

2014-R-13 Zoning Text Amendment Article III Residential Districts To Adjust the setback requirements for Guest Cottages.

AN ORDINANCE TO AMEND SECTION 19-305 Table 19-305.C.12 GUEST COTTAGE, OF THE CITY OF CLEMSON ZONING ORDINANCE TO REVISE THE SETBACK STANDARDS AND LOCATION FOR GUEST COTTAGES IN RESIDENTIAL DISTRICTS

Option 1	
1. Guest Cottage	
a. Conditional Use Standards <i>[All Residential Districts]</i>	
<ol style="list-style-type: none"> 1) A maximum of one guest cottage may be permitted for any legally subdivided residential parcel, provided: 2) The parcel meets no less than 75 percent of the minimum lot requirement for single-family uses in the R-20 or R-12 districts or 3) The minimum dimensional requirement of all RM Districts are met. 4) Shall not be permitted where there is an existing apartment contained within the principal structure (see <i>Section 19-305 C.1.</i>). 5) Guest cottages 700 square feet or less shall be located a minimum of three feet from any landscape buffer and 25 feet from abutting streets. If there is no required landscape buffer, the minimum setback shall be 3 feet from side and 8' from rear property lines. 6) Guest cottages shall be limited to 900 square feet. 7) Guest cottages 701—900 square feet shall be located a minimum of three feet from any landscape buffer and 25 feet from abutting streets. If there is no required landscape buffer, the minimum setback shall be 10 feet from side and 10 feet from rear property lines. Shall meet the minimum setbacks for primary structures in the district. 8) Guest cottages shall be separated from all other structures on the same parcel by a minimum of 10 feet. 9) Guest cottages are subject to the maximum structure height of 15 feet if located outside the setbacks established for the principle structure. 10) Guest cottages are subject to the maximum structure height of 25 feet if located within the setbacks established for the principle structure. 11) Square footage of a guest cottage shall exclude any exterior stairwells necessary to access the second floor. 12) Guest Cottages may be located above a detached garage if all setbacks and heights for guest cottages are met, and if the footprint does not exceed 900 	<p>See Section 19-305 C.1.</p>

File #: 2014-R-013
 Planning Commission Meeting: October 13, 2014
 City Council Public Hearing:
 First Reading:
 Second Reading:

2014-R-13 Zoning Text Amendment Article III Residential Districts To Adjust the setback requirements for Guest Cottages.

<p style="color: red;">square feet.</p> <p>13) The combined household occupancy for the single-household dwelling and the accessory living unit shall not exceed the total number allowable by the district.</p> <p>14) Manufactured homes, travel trailers, and motor homes shall not be used.</p> <p>15) Shall be located behind the front building line of the principal structure and shall otherwise meet all dimensional requirements for principal structure(s) (other than height) of the district.</p> <p>16) Zoning and Codes Administrator can allow a variance on structure height to accommodate a roof line that matches the principle structure.</p>	
<h2>Option 2</h2>	
<h3>1. Guest Cottage</h3>	
<h4>a. Conditional Use Standards <i>[All Residential Districts]</i></h4>	
<ol style="list-style-type: none"> 1) A maximum of one guest cottage may be permitted for any legally subdivided residential parcel, provided: 2) The parcel meets no less than 75 percent of the minimum lot requirement for single-family uses in the R-20 or R-12 districts or 3) The minimum dimensional requirement of all RM Districts are met. 4) Shall not be permitted where there is an existing apartment contained within the principal structure (see <i>Section 19-305 C.1.</i>). 5) Guest cottages 700 square feet or less shall be located a minimum of three feet from any landscape buffer and 25 feet from abutting streets. If there is no required landscape buffer, the minimum setback shall be 3 ten feet from side and 8 ten feet from rear property lines. 6) Guest cottages 701 - 900 square feet shall be located a minimum of three feet from any landscape buffer and 25 feet from abutting streets. If there is no required landscape buffer, the minimum setback shall be 10 feet from side and 10 40 feet from rear property lines. 7) Guest cottages shall be separated from all other structures on the same parcel by a minimum of 10 feet. 8) Guest cottages are subject to the maximum structure height of 15 feet if located outside the setbacks established for the principle structure. 	<p>See Section 19-305 C.1.</p>

2014-R-13 Zoning Text Amendment Article III Residential Districts To Adjust the setback requirements for Guest Cottages.

<ul style="list-style-type: none"> 9) Guest cottages are subject to the maximum structure height of 25 feet if located within the setbacks established for the principle structure. 10) Square footage of a guest cottage shall exclude any exterior stairwells necessary to access the second floor. 11) The combined household occupancy for the single-household dwelling and the accessory living unit shall not exceed the total number allowable by the district. 12) Manufactured homes, travel trailers, and motor homes shall not be used. 13) Shall be located behind the front building line of the principal structure and shall otherwise meet all dimensional requirements for principal structure(s) (other than height) of the district. 14) Zoning and Codes Administrator can allow a variance on structure height to accommodate a roof line that matches the principle structure. 15) Guest Cottages may be located above a detached garage if all setbacks and heights for guest cottages are met, and if the footprint does not exceed 900 square feet. 	
<h3>Option 3</h3>	
<h4>1. Guest Cottage</h4>	
<h5>a. Conditional Use Standards <i>[All Residential Districts]</i></h5>	
<ul style="list-style-type: none"> 1) A maximum of one guest cottage may be permitted for any legally subdivided residential parcel, provided: 2) The parcel meets no less than 75 percent of the minimum lot requirement for single-family uses in the R-20 or R-12 districts or 3) The minimum dimensional requirement of all RM Districts are met. 4) Shall not be permitted where there is an existing apartment contained within the principal structure (see <i>Section 19-305 C.1.</i>). 5) Guest cottages 700 square feet or less shall be located a minimum of three feet from any landscape buffer and 25 feet from abutting streets. If there is no required landscape buffer, the minimum setback shall be 3 ten feet from side and 8 ten feet from rear property lines. 6) Guest cottages 701 – 900 square feet shall be located a minimum of three feet from any landscape buffer and 25 feet from abutting streets. If there is no required landscape buffer, the minimum setback shall be 10 feet from side and 10 40 feet from rear property lines. 	

File #: 2014-R-013
 Planning Commission Meeting: October 13, 2014
 City Council Public Hearing:
 First Reading:
 Second Reading:

2014-R-13 Zoning Text Amendment Article III Residential Districts To Adjust the setback requirements for Guest Cottages.

- 7) Guest cottages shall be separated from all other structures on the same parcel by a minimum of 10 feet.
- 8) Guest cottages are subject to the maximum structure height of 15 feet if located outside the setbacks established for the principle structure.
- 9) Guest cottages are subject to the maximum structure height of 25 feet if located within the setbacks established for the principle structure.
- 10) Square footage of a guest cottage shall exclude any exterior stairwells necessary to access the second floor.
- 11) The combined household occupancy for the single-household dwelling and the accessory living unit shall not exceed the total number allowable by the district.
- 12) Manufactured homes, travel trailers, and motor homes shall not be used.
- 13) Shall be located behind the front building line of the principal structure and shall otherwise meet all dimensional requirements for principal structure(s) (other than height) of the district.
- 14) Zoning and Codes Administrator can allow a variance on structure height to accommodate a roof line that matches the principle structure.
- 15) Guest Cottages may be located above a detached garage if all setbacks and heights for guest cottages are met, and if the footprint does not exceed 900 square feet.