

To amend Section 19-309. C, General Commercial to amend Sec. 19-309 c) 1. by amending as follows and to delete Section 19-309 c) 6.

Conditional Uses	SIC	Required Parking
<p>1. Dwelling units, provided all following conditions are met:</p> <ul style="list-style-type: none"> a. Each unit shall have minimum floor area of 700 square feet; b. Units shall be above the grade level floor(s) and fully contained within a principal use building; c. Principal use building facades that face streets (except alleys) and sidewalks shall have service, retail, or office uses at street, or sidewalk level(s); d. When there is any portion of a building between any principal use building and any street (except alleys) and sidewalk, at least 40% of the principal use building shall have service, retail, or office uses at grade level(s); e. When required, service, retail, or office uses shall occupy a space that has a minimum depth of 25 feet; f. No more than one entrance not exceeding 30 feet in width per principal use building per street frontage may be allowed to provide vehicular access to the interior of the building or site. <p>1. Mixed Use Structure(s), provided all of the following conditions are met:</p> <ul style="list-style-type: none"> a. Principal use structure(s) that front College Avenue, Keith Street, Earle Street, McCullom Street, Finley Street, Sloan Street, N. Clemson Avenue, or property owned by the City of Clemson or the U.S. Army Corps of Engineers shall have: <ul style="list-style-type: none"> i. Service, retail, or office uses shall have along 100% of the façade that abuts the street, sidewalk, or grade level except as stated in paragraph c of this section; and ii. Along College Avenue, a minimum of 80% of the building facade of the principal use structure(s) shall be constructed at the minimum front setback line and a minimum of 55% of the building facade of the principal use structure(s) shall be required along all other frontages. b. Principal use structure(s) that abut Daniel Drive shall have service, retail, or office uses along at least 40% of that facade at street or sidewalk level. The remaining frontage may be used for other permitted uses, recreational amenities or residential uses; c. Service, retail, or office uses shall occupy a space along the frontage of the principal use structure that has a minimum depth of 25 feet; d. 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 5 feet of width for a pedestrian sidewalk may shall be provided; e. One 8-foot wide entrance doorway providing pedestrian access to the interior of the principal use structure may be permitted per street frontage; f. Dwelling units are permitted subject to the following: <ul style="list-style-type: none"> 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.; ii. For portions of a mixed use structure(s) not covered in subparagraph f (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 e. g. Each dwelling unit shall have minimum floor area of 350 square feet; h. On-site management shall be required for short-term rentals of any dwelling unit of less than 30 days of occupancy. 	<p>N/A</p>	<p>1 per dwelling unit, provided however, that no more than 30% of the required spaces may be designed for compact vehicles utilizing a minimum parking stall dimension of no less than 16 feet by 8 feet, provided the spaces are permanently designated by sign(s) as being for use by compact cars only. All other required spaces shall comply with the specifications of Section 19-448.</p>

<p>6. Condominium hotel, provided all following conditions are met:</p> <ul style="list-style-type: none"> a. Minimum site area shall be two contiguous acres. b. Units shall be above the grade level floor(s) and fully contained within a principal use building. c. The principal use building facades that face public streets (except alleys) and sidewalks shall have service, retail, or office uses at street or sidewalk level(s). d. When there is any portion of a building between any principal use building and any street (except alleys) or sidewalk, at least 40% of the principal use building shall have service, retail, or office uses at grade level(s). e. When required, service, retail, or office uses shall occupy a space that has a minimum depth of 25 feet. f. No more than one entrance not exceeding 30 feet in width per principal use building per street frontage may be allowed to provide vehicular access to the interior of the building or site. g. Each unit shall have minimum floor area of 700 square feet. 	<p>N/A</p>	<p>1 per bedroom</p>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------	----------------------

To amend Section 19-107. Definitions to add a definition for Mixed Use Structure.

Mixed use structure means a building containing residential uses in addition to non-residential uses otherwise permitted by the district. This term shall include condominium hotels.