

2016-R-01 Major Amendment to the Issaqueena Trail Planned Development (CC-2002-020) to Amend the Allowed Uses in Section A, as well as, Establish Parking and Landscaping Standards for New Uses

A. DESCRIPTIVE STATEMENT FOR HWY 123, ISSAQUEENA RESIDENTIAL/COMMERCIAL PD

- a. The original site consisted of approximately 53 acres. The legal description is on Exhibit A. Refer to the site plan (Exhibit B) for proposed uses of all land areas along with the primary public access points to Issaqueena Trail. The owner intends to sell this property to end users or developers who will develop the property as a commercial/multi-family PD. ~~The commercial section will consist of 21.73 acres (Sections A, B, C, and D); currently 14 of these acres are in Pickens County. SECTIONS B, C & D DELETED FROM THIS SECTION AND REPLACED BY CLEMSON HOME CENTER PLANNED DEVELOPMENT (ORD # CC-2018-019) This section is proposed for annexation to the city and to be developed with the uses outlined in this statement. The residential sections consist of two areas, Sections E and F, 10.85 acres and 20.75 acres, respectively. Both tracts are presently in the county.~~ The owner intends to sell the property to end-users or developers to develop residential dwellings with a maximum density of 56 bedrooms per acre. All sections will have specific buffers and design control in place with specific attention along Issaqueena Trail. Architectural design standards, ~~to include for portions proposed building in Parcel C of Section A~~ as shown on the attached Exhibits C & D will be established and made part of the standards contained herein. Final development plans will be provided to the Zoning and Codes Administrator, who will review and certify their compliance with the PD standards.
- b. ~~Currently, the majority of the commercial property (14 acres of 21.7) is in Pickens County with restrictive covenants allowing development consistent with current City of Clemson CP-2 Zoning and with public access from Issaqueena Trail. All uses consistent with CP-2 Zoning are allowed with the restriction that any single building shall not exceed 100,000 square feet. The remaining property is in the county with restrictive covenants allowing for RM-4 zoning uses and a maximum density of 56 bedrooms per acre with public access from Issaqueena Trail.~~
- b. Open space shall comply with Planned Development standards for a mixed-use development and shall be no less than 25% of the total site area. A dedicated portion of Section F on Exhibit B shall be dedicated as open space. As the first area visible entering the City of Clemson, this area shall remain natural undisturbed open space with all trees and vegetation to remain. The only improvements allowed shall be walking trails made of pervious materials with footbridge(s) over the creek.
- c. Two primary public access roads on Issaqueena Trail will be dedicated to the City of Clemson. All other automobile-bearing roadways, alleys or driveways will be privately owned and maintained by a property owners association. Such roadways independent of parking lots may be submitted for dedication to the city and shall be designed and built to city standards. ~~No driveways shall be permitted onto Issaqueena Trail from Sections B and C of the commercial portion of the PD. These sections shall access from the two proposed access roads (# 1 and 2).~~ One driveway having a maximum width of 24' will be permitted to access Section A, provided it is at least 250' from the edge of the right-of-way of the northern most (#1) access road shown on the PD land use plan (Exhibit B). Appropriate off-site improvements as required by SCDOT will be the responsibility of the developer.
- d. All required parking will adhere to the standards contained in the district use charts established by this Planned Development.
- e. Impervious surface. The maximum impervious surface ratio for the entire PD shall be 70%.
- f. The bufferyards consisting of a 25' buffer shall surround the entire planned development. An additional 25' deep buffer (total of 50') shall be adjacent to the Peaceful Valley Subdivision. The 25' buffer areas shall be planted and maintained to comply with the standards of Clemson Zoning Ordinance, Section 19-457 Table 2 (B). The first 25' of the 50' buffer adjacent to Peaceful Valley subdivision shall remain undisturbed and the entire 50' shall be planted and maintained so as to comply with Clemson Zoning Ordinance, Section 19-457 Table 2 (E). Any walls or fences in association with bufferyards will be constructed with the finished side toward the exterior of the property.
- g. Development schedule. The owner intends to sell the property to end users or developers. The new owners shall submit a schedule at the pre-application meeting to the Zoning and Codes Administrator prior to any land development application.
- h. Public utility providers have stated that adequate service capability is available. Any additional improvements will be made at the developer's expense.

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B. DEVELOPMENT STATEMENT

1. Proposed uses for areas: See attached Exhibit B and ordinance, **modified to remove references to Sections B, C, and D which are otherwise subject to the requirements of the Clemson Home Center Planned Development, Ordinance # CC-2008-019.**
2. See attached documents for density requirements.
3. Developer shall provide all utilities per city specifications
4. Location of streets. Two minimum sixty-foot rights-of-way, as shown on Exhibit B shall be dedicated for acceptance to the City of Clemson for the purpose of public access to Issaqueena Trail. Additional internal roads may be provided during the land development phase. All rights-of-way dedicated to the city will include a minimum five-foot landscape area adjacent to the rights-of-way. These landscape areas will bound both sides of the rights-of-way and have an upper story canopy tree planted at 30-foot intervals.
5. See attached documents for open space requirements.
6. See attached documents for parking requirements.
7. See attached documents for impervious surface requirements.
8. See attached documents for access to public street requirements.
9. See attached documents for soil analysis requirements.
10. Onsite drainage. A complete sediment control and drainage plan shall be submitted conforming to SC DHEC requirements. The area located in residential Section E will be used for detention below the 130 foot contour as denoted on Exhibit B. This area will not be filled as in an earlier plan submitted to the City of Clemson and DHEC. If possible this area will be used as a "wet" detention area and encourage the use of aerators to help treat the storm water and provide a natural amenity for the residential area. Where possible, the area of slope will be reduced to minimize erosion and utilize natural grass swales to further treat the storm water. Construction practices on the entire site will require the use of silt fences. The open space labeled as part of Section F will remain undisturbed in its natural state.
11. Dumpster locations. Future development plans will be submitted that illustrate the location of dumpsters and proper screening consistent with attached architectural standards.
12. Specific landscape plans will be submitted to indicate landscape material for all bufferyards and parking lot landscaping.
13. Development timeline will be submitted when development plans are forwarded to the City.

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C. ORDINANCE FOR MIXED USE PLANNED DEVELOPMENT AT HWY 123 AND ISAQUEENA TRAIL

Description: This property is an approximately 53.3-acre mixed-use development consisting of both residential and commercial uses. The intent is to preserve a greenbelt that surrounds the development including Hwy 123 to preserve the dense vegetation that currently exists while entering the city limits of Clemson. The commercial area, which is approximately 21.7 acres will be governed by specific architectural guidelines. The mixed-use development will be pedestrian and bicycle friendly with buffering adjacent to the residential neighborhood. The development is located at the intersection of US Hwy 123 and Issaqueena Trail with direct access to Hwy 123, a limited access highway. The Issaqueena Trail interchange is one of only two exits from the limited access portion of Hwy 123 in the City of Clemson. Other uses in the area include single family residential, industrial, and multi-family. The proposed PD is compatible with the existing pattern of development in this area.

1. Permitted Uses in Residential Sections: The following uses are permitted in the residential sections of the Issaqueena Trail Planned Development District, Sections E and F.

PERMITTED USES	SIC CODE	SIC DESCRIPTION	Parking Spaces Required * *All parking shall be constructed per Division IV of the Clemson Zoning Ordinance.
1. <u>Single-household dwelling, detached.</u>	88	Private households.	Two (2) spaces per dwelling unit or 1 per occupant which ever is greater.
2. <u>Single-household dwelling, detached, with separate living quarters fully contained within the principal structure,</u> provided secondary unit does not exceed 700 square feet in area and one bedroom, and subject to Section 19-404, Household Occupancy.	88	Private households.	
3. <u>Two-household dwelling</u>	88	Private households.	
4. <u>Cluster development, single-household, detached or attached dwellings</u> subject to Art. IV, Div. 7.	88	Private households.	
5. <u>Patio and zero-lot-line single-household dwellings,</u> subject to Art. IV, Div. 7.	88	Private households.	
6. <u>Townhouses.</u>	88	Private households.	Two (2) spaces per dwelling unit or one (1) space per bedroom.
7. <u>Multi-household dwellings.</u>	88	Private households.	
8. <u>Household child day care</u> with maximum of seven (7) children including resident children.	N/A		Three (3) spaces per dwelling unit

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9. <u>Community Building(s)</u> , provided the building is in direct support of a common association directly related to the residential district.	N/A		None required
<p>10. <u>Accessory uses on same lot with principal use</u>, as follows:</p> <p>a. Private garage for motor vehicles, and required open parking area for motor vehicles;</p> <p>b. Shed for storage of building or lot maintenance equipment;</p> <p>c. For single family dwellings only, Private kennel for not more than three (3) dogs or three (3) cats, four (4) months of age or older, with minimum 6-foot high fence for exterior kennel; provided;</p> <p>d. Private swimming pool, deck, bath house, cabana, boat dock;</p> <p>e. Private garden; greenhouse up to ten (10) feet high private tennis, outdoor recreation and picnic facilities.</p>			
<p>11. <u>Home occupation, limited sales and services</u> within a dwelling carried on by a member of the household residing on the premises, provided:</p> <p>a. Services are limited to accounting, architectural, counseling, engineering, legal, sewing, telephone orders or similar services;</p> <p>b. Direct sales on site are limited to arts and crafts produced on the premises;</p> <p>c. Activities involving clients are conducted during normal daytime business hours;</p> <p>d. There are no employees or animals used in the business; and</p> <p>e. No activity shall be conducted which involves or creates hazardous materials, noise, dust, odors or fumes, or which adversely affects health or safety.</p>			
<p>12. <u>Public utility substation, water tower</u>, provided:</p> <p>a. Structures are enclosed by six (6) foot fence;</p> <p>b. No office, commercial operation, or storage of vehicles is permitted;</p> <p>c. Landscaped strip five (5) feet wide along perimeter of site as described in Section 19-463 (8) of the Zoning Ordinance.</p>	49	Electric, gas, water, sanitary services.	One (1) space.
<p>13. <u>Public park, playground or other active public recreation area</u>, provided:</p> <p>a. Uses, unloading and parking areas, and lighting set back fifty (50) feet from exterior property line;</p> <p>b. Solid wall or fence, or vegetative screening adequate to protect adjacent residential uses both external and internal to the PD from noise and light is provided;</p> <p>c. No outside sound system is permitted;</p> <p>d. Pools are enclosed by four (4) foot wall or fence with self-latching gates.</p>		Picnic grounds, tennis courts, Swimming, Community Building/Area.	<p><u>Swimming pool</u>: Greater of 1 per 100 sq. ft. of water area or 1 per 4 spectator seats.</p> <p><u>Tennis court</u>: Greater of 4 per court or 1 per 4 spectator seats.</p> <p><u>Community building</u>: 1 per 200 sq. ft. of floor area.</p>

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2. Permitted Uses in Commercial Sections:

- a. ~~The following uses are permitted in the commercial sections of the Issaqueena Trail Planned Development District, Sections B, C, and D: REFERENCES TO SECTIONS B, C & D DELETED FROM THIS SECTION AND REPLACED BY CLEMSON HOME CENTER PLANNED DEVELOPMENT (ORD # CC-2018-019)~~

PERMITTED USES	SIC CODE	SIC DESCRIPTION	Parking Spaces Required* *All parking shall be constructed per Division IV of the Clemson Zoning Ordinance.
1. Retail trade, involving sale of merchandise on premises, including restaurants and lounges with drive-through windows, dance floors, and bars without adult entertainment (convenience stores see item 13) [except SIC 521 - building materials, SIC 598 - fuel dealers; and SIC 55 - automotive, boat and farm equipment dealers and gasoline service stations]	52 53 54 56 57 58 59	Hardware, garden supply [except building material]; General merchandise; Food stores; Apparel and accessory; Home furniture, and equip; Eating & drinking places no adult entertainment; Miscellaneous retail [except 598 - fuel dealers].	Eating & drinking places: Fast food - 1 per 50 sq. ft. gross floor area; other - 1 per 100 sq. ft. gross floor area. All other: 1 per 200 sq. ft. gross floor area.
2. Services to individuals and businesses, including theaters, dance studios, hotels, motels, movie theaters, health services, funeral homes, repair services, recreation, amusements, pool rooms, video game rooms, bowling, skating rinks, professional services, museums, auto rental and parking, and similar businesses [Except SIC 769 - miscellaneous repair shops and related services, SIC 794 Commercial Sports, SIC 7992 Public Golf Courses, SIC 7996 Amusement Parks, SIC 7997 Membership Sports and Recreation Clubs, SIC 799 Miscellaneous Amusement and Recreation Services]	701 702 7212 7215 722 723 724 725 7291 73 7832 784 79 80 81 83 87	Hotels, motels, rooming & boarding houses; Laundry, cleaning pick-up; Coin-operated laundry; Photographic studio; Beauty, barber shops; Shoe repair Tax Return Preparation Services Business services; Indoor motion pictures; Video tape rental; Amusement & recreation; Health services; Legal services; Social services, child care; Engineering, accounting, research & management offices only;	Hotel, motel, boarding house: 1.1 per rental unit + requirements for other uses. Theater: 1 for each 4 seats maximum capacity. Recreation: see CP-1. Retail sales, service: 1 per 200 sq. ft. of gross floor area. Professional offices: 1 per 250 sq. ft. of gross floor area. Child care: 1 for each 4 children based on maximum capacity.

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3. Kindergarten or pre-school nursery, meeting State regulations, provided: a. Minimum 20,000 sq. ft. lot; and b. Structures 50 ft. from residential lot line.	8211 8351	Kindergarten (academic program). Child day care service.	One (1) for each four (4) children, maximum capacity.
4. Public service uses, including post office, police station [except jail], fire station, municipal building, water, telephone system, radio and TV broadcast antennas (towers not exceeding 120 feet in height).	43 48 4941 4952 91 92 [Except 9223]	Post office. Communications. Water supply systems. Sewerage systems. General government. Justice, public order, safety [Except prisons].	One (1) per 300 sq. ft. of gross floor area.
5. Membership organizations, [excluding lodging] including: — a. Business, professional associations; — b. Unions, political organizations; — c. Civic, social, fraternal organizations	86	Membership organizations.	One (1) for each four (4) seats in assembly room.
6. Church, synagogue, temple, or other place of worship, including religious education building, parsonage or parish house, off-street parking for members and visitors without pay, and recreation facilities	8661	Religious organizations, churches, etc.	One (1) for each four (4) seats based on maximum capacity.
7. Public utility including water tower, substation, under 2,000 square feet	49	Electric, gas, water, sewer [except 4925 and 4953]	Buildings: 1 per 300 sq. ft. gross floor area.
8. Banks, finance, insurance, and real estate offices	60 62 63,64 65 67	Depository institutions; Security dealers, etc.; Insurance carriers, agents; Real estate agents, etc., offices only; Investment offices.	Financial Institutions: One (1) per 300 sq. ft. of gross floor area. All other: One (1) per 250 sq. ft. of gross floor area.
9. Dwelling units, provided all following conditions are met: a. Dwelling unit shall have minimum floor area of 700 square feet; b. Dwelling unit shall be on a level above the grade level floor within a permitted principal use building; c. Dwelling unit shall have access to a street as required by building and fire codes.	N/A		Greater of two (2) per unit or one (1) per bedroom

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<p>10. Temporary Christmas tree sales, including one (1) temporary sign not exceeding 20 square feet for a period not to exceed 45 days.</p>	<p>N/A</p>		<p>None.</p>
<p>11. Temporary contractor's office and equipment shed, provided: a. Used in connection with construction on premises; b. Must not cause traffic congestion or nuisance; c. Issued for a term up to one (1) year; may be renewed once.</p>	<p>N/A</p>		<p>One (1) for each 300 square feet of office area.</p>
<p>12. Video Arcade Establishments. Any establishment where coin-operated amusement devices are located within the same structure and used as the principal revenue generating source provided the following conditions are met: a. The use shall not be located closer than 200 feet (measured from the property line) from any residential district or use. b. The use shall not be located closer than 300 feet from another such use.</p>	<p>7993</p>		<p>1 per 50 sq. ft. gross floor area</p>

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<p>13. Convenience stores, including sale of motor vehicle fuel: (Allowed in Section C only)</p> <ul style="list-style-type: none"> a. Gas convenience stores, not to exceed 3000 square feet gross floor area, with no repair bays or facilities, provided any canopy over the fuel pumps shall have the same roof shape and exterior materials as the primary structure. b. Access drives shall be located off the internal street serving the PD. No driveways shall be permitted onto Issaqueena Trail. c. No vehicle repair shall allowed. d. Gasoline pumps and air outlets shall be setback twenty (20) feet from any property line. e. Canopies over gas islands shall not exceed in size, or scale, with the retail building. f. All lighting in any canopy shall be recessed or housed within the canopy ceiling. 	<p>5541</p>	<p>Retail only. No vehicle service or repair.</p>	<p>Convenience stores: 1 per 200 sq. ft. gross floor area of interior retail space,</p>
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<p>14. Car wash, automatic or self-service (Sections C and D only), provided a. Access drives shall be located off the internal street serving the PD. No driveways shall be permitted onto Issaqueena Trail; b. The area is required to be adequately screened from adjoining residential property by an six to eight foot high opaque fence</p>	<p>7542</p>	<p>Car wash.</p>	
<p>15. Accessory uses on same lot with principal use, customarily incidental to principal use, including: a. Completely enclosed building for storage of supplies or merchandise for use in the principal business; b. Solid waste collection containers;</p>			

b. The following uses are permitted in the commercial sections of the Issaqueena Trail Planned Development District (Section A):

PERMITTED USES	SIC/NAICS CODE	SIC/NAICS DESCRIPTION	Parking Spaces Required* *All parking shall be constructed per Division IV of Article VIII the Clemson Zoning Ordinance.
1. <u>Restaurant except fast food and drive in</u> (carry out, disposable utensils, no table service)	5812	Eating place	One (1) per 100 sq. ft. of gross floor area
2. <u>Personal services to individuals</u>	81 871-872 731-733, 736, 737 65 63,64 67	Legal Services Engineering, accounting Business services Real Estate Agents Insurance carriers, agents Investment offices	One (1) per 250 sq. ft of gross floor area.

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3. Medical and dental offices; enclosed medical, dental, & optical laboratories	801 802 803 804 807	Medical offices, clinics Dental offices, clinics Osteopathy offices Chiropractors, optometrists, podiatrists, & other health practitioners Medical & dental laboratories (enclosed)	Offices & Clinics: One (1) per 250 sq. ft. of gross floor area Laboratories: One (1) per 600 sq. ft. of gross floor area
4. Clothing Stores, limited to no greater than 2600 sq ft in gross floor area	NAICS 4481	Retail sales of clothing	Per Article VIII
5. Storage of general merchandise excluding loading docks and may not be part of the primary frontage façade of any structure.	NAICS 493110	General warehousing	2 per designated storage space

3. District Regulations for the Issaqueena Trail Planned Development:

REFERENCES TO SECTIONS B, C & D DELETED FROM THIS SECTION AND REPLACED BY CLEMSON HOME CENTER PLANNED DEVELOPMENT (ORD # CC-2018-019)

a. Minimum open space requirements:	Not less than 25% of the entire PD area.
b. Maximum occupancy:	One (1) family as defined in Section 19-108 plus not more than two (2) unrelated persons, or not more than four (4) unrelated persons per dwelling unit.
c. Accessory uses allowed in setbacks but not in required exterior buffer areas: [Covered porch, enclosed or open, is part of main dwelling for setback requirements. For projections allowed in setbacks, see Article IV.]	<u>Required off-street parking:</u> see Article IV. <u>Satellite dish less than or equal to 18 inches in diameter:</u> 1 per lot in rear yard only 10 feet from lot line. <u>Fence or wall:</u> in side or rear yard, not over 8 feet high, 18 inches from street line, 6 inches from interior lot line.
d. Maximum impervious surface ratio:	Not more than 70% of the entire PD area.
e. Site plan requirements:	See Article IV, Division 1.
f. Visibility requirements:	<u>Corner lot:</u> No obstruction between heights of 2 and 10 feet above finished street level within 10 feet of intersection of street right-of-way lines. <u>Private drive:</u> No obstruction over height of 2 feet within 10 feet of street.

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g. Landscaping requirements:	<p>There shall be sufficient upper story trees within and around the vehicular use area to ensure that any portion of the vehicular use area is within fifty feet of a planted or retained tree trunk. Any newly planted tree shall be at least 2.5 inches in caliper and in a landscaped area at least 170 square feet in size with the tree being at least 4 feet from any paving. There shall be at least eight (8) 3-gallon evergreen shrubs for every 150 square feet of landscaped area interior to a parking area.</p> <p>For every retained tree over 4 inches diameter at breast height (DBH) within the vehicular use area the following shall apply:</p> <ol style="list-style-type: none"> 1. For every inch of DBH of the retained tree, a landscaped area with a minimum radius of 1.5 feet shall be maintained around the tree. 2. Paving no closer than 10 feet from the base of the tree shall be allowed. 3. Tree protection standards as noted within the landscape section of the zoning ordinance, Section 19-456a shall apply. 4. Any retained tree that is subsequently removed or dies from any cause shall be replaced with at least one 3-inch caliper upper story tree for every 250 square feet of planting area. Trees shall be replanted within 45 days of notification from city official. 5. For every 500 square feet of landscaped area used to preserve a tree, a credit of three parking spaces will be granted. The total credit for parking spaces shall not exceed 15% of the required parking spaces for required use. 	
h. Exterior Bufferyard requirements:	<p>There shall be a minimum 25' deep landscape buffer surrounding the entire planned development. Only required walls or fences shall be allowed within this buffer area. Additionally the following shall apply:</p> <ol style="list-style-type: none"> 1. Adjacent to the Peaceful Valley Subdivision. The 25' buffer area abutting the subdivision shall remain undisturbed and an additional 25' deep landscape buffer will be installed. The entire 50' buffer shall have enough vegetation planted or maintained to comply with Section 19-457 Table 2 (E). Any walls or fences in association with this bufferyard shall be opaque and constructed with the finished side toward the exterior of the property, shadow-box style fence and fences with fabric or vinyl inserts are prohibited. 2. Adjacent to U.S. Highway 123. All trees greater than 4" DBH shall be retained unless declared diseased, hazardous, or a nuisance tree by a certified arborist or forester. The buffer may be cleared of lower vegetative growth and shall have enough landscape material to comply with Section 19-457 Table 2 (B). 3. All other exterior buffers. All buffers shall be planted and maintained to comply with Section 19-457 Table 2 (B). 4. All trees retained within exterior buffers shall only count as 1 (one) tree when utilizing Section 19-457 Table 2 (B) and (E). 	
i. Driveway Access	Section A	<p>One driveway with access to Issaqueena Trail with the following conditions:</p> <ol style="list-style-type: none"> a. Maximum width of 24 feet. b. No closer than 250 feet from access road #1.
	Sections B and C	All access shall be provided from internal roads. No direct access to Issaqueena Trail shall be permitted by any private roads or driveways.

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j. Entrance Sign:	Sections D and B	One solid base sign with the following restrictions: a. Maximum size of 120 square feet. b. Design standards as specified in the following design criteria. c. One sign face shall be no larger than 50 square feet, remaining sign faces shall be no larger than 10 square feet. d. All sign faces shall be of business located on Sections B and D. e. Maximum height of 15 feet. f. Located on Section B setback minimum of 5 feet and maximum of 15 feet from all property lines.
	Sections A, E and F	One solid base sign with the following restrictions: a. Maximum size of 100 square feet. b. Design standards as specified in the following design criteria. c. Two sign faces shall be no larger than 40 square feet, remaining sign faces shall be no larger than 10 square feet. d. All sign faces shall be of business or “named development” located on Sections A, E and F. e. Maximum height of 10 feet. f. Located on Section A setback minimum of 5 feet and maximum of 15 feet from all property lines.

4. District regulations within residential sections, Section E and F

a. Minimum front setbacks, including all street frontages * The greater of the required bufferyards or the required setback shall apply.	5 feet.
b. Minimum side setbacks* * The greater of the required bufferyards or the required setback shall apply	Principal structure: <u>Single family, Two Family and cluster residential</u> : 5 feet. <u>Multi-household</u> : 15 feet, and 30 feet between structures. <u>Townhouse, patio</u> : 7 feet at end of building only. <u>Community Building</u> : 10 feet. <u>Zero lot line</u> : Zero feet from one side line; provided a five foot maintenance and drainage easement on property adjoining the zero setback is recorded and a five foot setback is provided from the opposite side line. <u>Accessory Structure</u> : Three feet from interior lot line.

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c. Minimum rear setbacks*	All structures: 5 feet from landscape buffers on the exterior of the PD; 15 feet from property line interior to the PD. Accessory structures: Three feet from the interior rear lot line.
* The greater of the required bufferyards or the required setback shall apply	
e. Maximum Structure Height	Single-household dwellings and two-household dwellings: 25 feet Other permitted uses: 50 feet Accessory structures: 15 feet
f. Interior Landscape Buffer	15' deep landscape buffer shall be installed interior to Section F abutting Section D. The landscape buffer shall be planted and maintained with the landscape materials as directed in Section 19-457 Table 2(B).
g. Open Space	Dedicated open space as indicated in Exhibit B shall have no improvements other than pedestrian trails constructed with pervious material. A pedestrian bridge connecting the habitable area with the open space shall be allowed.
h. Signs	Permitted Signs: As allowed in Sections 19-431, 19-433, and 19-434 Prohibited Signs: As restricted in Section 19-432 Placement of freestanding signs: Minimum of five feet from all property lines abutting interior public roads

5. District regulations within commercial sections, Sections A, ~~B, C, and D~~

REFERENCES TO SECTIONS B, C & D DELETED FROM THIS SECTION AND REPLACED BY CLEMSON HOME CENTER PLANNED DEVELOPMENT (ORD # CC-2018-019)

a. Minimum lot area:	None.
b. Minimum lot width at front building line:	None.
c. Maximum front setback	None
d. Minimum front setbacks Sections A, B, C, and D :	All streets internal to PD: Eight (8) feet. No accessory building allowed in front setback. <u>Hwy 123 and Issaqueena Trail</u> : 35'. No vehicular use areas allowed in front setback.
e. Minimum side setbacks Sections A, B, C, and D :	None.
f. Minimum rear setbacks Sections A, B, C, and D :	None
g. Maximum structure height:	Fifty (50) feet.
h. Utilities:	External electrical and telephone service lines shall be installed underground. Zoning Administrator upon certification of practical difficulty or hardship may waive underground requirement; provided overhead wiring is placed in rear setback area.

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i. Signs:	<p>Permitted Signs: As allowed in Section 19-431, 19-433, and 19-436</p> <p>Prohibited Signs: As restricted in Section 19-432</p> <p>Placement of freestanding signs: Five feet from all property lines abutting interior public roads</p>
j. Minimum Open Space:	15%
k. Interior Landscape Buffers	<p>4. Section A: 25' deep landscape buffer shall be installed interior to Section A, abutting Section E. The landscape buffer shall be planted and maintained with the landscape materials as directed in Section 19-457 Table 2(B). Article IX of the City Zoning Ordinance.</p> <p>2. Sections B and C: 5' deep landscape buffer shall be installed interior to Sections B and C abutting Section D. The landscape buffer shall be planted with shrubs and maintained as directed in Section 19-457 Table 2(B).</p> <p>3. Section D:</p> <p>a. 15' deep landscape buffer shall be installed interior to Section D abutting Sections B and C. The landscape buffer shall be planted and maintained with the landscape materials as directed in Section 19-457 Table 2(B).</p> <p>b. 15' deep landscape buffer shall be installed interior to Section D abutting Sections F. The landscape buffer shall be planted and maintained with the landscape materials as directed in Section 19-457 Table 2(B).</p>
l. Outdoor display and sale of merchandise	<p>1. Sections C and D:</p> <p>a. Allowed in covered and enclosed areas only. All covered and enclosed areas shall be permanent structures conforming to the architectural standards within this Planned Development.</p> <p>b. Prohibited in all pedestrian and vehicular use areas.</p> <p>2. Sections A and B: Prohibited in all areas.</p>
m. General and Supplementary Regulations:	See Article IV and the following Architectural Design Standards.

2016-R-01 Major Amendment to the Issaqueena Trail Planned Development (CC-2002-020) to Amend the Allowed Uses in Section A, as well as, Establish Parking and Landscaping Standards for New Uses

- i. Architectural design standards for Issaqueena Trail Planned Development (PD) District** shall apply as follows to the areas indicated using the section designations on the land use map (Exhibit 2) attached hereto and made a part of this PD. ~~References to Sections B, C & D deleted from this Section and Replaced by Clemson Home Center Planned Development (ORD # CC-2018-019). Exhibit C - Floor Plan & Rendering for Proposed Structure Parcel C of Section A and Exhibit D - Elevations for Proposed Structure Parcel C of Section A are hereby added.~~
- a. Site relationships
- (1) Building placement—front setback for Sections A, ~~B, C, and D~~:
 - (a) Minimum front setback from any interior street shall be five (5) feet.
 - (b) Minimum front setback from Issaqueena trail and Hwy 123 shall be thirty-five (35) feet.
 - (2) Building placement – orientation for Sections A, ~~B, C, and D~~ See Exhibit E:
 - (a) The primary entrance of each building shall accommodate pedestrian access from the street(s) as well as from the parking lots at a point closest to the building.
 - (b) Secondary public entrances, if provided, shall be designed in a manner consistent with primary entrances if visible from public streets or parking lots.
 - (3) Vehicular and pedestrian access from streets within Sections A. See Exhibit E ~~B, C and D~~:
 - (a) A maximum of one (1) curb cut shall be allowed for lots with street frontage less than or equal to 250 feet.
 - (b) For lots with street frontage greater than 250 feet, one additional driveway opening per 250 feet of street frontage shall be allowed.
 - (c) The maximum width of curb cuts shall be:
 - (1) Twelve (12) feet for one-way drives; and
 - (2) Twenty-four (24) feet for two-way drives.
 - (3) Wider curb cuts with landscaped medians may be allowed for multi-directional traffic on lots with street frontage greater than 250 feet or for shared driveways.
 - (d) Shared driveways that serve more than one property may be provided.
 - (e) Pedestrian and/or bicycle connections to the primary public entrance of the building(s) shall be provided where a public sidewalk or bikeway is adjacent to property.
 - (4) Off-street parking design for Sections A:
 - (a) ~~Parking areas shall be designed as a series of smaller lots that provide space for no more than twenty (20) cars for double-sided parking and ten (10) cars for single-sided parking. The small parking lots shall be separated by minimum 5-foot wide internal planting areas that feature trees planted in grass or other approved~~

2016-R-01 Major Amendment to the Issaqueena Trail Planned Development (CC-2002-020) to Amend the Allowed Uses in Section A, as well as, Establish Parking and Landscaping Standards for New Uses

~~landscape material.~~ Parking shall comply with Articles VIII and IX of the City Zoning Ordinance as regards parking design standards and landscape requirements.

2016-R-01 Major Amendment to the Issaqueena Trail Planned Development (CC-2002-020) to Amend the Allowed Uses in Section A, as well as, Establish Parking and Landscaping Standards for New Uses

- (5) Fencing and screening design for Sections A. ~~See Exhibit E B, C and D:~~
 - (a) Screening walls and fencing are allowed only in side and rear yards and behind the front building line, with the exception of outdoor eating and play areas. If a wall or fencing is provided in front of the front building line, the opaque portion shall be limited to a height of 3 feet from the ground. The remainder of the wall or fencing shall be ornamental metal and see-through.
 - (b) Fencing and wall materials shall be consistent with the site and architectural design of the principal structure.
 - (c) Fences and walls shall be made of masonry, ornamental metal, wood, stucco or a combination of these materials.
 - (d) Fences or walls greater than 50 feet in length or six (6) feet in height shall have a change in plane, height, material or material texture, or significant landscape massing.
- (6) Exterior lighting design for Sections A, ~~B, C, D~~, E and F:
 - (a) General
 - (1) The height of the light fixtures in parking lots or service areas shall not exceed 18 feet in areas A, B, and C. The height of the light fixtures in parking lots or service areas shall not exceed 25' in sections D, E, and F.
 - (2) All light fixtures shall have shields or another device to direct the light towards the ground.
 - (3) All lights shall have a uniform design.
 - (4) All lighting on the overhead canopies, drive-through, and gas station canopies shall be recessed or housed within the canopy ceiling.
- j. 7. Architectural standards for Sections A, ~~B, C, and D~~ REFERENCES TO SECTIONS B, C & D DELETED FROM THIS SECTION AND REPLACED BY CLEMSON HOME CENTER PLANNED DEVELOPMENT (ORD # CC-2018-019). Exhibit C - Floor Plan & Rendering for Proposed Structure Parcel C of Section A and Exhibit D - Elevations for Proposed Structure Parcel C of Section A are hereby added:**
 - a. General: Each specific section will have an exterior building design that shall be coordinated with regard to color, types of materials, architectural form, and detailing. Multiple buildings on the same site shall conform to a single design style and element.
 - b. Scale, form, and proportion
 - (1) The maximum square footage of an individual building in Sections A, ~~B, and C~~ shall not exceed 15,000 square feet gross floor area. All covered or enclosed areas for sales or service shall be included within the 15,000 square foot allowance. Any covered or enclosed area shall be permanent and inclusive of the building design.

2016-R-01 Major Amendment to the Issaqueena Trail Planned Development (CC-2002-020) to Amend the Allowed Uses in Section A, as well as, Establish Parking and Landscaping Standards for New Uses

~~(2) The maximum square footage of an individual building in Section D shall not exceed 100,000 square feet gross floor area. All covered or enclosed areas for sales or service shall be included within the 100,000 square foot allowance. Any covered or enclosed area shall be permanent and inclusive of the building design.~~

c. Architectural features and details

(1) Facade details

- (a) Principal entrance facades shall have at least one change of plane or significant architectural detail for each 50 feet of unbroken plane.
- (b) Ground floor facades visible from public streets or parking areas shall have a change in plane or architectural details along at least 60% of their horizontal length.
- (c) Secondary facades shall be designed with detailing similar to the principal facades if facing a public street. Loading areas will be screened and buffered.

(2) Building materials

- (a) Predominant exterior building materials may be a maximum of 30% of the following: smooth faced concrete block or sheet/corrugated metal.
- (b) Non-painted metal window frames or doorframes are not permitted.

(3) Color

- (a) Color schemes shall include a maximum of four colors.
- (b) Frequent changes in material or color shall be avoided.
- (c) The use of bold primary colors is not permitted except for accent elements.
- (d) The use of bright colors, including but not limited to fluorescent, "hot", and "dayglow" colors is prohibited.

(4) Roofs

- (a) Solar panels, satellite dishes, antennas, or other attachments shall be placed so that they are screened from view at the eye level of the pedestrians on the sidewalk along the street right-of-way.
- (b) Rooftop lighting is not permitted.

(5) Mechanical equipment and service: Plumbing vents ducts and rooftop mechanical equipment shall be screened from view at street level.

(6) Awnings and canopies: The size, scale, and materials of the awnings and canopies shall be compatible with the rest of the building. An awning shall not be the predominant element of the facade.

2016-R-01 Major Amendment to the Issaqueena Trail Planned Development (CC-2002-020) to Amend the Allowed Uses in Section A, as well as, Establish Parking and Landscaping Standards for New Uses

- (7) Trash enclosures: Trash enclosures and other service areas shall be constructed of materials and finishes that are consistent with the principal building. All trash enclosures, including dumpsters, shall be screened from view from all exterior properties, streets, or roads. Landscaping and screening shall conform to Section 19-455.

2016-R-01 Major Amendment to the Issaqueena Trail Planned Development (CC-2002-020) to Amend the Allowed Uses in Section A, as well as, Establish Parking and Landscaping Standards for New Uses

d. Sign design:

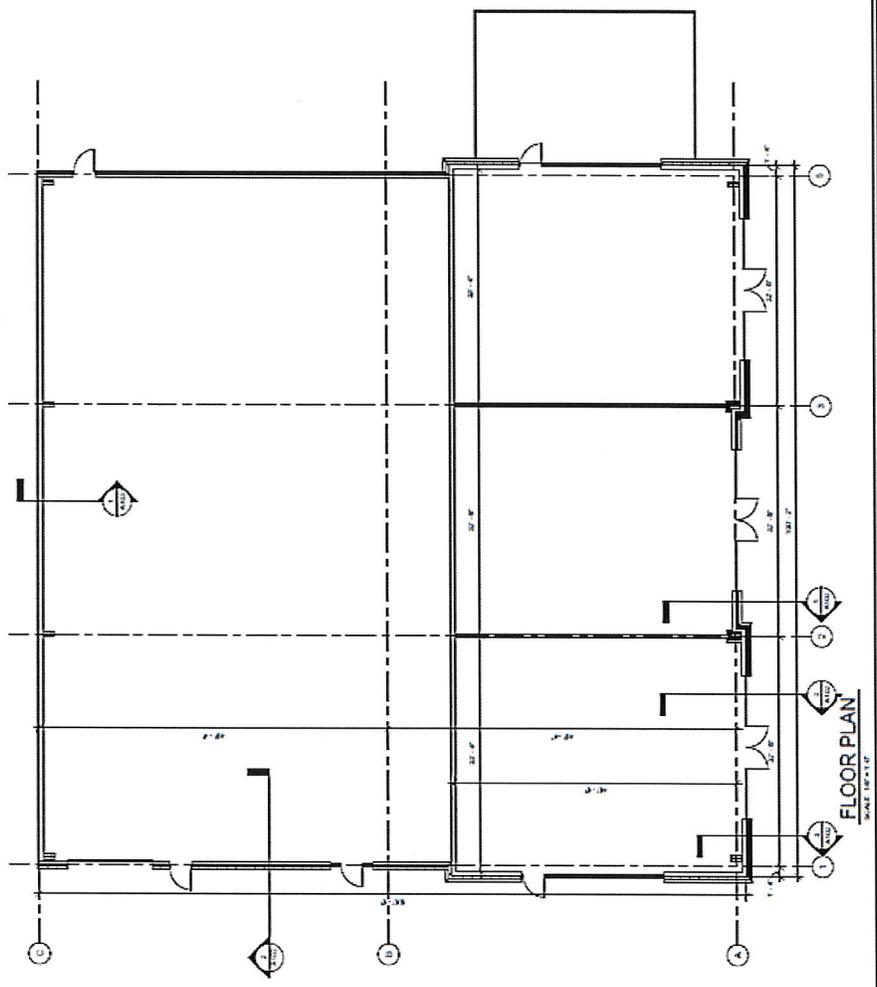
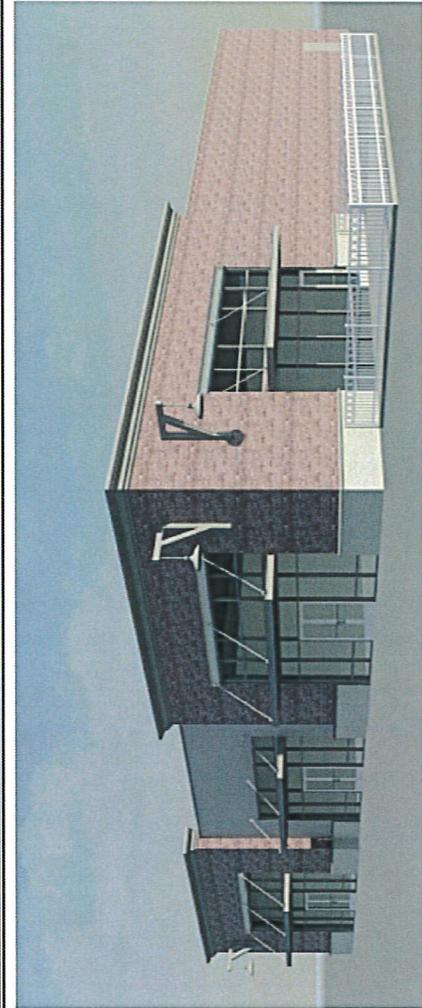
- (1) Sign face shall be encased in a sign assembly along at least 70% of its perimeter. A berm, if provided, may be counted toward the encasement requirement.
- (2) Materials and/or colors used in the sign assembly shall be the same as or similar to those used at the principal building.
- (3) Bright and bold primary colors are not permitted for sign face backgrounds.

~~e. Other: Deleted as Section A does not permit drive-through windows.~~

~~(1) Establishments with drive-through windows~~

~~(a) Drive-through elements shall be architecturally integrated into the principal building.~~

~~(b) Drive-through elements shall not be located on the street side of the building or in front of the front building line.~~



FLOOR PLAN
SCALE: 1/8" = 1'-0"

DATE	12/15/11	REVISION	1
DATE	11/22/11	REVISION	2
DATE	10/27/11	REVISION	3
DATE	10/27/11	REVISION	4
DATE	10/27/11	REVISION	5
DATE	10/27/11	REVISION	6
DATE	10/27/11	REVISION	7
DATE	10/27/11	REVISION	8
DATE	10/27/11	REVISION	9
DATE	10/27/11	REVISION	10

CORPORATE SEAL

PROFESSIONAL SEAL
ADC
 ARCHITECTURAL
 CENTER

P.O. BOX 1584
 LITTLE ROCK, AR 72202
 PHONE: (501) 683-2797
 FAX: (501) 683-2795

T. DAVIS
 Design Build Contractor

LEASE
 BUILDING

FLOOR PLAN &
 RENDERING
Exhibit C

DESIGNED	E. STELLINGSMA
DRAWN	B. WOODS
CHECKED	
PROJECT No.	10000
DATE	10/27/11
SCALE	1/8" = 1'-0"
DATE	10/27/11
SCALE	1/8" = 1'-0"

DATE	DESCRIPTION	BY
10/15/10	REVISED	ADC
08/10/10	REVISED	ADC
07/10/10	REVISED	ADC
06/10/10	REVISED	ADC
05/10/10	REVISED	ADC
04/10/10	REVISED	ADC
03/10/10	REVISED	ADC
02/10/10	REVISED	ADC
01/10/10	REVISED	ADC

CORPORATE SEAL

PROFESSIONAL SEAL
ADC
 ARCHITECTURAL
 CENTER

P.O. BOX 1884
 COLUMBIA, MO 65216
 PHONE (314) 425-2700
 FAX (314) 425-2703



LEASE
 BUILDING

ELEVATIONS
Exhibit D

DESIGNED BY	CDLLEMAN
DRAWN BY	W. COLVILLE
PROJECT NO.	1010
DATE	10/15/10
CHECKED BY	ADC
SCALE	1/4" = 1'-0"

