proposed Zoning Text Amendment --- 2012-R-08, Mixed Use Structures
in the C District

DATE: June 7, 2012

At the Commission meeting of May 9, 2012, Bob Vecchio gave the members a report on a recent variance request before the Board of Zoning Appeals. Specifically, the BZA had been asked to grant a variance to allow a mixed use structure to have dwelling units on the grade level in portions of a building not fronting a public right-of-way. The BZA denied the request but, during the course of their discussion, expressed no opposition to the nature of the request. As he has done in similar cases in the past, the zoning administrator alerted the Commission to the issue and asked for direction in addressing the matter. The Commission instructed staff to prepare an amendment and place it on the June agenda.

The submitted draft contains a number of changes from the current section. Many of these changes incorporate the recommendations of the working draft of the overall rewrite of the zoning ordinance developed in 2011 by the Planning Commission. The proposed changes to this section are as follows:

- the current conditional use “1. dwelling units” has been struck in its entirety and replaced with “1. mixed use structure”;
- the current conditional use “6. condominium hotel” has been struck in its entirety and the use merged with conditional use “1. mixed use structure”;
- with the exception of properties on Daniel Drive, any portion of a mixed use structure that fronts a public street/sidewalk/municipal property/Corps of Engineers land must have retail/service/office uses for 100% of its width and have a minimum depth of 25’;
- with the exception of properties on Daniel Drive, the proposal creates specific standards for the percentage of the mixed use structure that must abut the right-of-way;
- a requirement of 40% of the mixed use structure fronting Daniel Drive has been added for retail/office/service uses with residential and other allowed uses permitted for the remaining frontage;
- with the exception of the standard specific to Daniel Drive, residential uses are permitted on any grade provided they do not front a public street/sidewalk/municipal property/Corp of Engineers property provided they are accessed by an interior hall (no exterior doors for grade level dwelling units);

- reduces the allowable width of a vehicular entrance into the interior of the structure from 30' to 25' with a required 5' sidewalk;
- reduces the minimum size of a dwelling unit from 700 sq. ft. to 350 sq. ft.;
- creates an allowance for an 8' wide pedestrian entrance into the interior of the structure;
- requires onsite management for condominium hotels having short term rentals of less than 30 days; and
- allows the provision of up to 30% compact parking spaces for required residential parking.

Please advise if you have questions prior to the meeting.