

**2014-R-25 Zoning Text Amendment, Section 19-405, Table 19-405.A.1.a. Table of Standards for Conditional Uses and Special Exceptions for Non-Residential Districts.**

**AN ORDINANCE TO AMEND SECTION 19-405, TABLE 19-405. TABLE OF STANDARDS FOR CONDITIONAL USES AND SPECIAL EXCEPTIONS FOR NON-RESIDENTIAL DISTRICTS TO AMEND TABLE 19-405.A.1.A.1) AND TABLE 19-405.A.1.A.2) TO CLARIFY THE STANDARDS FOR REQUIRED COMMERCIAL FRONTAGE IN MIXED-USE STRUCTURES IN C AND CM DISTRICTS.**

**Section 19-405. Standards for Conditional Use and Special Exceptions for Non-residential Districts**

The standards for conditional use and special exceptions in the non-residential districts are hereby established in Table 19-405.

**Table 19-405. Table of Standards for Conditional Uses and Special Exceptions in Non-residential Districts**

<b>A. RESIDENTIAL USES</b>	
<b>1. Residential Developments, Various</b>	
<b>a. Mixed-use Structures</b>	
<b>1) Conditional Use Standards [C District Only]</b>	
<ul style="list-style-type: none"> <li>a) Principal use structure(s) that front College Avenue shall have service, retail, or office uses along 100 percent of the façade <b>at ground level</b> that abuts the street, sidewalk, or grade level.</li> <li>b) Service, retail, or office uses shall occupy a space along the frontage of the principal use structure <b>at ground level</b> that has a minimum depth of 25 feet.</li> <li>c) 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 five feet of width for a pedestrian sidewalk shall be provided.</li> <li>d) One eight foot wide entrance doorway providing pedestrian access to the interior of the principal use structure may be permitted per street frontage.</li> <li>e) Balconies shall comply with the following: <ul style="list-style-type: none"> <li>i. Shall not extend past the property line;</li> <li>ii. Shall not overhang any public or private sidewalks; and</li> <li>iii. Balconies shall be prohibited for portions of buildings abutting residentially zoned R-20 and R-12 properties.</li> </ul> </li> <li>f) Dwelling units are permitted subject to the following:</li> </ul>	

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<ul style="list-style-type: none"> <li>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.;</li> <li>ii. For portions of a mixed use structure(s) not covered in subparagraph (e) (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 (d); and</li> <li>iii. Each dwelling unit shall have minimum floor area of 350 square feet.</li> <li>g) On-site management shall be required for short-term rentals of any dwelling unit of less than 30 days of occupancy.</li> </ul>	
<p><b>2) Conditional Use Standards [CM District Only]</b></p>	
<ul style="list-style-type: none"> <li>a) Service, retail, or office uses shall occupy a space along the frontage of the principal use structure <b>at ground level</b> that has a minimum depth of 25 feet.</li> <li>b) 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 five feet of width for a pedestrian sidewalk shall be provided.</li> <li>c) One eight foot wide entrance doorway providing pedestrian access to the interior of the principal use structure may be permitted per street frontage.</li> <li>d) Balconies shall comply with the following: <ul style="list-style-type: none"> <li>i. Shall not extend past the property line;</li> <li>ii. Shall not overhang any public or private sidewalks; and</li> <li>iii. Balconies shall be prohibited for portions of buildings abutting residentially zoned R-20 and R-12 properties.</li> </ul> </li> <li>e) Dwelling units shall be above the grade level floor(s) and fully contained within a principal use building.</li> <li>f) Each dwelling unit shall have minimum floor area of 350 square feet.</li> <li>g) On-site management shall be required for short-term rentals of any dwelling unit of less than 30 days of occupancy.</li> </ul>	