

2014-R-08 Proposed Zoning Text Amendment - Number of Stories in CM and Street Hierarchy for Structure Measurement

An Ordinance to Amend Section 19-107. Definitions to Add a Definition of Structure Story and to Amend Section 19-404. Density, Bulk, and Dimensional Requirements for Principal and Accessory Uses and/or Structures in the Non-residential Districts, Specifically Table 19-404-1 to Add the Maximum Number of Stories Allowed in the CM District and Street Hierarchy for Determining the Front of Structures for Measurement of Structure Height.

To amend Section 19-107 Definitions.

Story means That portion of a building included between the surface of any floor and the surface of the next floor above, or if there be no floor above it, then the space between such and the ceiling next above it.

To amend Section 19-404 to add the maximum number of structure stories permitted in the CM District and to insert new endnote 7 to define the street hierarchy for determining the front of structures for measurement of building height as follows:

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	8'/15' ¹	8'	35'	35'	25'	35'			See Section 19-404-1. Endnote 1
2. Front setback, min.	0'	0'	8'	8'	15'	8'	35'	25'	50' ²	See Section 19-404-1. Endnote 2
3. Side setback, min.	0'	0'	0'	0'	0'	0'	25'	10'	50' ²	See Section 19-404-1. Endnote 2
4. Rear setback, min.	10'	10' ³	25'	25' ⁴	25'	25'	35'	25'	100' ²	See Section 19-404-1. Endnotes 2,3,4
5. Lot area, min. (acres)							1	2	25' ^{2, 5}	See Section 19-404-1. Endnotes 2,5
6. Lot width at front building Line, min.							100' ⁶		500' ³	See Section 19-404-1. Endnotes 3,6

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7. Structure height, max. ⁷	65'	40'/65' ^{8,9}	40'	40'/65' ¹⁰	40'	35'	50'			65' ³	See Section 19-404-1. Endnotes 3,7,8,9
8. Structure height, min.	24'	24'									
9. Maximum Number of Stories		4 ¹¹									
10. Gross floor area for retail establishments per floor ¹² , max. (square feet)			3,000			2,500					See Section 19-403-1. Endnote 10
11. Gross floor area for retail establishments for all floors occupied by a single business ¹³ , max. (square feet)			12,000								See Section 19-403-1. Endnote 11
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				
	<ul style="list-style-type: none"> 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

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USE	DISTRICTS									Reference	
	C	CM	CP-1	CP-2	CP-3	OP	RIL	OR	M		
											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.

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¹ The maximum front setback in the C and CM Districts shall be three-feet in C and eight-feet in CM unless an outdoor cafe, courtyard, or similar space is provided in front of the building line. In such cases, the maximum front setback shall be 15 feet, except that a porte cochere or similar covered area serving a hotel's main entrance may have a maximum depth of 20 feet with the principle structure meeting the 15 foot setback.

² Minimum lot size applies to both a standalone industrial facility or a multi-tenant business or development park/campus.

³ 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.

⁴ Minimum rear setback for properties abutting US Army Corp of Engineers' land shall be five feet.

⁵ 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.

⁶ Minimum Lot Width at Front Building Line shall apply to standalone uses on one acre parcels

⁷ Frontage along College Avenue shall be used to determine structure height for properties abutting the right-of-way. For properties located on street corners other than College Avenue, the structure height shall be measured along the larger of the two frontages or from the right-of-way having the highest average daily traffic count (ADT) as determined by SCDOT, City of Clemson, or traffic study findings if the frontages are equal. If a building has dual frontages on non-intersecting streets, the structure height shall be measured from the right-of-way having the highest average daily traffic count (ADT) as determined by SCDOT, City of Clemson, or traffic study findings.

⁸ Principal use structures in the CM District shall have a maximum 40 foot height unless the buffer is expanded by 10 feet. Such parcels may have a maximum height of 50 feet. For parcels in CM fronting College Avenue, height shall be measured at the street level.

⁹ Principal use structures in the CM District shall have a maximum 50 foot height except however, for parcels entirely surround by any combination of U.S. Army Corps of Engineers parcels, property of the City of Clemson, or a public right-of-way. Such parcels may have a maximum height of 65 feet;

¹⁰ 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.

¹¹ The four story limitation applies to properties subject to the 50 foot height limitation in the CM 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.