

2014-R-16 Zoning Text Amendment Article III Residential Districts: 19-305.C8 Customary & Typical Structures/Uses to correct a Scribner's error.

AN ORDINANCE TO AMEND SECTION 19.303 TABLE 19-303 TABLE OF ACCESSORY USES FOR RESIDENTIAL DISTRICTS AND SECTION 19-305.C.8 OF THE CITY OF CLEMSON ZONING ORDINANCE TO CORRECT A SCRIBNER'S ERROR TO INCLUDE GARAGE AS A CUSTOMARY AND TYPICAL ACCESSORY STRUCTURE.

Section 19-303. Table of Accessory Uses for Residential Districts

The accessory uses allowed in the residential districts of the City of Clemson Zoning Ordinance are hereby established as shown in the following table. Section endnotes are provided to clarify specific requirements that apply to the uses designated. References North American Industry Classification System (NAICS) 2007 edition.

Table 19-303. Table of Accessory Uses for Residential Districts

P = Permitted Use C = Conditional Use SE = Special Exception Dash (-) = Use not Permitted										
USE CATEGORY	USE TYPE	NAICS CODE	R-20	R-12	RM-1	RM-2	RM-3	RM-3.5 ¹	RM-4	C/SE Reference
A. RESIDENTIAL ACCESSORY USES AND/OR STRUCTURES										
Residential Accessory Uses and/or Structures	Apartment (within principal structure)	NA	C	C	C	C	C	C	C	
	Adult Care Services, Family Adult Care Home, 6 or Fewer Clients	624120	C	C	C	C	C	C	C	
	Adult Care Services, Group Adult Care Home 7 to 12 Clients	624120	-	-	C	C	C	C	C	
	Bed & Breakfast Inn	721191	SE	SE	C	C	C	C	C	
	Childcare Services, Family Child Care Home, 6 or Fewer Children	624410	C	C	C	C	C	C	C	
	Childcare Services, Group Child Care Home 7 to 12 Children	624410	-	-	C	C	C	C	C	
	Cultivation of Land, Noncommercial	NA	C	C	C	C	C	C	C	

File #: 2014-R-016
 Planning Commission Meeting: October 13, 2014
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 First Reading:
 Second Reading:

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USE CATEGORY	USE TYPE	NAICS CODE	R-20	R-12	RM-1	RM-2	RM-3	RM-3.5 ¹	RM-4	C/SE Reference
	Customary & Typical Structures/Uses (Non-habitable) including non-commercial commercial greenhouses, garages and storage buildings	NA	C	C	C	C	C	C	C	
	Detached Garage (non-habitable/non-commercial, serving townhouse/multi-family dwellings)	NA	-	-	-	-	C	C	C	
	Equipment for Solar Energy Generation	NA	C	C	C	C	C	C	C	
	Fences and Walls	NA	C	C	C	C	C	C	C	
	Guest Cottage	NA	C	C	C	C	C	C	C	
	Home Occupations	NA	C	C	C	C	C	C	C	
	Keeping of Livestock	NA	SE	SE	SE	SE	SE	SE	SE	
	Parking Structure ² , Freestanding	812930	SE	SE	SE	SE	C	C	C	See Section 19-303 Endnote 2
	Private Recreational Facilities (swimming pools, hot tubs, tennis courts, etc)	NA	C	C	C	C	C	C	C	

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1. Customary & Typical Structures/Uses, (Non-habitable) including non-commercial greenhouses, garages and storage buildings. including storage buildings and noncommercial greenhouse (Non-habitable)	
a. Conditional Use Standards <i>[All Residential Districts]</i>	
<ol style="list-style-type: none">1) Structures 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.2) Structures 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.3) Structures shall be separated from all other structures on the same parcel by a minimum of 10 feet. No structures shall be located between the street and any multifamily structure. Alleys are exempt.4) The length of the structure shall not exceed 2/3 of the length of the largest principal structure.5) Structures are subject to the maximum structure height of 15 feet if located outside the setbacks established for the principle structure.6) Structures are subject to the maximum structure height of 25 feet if located within the setbacks established for the principle structure.7) Zoning and Codes Administrator can allow a variance on structure height to accommodate a roof line that matches the principle structure.	

¹ All uses in the RM-3.5 District are subject to the basic standards found in Division 3 of this Article. Depending upon the proposed use, additional requirements may be imposed.

² Parking structures serving religious organizations, educational services, and public or institutional uses shall be considered special exceptions in all districts.