

An Ordinance to amend Article III. Residential Districts to Clarify Language Regarding Patio Home, Zero-Lot-Line, and Townhouse Developments in RM Districts by Amendments to Table 19-302. Table of Uses for Residential Districts, Table 19-303 Table of Density, Bulk, and Dimensional Requirements and Standards for Residential Districts and Section, and Table 19-304 Conditional Use and Special Exception Standards for Residential Districts

Section 19-302. Table of Uses for Residential Districts

The 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 19-302. 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, Individual Lot	Single-family Dwelling	NA	P	P	P	P	P	C	P	
	Manufactured Home	NA	-	-	-	C	-	-	-	
Two-Family Residential Dwelling, Individual Lot	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 ³	SE ³	SE	SE	SE	SE	See Section 19-302 Endnotes 3,4
	Townhouse Development	NA	-	-	-	-	C	C	C	

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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
	Multi-family Development	NA	-	-	-	-	C	C	C	
	Group Home including Group Home for Young Adults Transitioning out of Foster Care	6232 6239907	SE	SE	SE	SE	C	C	C	
Group Homes	Group Home for the Care of Individuals with Physical Handicaps and/or Special Needs ⁴	623210 623990	SE	SE	SE	SE	C	C	C	See Section 19-305.A.4.a & 19-302 Endnote 5
	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 19-305.A.4.a & 19-302 Endnote 5
B. OTHER USES										
Amenity and Support Uses Serving a Neighborhood or Residential Complex	Private Recreational Facilities Serving a Neighborhood or Residential Complex, (existing development)	NA	SE ⁶	SE ⁶	See Section 19-302 Endnote 6					
	Storage of Watercraft and Utility Trailers on Commonly Owned Property	NA	-	-	-	-	C	C	C	
	Management Office, Serving a Duplex, Townhouse, or Multi-Family Development	531110	-	-	C	C	C	C	C	
	Electric Power Generation, Transmission and Distribution (Minor)	2211	P	P	P	P	P	P	P	
Public Utilities	Natural Gas Distribution (Minor)	2212	P	P	P	P	P	P	P	

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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
	Water, Sewage and Other Systems (Major), Including Water Towers, but Excluding Treatment Facilities	2213	C	C	C	C	C	C	C	
	Water, Sewage and Other Systems (Minor), including pump/lift stations	2213	P	P	P	P	P	P	P	
	Telecommunication Facilities	517	SE	SE	SE	SE	SE	SE	SE	
Public Services	Nursing Care Facilities	623110	-	-	-	-	C	C	C	
Nursing Residential Care Facilities	Community Care Facilities for the Elderly	62331	-	-	C	C	C	C	C	
	Kindergarten (with Academic Program) and Elementary & Secondary Schools	6111	SE	SE	SE	SE	SE	C	SE	
Educational Services	Religious Organizations (expansion on existing land) ⁷	8131	C	C	C	C	C	C	C	See Section 19-302 Endnote 7
Religious, Civic, and Similar Organizations	Religious Organizations (expansion of land assemblage) ⁷	8131	SE	SE	C	C	C	C	C	See Section 19-302 Endnote 7
	Religious Organizations (new) ⁷	8131	SE	SE	SE	SE	SE	SE	SE	See Section 19-302 Endnote 7
	Public Recreational Facilities, Passive	NA	P	P	P	P	P	P	P	
Public Recreational Facilities	Public Recreational Facilities, Active	NA	SE	SE	C	C	C	C	C	
	Library, Public	519120	SE	SE	SE	SE	SE	C	SE	

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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
General Government	Public Safety Facilities (including Police, Fire, and EMS, but excluding jails and detentions centers)	922120 922160	SE	SE	SE	SE	SE	C	SE	
	Cemetery (excluding crematory)	812220	SE	SE	SE	SE	SE	SE	SE	
Other Services										

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

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

⁶ Private recreational facilities serving a new neighborhood or residential complex shall be treated as a conditional use. Private recreational facilities serving an existing neighborhood or residential complex that was not originally deeded to the homeowners association shall be treated as a special exception.

⁷ Religious organizations shall be deemed a special exception a new location in all RM districts or when new parcels are added to an existing land assemblage in R-20 and R-12 districts. Expansions of existing religious organization shall be deemed a conditional use.

Section 19-303. Table of Density, Bulk, and Dimensional Requirements and Standards for Residential Districts

The density, bulk and related dimensional requirements specific to each residential zoning district are hereby established in the following table. Additional requirements for certain uses may be required and have been referenced by endnotes provided. Supplemental regulations for parking, landscaping, lighting, signage, and home occupations are provided in other sections of this document and are cited herein.

Table 19-303 Density, Bulk, and Dimensional Requirements and Standards for Residential Districts.

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USE	DISTRICTS							Reference
	R-20	R-12	RM-1	RM-2	RM-3	RM-3.5	RM-4	
A. RESIDENTIAL USES								
3. Residential Developments, Various								
a. Patio Home Development								
1) Development tract requirements								
a) Tract Acreage, min.			1	1	1	2	1	
b) Density ⁵ , max. (dwellings/acre)			10	10	14	17	21	See Section 19-304 Endnote 5
2) Development requirements for individual lots								
a) Lot area per dwelling unit ⁶ , min. (square footage)			4000'	4000'	3000'	2500'	2000'	See Section 19-304 Endnote 6
b) Lot width at front building line, min.			None	None	None	None	None	
c) Front setbacks, min.			25'/15' ²	See Section 19-304 Endnote 2				
d) Side setbacks, min.			5' 1-story 8' 2-story	5' 1-story 8' 2-story	5' 1-story 8' 2-story	5' 1-story 8' 2-story	5' 1-story 8' 2-story	
e) Rear setbacks, min.			15'	15'	15'	15'	15'	
f) Dwelling occupancy, max.			2 ⁷	2 ⁷	3	3	4	See Section 19-304 Endnote 7
g) Structure height, max.			35'	35'	35'	35'	35'	
3) Conditional Use Standards [RM-1, RM-2, RM-3, & RM-4 Districts Only]								See Section 19-305
4) Conditional Use Standards [RM-3.5 District Only]								See Section 19-309
b. Zero-Lot-Line Development								
1) Development tract requirements								
a) Tract Acreage, min.			1	1	1	2	1	

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b) Gross Density, max. (dwellings/acre) ⁷			10	10	14	17	21	See Section 19-304 Endnote 7
2) Development requirements for individual lots								
a) Lot width at front building line, min.			None	None	None	None	None	
b) Lot area per dwelling unit, min. (square footage)			4000'	4000'	3000'	2500'	2000'	
c) Front setbacks, min.			25'/15' ²	See Section 19-304 Endnote 2				
d) Side setbacks ⁸ , min.			0'/5' 1-story 0'/8' 2-story	0'/5' 1-story 0'/8' 2-story	0'/5' 1-story 0'/8' 2-story	0'/5' 1-story 0'/8' 2-story	0'/5' 1-story 0'/8' 2-story	See Section 19-304 Endnote 8
e) Rear setbacks, min.			15'	15'	15'	15'	15'	
f) Dwelling occupancy, max.			2 ⁷	2 ⁷	3	3	4	See Section 19-304 Endnotes 7
g) Structure height, max.			35'	35'	35'	35'	35'	
3) Conditional Use Standards [RM-1, RM-2, RM-3, & RM-4 Districts]								See Section 19-305
4) Conditional Use Standards [RM-3.5 District Only]								See Section 19-309
c. Conservation Development								
1) Conditional Use Standards [RM-1, RM-2, RM-3, & RM-4]								See Section 19-305
2) Conditional Use Standards [RM-3.5 District Only] ⁹								See Section 19-304 Endnote 9 & Section 19-307
3) Special Exception Standards [R-20 & R-12 Districts Only]								See Section 19-305
d. Townhouse Development								
1) Development tract requirements								
a) Tract area required, min. (acres)					NA	2	NA	
b) Density, max. (dwelling units/acre)					21	29	29	

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c) Impervious surface coverage, max.					60%	60%	60%	
d) Open space requirements, min.					25%	25%	25%	
e) Common open space requirements, min.					3%	4%	4%	
2) Development requirements for individual lots/dwellings								
a) Lot area, min. (square footage)					2000'	1500'	1500'	
b) Front setbacks, min.					25'/15' ²	25'/15' ²	25'/15' ²	See Section 19-304 Endnotes 2
c) Side setbacks, min.					0' interior; 15' exterior	0' interior; 15' exterior	0' interior; 15' exterior	
d) Rear setbacks, min.					15'	15'	15'	
e) Dwelling occupancy, max.					3	3	4	
f) Structure height, max					40'	40'	40'	
3) Conditional Use Standards [RM-3 & RM-4 Districts Only]								See Section 19-305
4) Conditional Use Standards [RM-3.5 District Only]								See Section 19-310
f. Multi-Family Development								
1) Development tract requirements								
a) Tract area required, min. (acres)						2		
b) Lot width at front building line, min.					80'	80'	80'	
c) Density, max. (bedrooms/acre)					18	See Section 19-311	56	See Section 19-311
d) Impervious surface coverage, max.					60%	60%	60%	
e) Open space requirements, min.					25%	25%	25%	
f) Common open space requirements, min.					3%	4%	4%	

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g) Building spacing, min.					30'	30'	30'	
h) Front setbacks, min.					15'	15'	15'	
i) Side setbacks, min.					15'	15'	15'	
j) Rear setbacks, min.					25'	25'	25'	
k) Dwelling occupancy, max.					3	4	4	
l) Structure height, max.					40'	See Section 19-311	40'	See Section 19-311
2) Conditional Use Standards [RM-3 & RM-4 Districts Only]								See Section 19-305
3) Conditional Use Standards [RM-3.5 District Only]								See Section 19-311
4. Group Homes								
a. Group Home								
1) Lot area, min. (acres)	1	1	1	1	1	1	1	
2) Lot width at front building line, min.	150'	150'	150'	150'	150'	150'	150'	
3) Front setbacks, min.	40'	40'	40'	40'	40'	40'	40'	
4) Side setbacks, min.	40'	40'	40'	40'	40'	40'	40'	
5) Rear setbacks, min.	40'	40'	40'	40'	40'	40'	40'	
6) Structure height, max.	35'	35'	35'	35'	35'	35'	35'	
7) Impervious surface coverage, max.	30%	30%	30%	30%	30%	30%	30%	
8) Conditional Use Standards [RM-3, RM-3.5, & RM-4 Districts only]								See Section 19-305
9) Special Exception Standards [R-20, R-12, RM-1, & RM-2 Districts only]								See Section 19-305
b. Group Home for the Care of Individuals with Physical Handicaps and/or Special Needs								
1) Conditional Use Standards [RM-3, RM-3.5, & RM-4 Districts only]								Subject to the requirements of SC Code of Laws, Section 6-29-770, as and if amended.
2) Special Exception Standards [R-20, R-12, RM-1, & RM-2 Districts only]								Subject to the requirements of SC Code of Laws, Section

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								6-29-770, as and if amended.
B. OTHER USES								
1. Amenity and Support Uses Serving a Neighborhood or Residential Complex								
a. Private Recreational Facilities Serving a Neighborhood or Residential Complex								
1) Lot area, min. (square footage)	20,000'	12,000'	7,500'	7,500'	7,500'	6,000'	6,000'	
2) Lot width at front setback line, min.	100'	80'	60'	60'	60'	50'	50'	
3) Front setbacks, min.	25'	25'	25'	25'	25'	25'	25'	
4) Side setbacks, min.	10'	10'	10'	10'	10'	10'	10'	
5) Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	
6) Structure height, max.	35'	35'	35'	35'	35'	35'	35'	
7) Lot area coverage, max.	45%	45%						
8) Conditional Use Standards for New Developments <i>[All Residential Districts]</i>								See Section 19-305
9) Special Exception Standards for Facilities Serving an Existing Development/Neighborhood Not Previously Deeded to a Homeowners Association <i>[All Residential Districts]</i>								See Section 19-305
b. Storage of Watercraft and Utility Trailers on Commonly Owned Property								
1) Conditional Use Standards <i>[RM-3, RM-3.5, and RM-4 Districts only]</i>								See Section 19-305
c. Management Office Serving a Duplex, Townhouse, or Multi-family Development								
1) Conditional Standards <i>[RM-1, RM-2, RM-3, RM-3.5, and RM-4 Districts]</i>								See Section 19-304-A.3.
2. Public Utilities								
a. Electric Power Generation, Transmission and Distribution (Minor)								
1) Front setbacks, min.	25'	25'	25'	25'	25'	25'	25'	
2) Side setbacks, min.	25'	25'	25'	25'	25'	25'	25'	
3) Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	
4) Structure height, max.	35'	35'	35'	35'	35'	35'	35'	
b. Natural Gas Distribution (Minor)								
1) Front setbacks, min.	25'	25'	25'	25'	25'	25'	25'	
2) Side setbacks, min.	25'	25'	25'	25'	25'	25'	25'	
3) Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	
4) Structure height, max.	35'	35'	35'	35'	35'	35'	35'	
c. Water, Sewage and Other Systems (Major), including water towers but excluding treatment facilities								
1) Front setbacks, min.	50'	50'	50'	50'	50'	50'	50'	
2) Side setbacks, min.	25'	25'	25'	25'	25'	25'	25'	
3) Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	
4) Structure height, max.	Set by the Zoning and Codes Administrator upon receipt and review of							

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the Project Engineer's Report.								
5) Conditional Use Standards [All Districts]								See Section 19-305
d. Water, Sewage and Other Systems (Minor), including pump/lift stations								
1) Front setbacks, min.	25'	25'	25'	25'	25'	25'	25'	
2) Side setbacks, min.	25'	25'	25'	25'	25'	25'	25'	
3) Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	
4) Structure height, max.	35'	35'	35'	35'	35'	35'	35'	
3. Public Services								
a. Telecommunication Facilities								
1) Special Exception Conditions [All Residential Districts]								See Article VI. Division 3.
4. Nursing Residential Care Facilities								
a. Nursing Care Facilities								
1) Lot area, min. (acres)					2	2	2	
2) Lot width at front building line, min.					150'	150'	150'	
3) Front setbacks, min.					50'	50'	50'	
4) Side setbacks, min.					25'	25'	25'	
5) Rear setbacks, min.					40'	40'	40'	
6) Structure height, max.					35'	35'	40'	
8) Conditional Use Standards [RM-3, RM-3.5, & RM-4 Districts Only]								See Section 19-305
b. Community Care Facilities for the Elderly								
1) Lot area, min. (acres)			1	1	1	1	1	
2) Lot area per dwelling unit ⁶ , min. (square footage)			4,000'	4,000'	4,000'	4,000'	4,000'	See Section 19-304 Endnote 6
3) Density ¹⁰ , max. (dwellings/acre)			11	11	14	17	21	See Section 19-304 Endnote 10
4) Lot width at front building line, min.			100'	100'	100'	100'	100'	
5) Front setbacks, min.			25'	25'	25'	25'	25'	
6) Side setbacks, min.			10'	10'	10'	10'	10'	
7) Rear setbacks, min.			25'	25'	25'	25'	25'	
8) Structure height, max.			35'	35'	35'	35'	35'	
9) Residential occupancy, max.			2	2	3	4	4	
10) Conditional Use Standards [RM-1, RM-2, RM-3, RM-3.5, & RM-4 Only]								See Section 19-305

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5. Educational Services								
a. Kindergarten (with Academic Program) and Elementary & Secondary Schools								
1) Lot area, min. (acres)	5	5	5	5	5	5	5	
2) Front setbacks, min.	50'	50'	50'	50'	50'	50'	50'	
3) Side setbacks, min.	50'	50'	50'	50'	50'	50'	50'	
4) Rear setbacks, min.	50'	50'	50'	50'	50'	50'	50'	
5) Structure height, max.	40'	40'	40'	40'	40'	40'	40'	
6) Impervious surface coverage, max.	30%	30%	30%	30%	60%	60%	60%	
7) Conditional Use Standards [RM-3.5 District Only]								See Section 19-305
8) Special Exception Standards [R-20, R-12, RM-1, RM-2, RM-3, RM-4 Districts Only]								See Section 19-305
6. Religious, Civic, and Similar Organizations								
a. Religious Organizations								
1) Lot area, min. (acres)	3	3	3	3	1.5	1.5	1.5	
2) Front setbacks ¹¹ , min.	50'	50'	50'	50'	25'	25'	25'	See Section 19-304 Endnote 11
3) Side setbacks ¹¹ , min.	50'	50'	50'	50'	15'	15'	15'	See Section 19-304 Endnote 11
4) Rear setbacks ¹¹ , min.	50'	50'	50'	50'	30'	30'	30'	See Section 19-304 Endnote 11
5) Structure height, max.	40'	40'	40'	40'	40'	40'	40'	
6) Open space requirement, min.	20%	20%	20%	20%	20%	20%	20%	
7) Conditional Use Standards for Expansion of Existing Religious Organizations (expansion on existing land) [All Districts]								See Section 19-305
8) Conditional Use Standards for Religious Organizations (expansion of land assemblage of existing religious organization) [All RM Districts]								See Section 19-305
9) Special Exception Standards for Religious Organizations (expansion of land assemblage of existing religious organization) [R-20 & R-12 Districts Only]								See Section 19-305
10) Special Exception Standards for New Religious Organizations [All Residential Districts]								See Section 19-305

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7. Public Recreational Facilities								
a. Public Recreational Facilities, Passive								
1) Front setbacks, min.	25'	25'	25'	25'	25'	25'	25'	
2) Side setbacks, min.	25'	25'	25'	25'	25'	25'	25'	
3) Rear setbacks, min.	25'	25'	25'	25'	25'	25'	25'	
4) Structure height, max. (excluding lighting structures/poles which are subject to Article IX)	15'	15'	15'	15'	15'	15'	15'	See Article X
b. Public Recreational Facilities, Active								
1) Front setbacks, min.	50'	50'	50'	50'	50'	50'	50'	
2) Side setbacks, min.	50'	50'	50'	50'	50'	50'	50'	
3) Rear setbacks, min.	50'	50'	50'	50'	50'	50'	50'	
4) Structure height, max. (excluding lighting structures/poles which are subject to Article IX)	40'	40'	40'	40'	40'	40'	40'	See Article X
5) Conditional Use Standards [All RM Districts]								See Section 19-305
6) Special Exception Standards [R-20 & R-12 Districts Only]								See Section 19-305
8. General Government								
a. Library, Public								
1) Building size, max. (gross floor area)					4,000'	4,000'	4,000'	
2) Front setbacks, min.					50'	50'	50'	
3) Side setbacks, min.					50'	50'	50'	
4) Rear setbacks, min.					50'	50'	50'	
5) Structure height, max.					40'	40'	40'	
6) Conditional Use Standards [RM-3.5 District only]								See Section 19-305
7) Special Exception Standards [R-20, R-12, RM-1, RM-2, RM-3, RM-4 Districts Only]								See Section 19-305
b. Public Safety Facilities (including Police, Fire and EMS, but excluding Jails And Detention Centers)								
1) Lot area, min. (acres)	3	3	3	3	3	3	3	
2) Lot width at front building line, min.	250'	250'	250'	250'	250'	250'	250'	
3) Front setbacks, min.	25'	25'	25'	25'	25'	25'	25'	
4) Side setbacks, min.	25'	25'	25'	25'	25'	25'	25'	
5) Rear setbacks, min.	40'	40'	40'	40'	40'	40'	40'	
6) Structure height, max.	40'	40'	40'	40'	40'	40'	40'	
7) Impervious surface	60%	60%	60%	60%				

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coverage, max.								
8) Conditional Use Standards <i>[RM-3.5 District Only]</i>								See Section 19-305
9) Special Exception Conditions <i>[R-20, R-12, RM-1, RM-2, RM-3, RM-4 Districts Only]</i>								See Section 19-305
9. Other Services								
a. Cemetery (excluding Crematory)								
1) Lot area, min. (acres)	2	2	2	2	1	1	1	
2) Lot width at front building line, min.	250'	250'	250'	250'	250'	250'	250'	
3) Front setbacks, min. (including graves)	25'	25'	25'	25'	25'	25'	25'	
4) Side setbacks, min. (including graves)	10'	10'	10'	10'	10'	10'	10'	
5) Rear setbacks, min. (including graves)	10'	10'	10'	10'	10'	10'	10'	
6) Structure height, max.	15'	15'	15'	15'	15'	15'	15'	
7) Special Exception Standards <i>[All Residential Districts]</i>								See Section 19-305

¹ No more than one principal use structure shall be permitted per lot with the exception of permitted accessory apartment or guest cottage per Section 19-305 C.1 or 19-303 C.12.

² The front setback shall be 25 feet unless rear yard parking or rear alleys loading driveways are provided. In such cases, the front setback may be reduced to 15 feet.

³ The rearyard setback for properties abutting lands owned by the US Army Corps of Engineers shall be five feet.

⁴ For parcels containing less than one acre, the maximum lot area coverage shall be 40 percent. For lots equal to or over one acre, the maximum lot area coverage shall be 30 percent. See Section 19-107 for definition of lot area coverage.

⁵ Maximum density calculations shall be applied for detached single household horizontal property regimes/condominium developments.

⁶ Minimum lot area shall apply for developments subdivided as fee simple lots.

~~⁷ Patio home and zero lot line developments shall be permitted to have an occupancy rate of three if onsite management services are provided. If onsite management is discontinued, the occupancy will revert to two. Patio home and zero lot line developments shall be permitted to have an occupancy rate of three if onsite management services are provided. If onsite management is discontinued, the occupancy will revert to two.~~

⁷ Maximum density calculations shall be applied for detached single household horizontal property regimes/condominium developments.

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- ⁸ Side setback on the “zero side” shall be measured at the drip-line of the roof overhang. The entire structure must be contained on the lot containing the zero-lot-line structure.
- ⁹ Base development standards for all uses shall be used as the conditional standards for conservation developments in the RM-3.5 District.
- ¹⁰ Maximum density calculations shall be applied for detached single household horizontal property regimes/condominium developments or if the property shall be owned and managed by a single legal entity.
- ¹¹ The minimum setbacks for new structures serving a religious organization established before July 1, 1998 shall be 25 feet on the front, 25 feet on the side, and 40 feet on the rear.

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 19-304 Conditional Use and Special Exception Standards for Residential Districts

A. RESIDENTIAL USES	
3. Residential Developments, Various	
a. <i>Patio Home & Zero-Lot-Line Development</i>	
1) Conditional Use Standards [RM-1, RM-2, RM-3, & RM-4 Districts Only]	
<ul style="list-style-type: none"> 1) A minimum of one acre shall be required for any patio home or zero-lot-line development. 2) Houses with roof overhangs are allowed to encroach into required setbacks up to a maximum of 36 inches. 3) Developments of five acres or greater shall provide a minimum of 25 percent open space. 4) No wall or fence may be in front of the front building line for any patio home or zero-lot-line home lot. A privacy fence or wall may be erected beginning at the side wall of the dwelling and enclosing the side and rear yard. The wall or fence shall not exceed six feet in height and shall be constructed of materials consistent with the materials and finishes used in the principal structure. 	

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<ul style="list-style-type: none"> 5) A wall or fence shall be erected to screen the view of any utility equipment from the public right-of-way or sidewalk, except however, the Zoning & Codes Administrator may approve a landscaped hedge sufficient to achieve the required visual screening. 6) For any zero-lot-line lot, a minimum five foot wide maintenance easement shall be placed on the adjacent lot sharing the zero setback to enable the property owner to locate the house on the zero side yard setback side. 7) The primary entrance of each building shall accommodate pedestrian access from the street(s) and parking lots, if provided, including provision of sidewalks along any public right-of-way if such improvements are not otherwise provided. 8) Shared parking for guests shall be subject to landscape requirements for vehicular use areas for multi-family developments and shall have established a long-term maintenance by a homeowners association per Articles VIII and IX, including the provision of required bufferyards for property lines abutting an R-20 or R-12 district 9) Parallel parking shall be designed as part of new streets within the development and may be permitted subject to approval by City Council on existing city-owned streets. 10) Single-family residential developments in the RM-3.5 District, including Patio Home, Zero-Lot-Line, and/or Duplex Developments, that utilize single-family lot configurations shall meet the requirements described in Article III Division 3. 	
<p>1) Conditional Use Standards [RM-3.5 District Only]</p>	<p>See Section 19-309</p>
<p>d. Townhouse Development</p>	
<p>1) Conditional Use Standards [RM-3 & RM-4 Districts Only]</p>	
<ul style="list-style-type: none"> a) Buildings housing a series of townhouse units shall not exceed 200 feet in length and shall have a change in plane or significant architectural detail for each 50 feet of unbroken plane. b) One upperstory tree shall be required along the front property line of the townhouses for every 20 feet of street frontage. <ul style="list-style-type: none"> i. The required street trees must be indicated on the landscape plan; and ii. New trees planted to meet this requirement shall be a minimum two inch caliper. c) Parallel parking shall be designed as part of new streets and may be permitted subject to approval by City Council on existing city-owned streets. 	

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<p>d) A wall or fence shall be erected to screen the view of any utility equipment from the public right-of-way or sidewalk, except however, the Zoning & Codes Administrator may approve a landscaped hedge sufficient to achieve the required visual screening.</p> <p>e) Shared parking for guests shall be subject to landscape requirements for vehicular use areas for multi-family developments and shall have established a long-term maintenance by a homeowners association per Articles VIII and IX, including the provision of required bufferyards for property lines abutting an R-20 or R-12 district</p>	
<p>2) Conditional Use Standards [RM-3.5 District Only]</p>	<p>See Section 19-310</p>

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