

**2015-R-06 Zoning Text Amendment, Section 19-302 Table 19-302
Table of Uses for Residential Districts and Section 19-305 Table 19-305 Conditional Use and Special Exception Standards for Residential Districts to include additional language in Group Homes Use Type**

AN ORDINANCE TO AMEND SECTION 19-304 TABLE 19-302 TABLE OF USES FOR RESIDENTIAL DISTRICTS AND SECTION 19-305 TABLE 19-305 CONDITIONAL USE AND SPECIAL EXCEPTION STANDARDS FOR RESIDENTIAL DISTRICTS TO INCLUDE ADDITIONAL LANGUAGE IN GROUP HOMES USE TYPE TO SPECIFY GROUP HOMES FOR YOUNG ADULTS TRANSITIONING OUT OF FOSTER CARE.

Section 19-302. Table of Uses for Residential Districts

Table 19-304. Table of 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 USES										
Single-Family Residential Dwelling	Single-family Dwelling	NA	P	P	P	P	P	C	P	
	Manufactured Home	NA	-	-	-	C	-	-	-	
Two-Family Residential Dwelling	Duplex Dwelling	NA	-	-	P	P	P	C	P	
Residential Developments, Various	Patio Home Development	NA	-	-	C	C	C	C ²	C	See Section 19-302 Endnote 2
	Zero-Lot-Line Development	NA	-	-	C	C	C	C ²	C	See Section 19-302 Endnote 2
	Conservation Development	NA	SE ³	SE ⁴	SE ³	See Section 19-302 Endnotes 3,4				
	Townhouse Development	NA	-	-	-	-	C	C	C	
	Multi-family Development	NA	-	-	-	-	C	C	C	
Group Homes	Group Home, including Group Home for Young Adults Transitioning out of Foster Care	6232 6239907	SE	SE	SE	SE	C	C	C	See Section 19-305.A.4.a.

File #: 2015-R-06
 Planning Commission Meeting: February 9, 2015
 City Council Public Hearing:
 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
	Group Home for the Care of Individuals with Physical Handicaps and/or Special Needs ⁵	623210 623990	SE	SE	SE	SE	C	C	C	See Section 19-302 Endnote 5

Division 2: Conditional Use and Special Exception Standards for Residential Districts

Section 19-305. Purpose of Conditional Use and Special Exception Standards

Owing to the unique nature of certain types of residential developments, the City of Clemson Zoning Ordinance hereby establishes conditional use and special exception standards for the following uses for all residential districts where conditionally permitted in Table 19-302 and Table 19-303.

Table 19-305 Conditional Use and Special Exception Standards for Residential Districts

4. Group Homes	
a. Group Home	
1) Special Exception Standards [R-20, R-12, RM-1, & RM-2 Districts only] AND 2) Conditional Use Standards [RM-3, RM-3.5, & RM-4 Districts only]	
a) The maximum occupancy, excluding staff, shall be subject to the following ratio: <ul style="list-style-type: none"> i. 12 residents for the first one acre; and ii. One additional resident for every additional 12,000 square feet of area in the parcel to a maximum of 20 residents. b) All parking shall be a minimum of 25 feet from any property line. c) One sign identifying the establishment shall be permitted subject to the following: <ul style="list-style-type: none"> i. The sign shall not be greater than four square feet in area; ii. No closer than 15 feet to any property; and iii. May be externally illuminated only. d) A 25 foot, type "C" bufferyard shall be provided between the use and adjacent parcels. e) One upper story tree per 30 lineal feet shall be planted within eight feet of the front property line.	

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<p>f) The use shall not be located closer than 1,000 feet (measured from any property line) from another such use.</p>	
<p>g) Group Homes for young adults transitioning out of foster care shall be licensed as per South Carolina Chapter 14 Statutory Authority: 1981 Code Sections 20-7-2250.</p>	

¹ All uses in the RM-3.5 District are subject to the basic standards found in Section 19-311. Depending upon the proposed use, additional requirements may be imposed.

² See Section 19-309.

³ See Section 19-306.

⁴ Conservation developments in the RM-3.5 District are subject to the base requirements for all developments as specified in Section 19-307 and specific standards for patio home and/or zero-lot-line developments as found in Section 19-309.

⁵ Per SC Code of Laws Section 6-29-770.