

2014-R-19 Zoning Text Amendment Article IV Non-Residential Districts Section 19-404 Density Bulk and Dimensional Requirements Table 19-404.1 Footnote 1.

AN ORDINANCE TO AMEND ARTICLE IV NON-RESIDENTIAL DISTRICTS SECTION 19-404 DENSITY BULK AND DIMENSIONAL REQUIREMENTS TABLE 19-404.1 FOOTNOTE 1. TO CLARIFY ARTICULATION ALLOWANCES

Section 19-404. Density, Bulk, and Dimensional Requirements for Principal and Accessory Uses and/or Structures in the Non-residential Districts

- A. The minimum standards for density, bulk, and other related dimensional requirements are hereby established in Table 19-404-1 for all non-residential districts. Section endnotes are provided to clarify specific requirements that apply to the uses designated.
- B. In addition to the requirements of Table 19-404-1, the design requirements in Article XI Architectural Review Districts may also apply.

**Table 19-404-1. Density, Bulk, and Dimensional Requirements
for Principal and Accessory Uses and/or Structures
in the Non-residential Districts**

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

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USE	DISTRICTS									Reference
	C	CM	CP-1	CP-2	CP-3	OP	RIL	OR	M	
										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
7. Structure height, max.	65'	40'/65' ^{7,8}	40'	40'/65' ⁹	40'	35'	50'		65' ³	See Section 19-404-1. Endnotes 3,7,8,9
8. Structure height, min.	24'	24'								
9. Gross floor area for retail establishments per floor ¹⁰ , max. (square feet)			3,000			2,500				See Section 19-403-1. Endnote 10
10. Gross floor area for retail establishments for all floors occupied by a single business ¹¹ , max. (square feet)			12,000							See Section 19-403-1. Endnote 11
11. Dwelling occupancy	4	4	4	4	4	3				
12. Drive-in or drive-thru services - Conditional Use Standards [CP-2, CP-3, & OP				C	C	C	C			
	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									

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Districts Only]	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 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.

¹The 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. **A five foot maximum articulation may be provided that exceeds the maximum setbacks.**

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

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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 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.

⁸ 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;

⁹ 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.

¹⁰ Maximum gross floor area for retail establishments shall not exceed the permitted square feet on any one floor.

¹¹ Maximum gross floor area of a single business occupying more than one floor of a building.