Amend Article I. Adoption & Interpretation. Section 19-107 Definitions to add the following:

Green roof means the roof of a building that is partially or completely covered with vegetation and a growing medium planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems. Container gardens on roofs (where plants are maintained in pots) may be considered as meeting the intent of this definition. Rooftop ponds which are used to treat greywater are another form of green roofs. The term *green roof* may also be used to indicate roofs that use some form of green technology, such as a cool roof, a roof with solar thermal collectors or photovoltaic panels.

ARTICLE XI. ARCHITECTURAL REVIEW

Section. 19-1101. Purpose of Architectural Review District Regulations

Because the architectural vernacular of the City of Clemson includes a wide-variety of common building types, this Article has established design guidelines that respect these typologies. These building types do not favor one specific architectural style. These design regulations are not intended to promote the replication of the existing built form of Clemson, but to allow imaginative design that is respectful of the existing "Clemson Character". The purpose of AR architectural review overlay district regulations is to:

A. Implement the Comprehensive Plan by promoting attractive and harmonious development

B. Preserve and protect the unique character of the City of Clemson along the major commercial corridors;

C. Promote a high level of architectural and site design for multifamily developments along or visually adjacent to the City's main corridors

C. Preserve and protect historic and architecturally valuable districts ~~and~~ neighborhoods and/or structures as designated;

D. Preserve and protect significant or natural scenic areas as designated; and

E. Promote the unique, special, or desired character of defined districts, corridors, and development areas.

Section. 19-1102. Application of Regulations; Certificate of Approval

A. The architectural review regulations in this article shall apply to the right to erect, or alter the exterior appearance of buildings and structures located within AR architectural review overlay districts or other delegated areas when a building permit is required. The Architectural Review District Standards are part of a system of tools that help shape development in designated corridors. The underlying zoning districts establish the general use and basic area, height and placement standards for development, while architectural review design standards provide more detailed criteria to shape the appearance of the built form. Design standards complement and build upon the zoning requirements. Unless a specific design standard modifies an underlying zoning standard, the zoning requirements will prevail.

These regulations shall not apply to:

1. Temporary uses or structures permitted by district regulations;

2. Ordinary maintenance, painting, or repair which does not require a building permit;

3. Public and private utility structures permitted by district regulations; or

4. Structures on public streets or public property approved by the City Council.

5. Demolition of any structure which the Building Official certifies, in writing, to the Board, is required to protect the public from unsafe or dangerous conditions

B. In all AR districts, a certificate of approval is required before any permit for a particular project can be issued. The certificate of approval is based entirely upon the approval of, and any conditions established by, the Board of Architectural Review. Such approval shall be pursuant to Section 3 of the Vested Rights Ordinance (CC-2005-11) [section 15-30.2].

C. When AR District Standards do not provide dimensional limitations or modifications of a structure or site, the underlying zoning district regulations shall apply.

Section. 19-1103. Organization of the Board of Architectural Review

A. A Board of Architectural Review (BAR) is established to review proposals within architectural review districts.

B. The BAR shall consist of seven residents of the city appointed by the City Council for staggered terms of four years, commencing in February of the year of appointment.

C. The membership of the BAR shall be composed as follows:

1. A minimum of three, but no more than four professionals selected from among the following fields:

   a. Architecture;

   b. Landscape architecture;

   c. Horticulture;

   d. Building construction;

   e. Engineering; and

   f. Urban planning.

2. At least two members shall own property, a business, or be a resident of an architectural review district.

3. At least one, but not more than two, members shall be at-large resident members who are not design professionals nor property owners, business owners, or residents of an architectural review district.

D. Any vacancy in membership shall be filled for the unexpired term by the City Council, which shall have the authority to remove any member.

E. No member of the BAR may hold another public office position in the city.

F. The BAR shall elect annually a chair and vice-chair from among its members.

G. It shall adopt bylaws and rules of procedure and keep a record of its proceedings in accordance with state law and these regulations.

H. Minutes of meetings shall state the reasons for granting or denying certificates of approval.

I. Four members of the BAR shall constitute a quorum for the conduct of business.

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J. The members shall serve without compensation, except for reimbursement for authorized expenses attendant to the performance of their duties.

K. The BAR shall meet at the call of the chair or at such regular intervals as determined by the BAR.

L. Meetings shall comply with the Freedom of Information Act, S.C. Code 1976, § 30-4-10 et seq.

Section. 19-1104. Powers and Duties of the BAR

A. The Board of Architectural Review (BAR) shall review applications for permits for the following activities within AR districts which are subject to architectural review by the BAR pursuant to regulations in this article.

1. All new buildings and structures, excluding single-family residential development and exterior signs for existing commercial buildings.

2. All changes of use from residential to nonresidential.

3. Any alteration or addition that increases the total impervious site area or gross floor area of a building.

4. Any exterior improvement of a structure which is valued over 50 percent of the assessed value as determined by the Pickens County Assessor of the building as deemed by the value of the building permit or by determination of the Zoning and Codes Administrator.

5. All exterior signs for new developments.

6. All exterior signs and exterior alterations on buildings and sites in C districts.

B. The BAR may initiate establishment of Architectural Review Districts and changes to any established AR District.

C. The BAR shall:

1. Inventory historic and architecturally valuable buildings and structures, significant scenic areas, and unique districts, corridors and development areas. This inventory shall be forwarded to the Planning Commission for its consideration and recommendation as an amendment to the City Zoning Ordinance as the designated Properties of Local Significance;

2. Make recommendations to the Planning Commission for specific architectural review standards to be adopted by the City Council and applied in AR districts established to preserve and protect them. Standards may vary according to the character of the district, and shall be included in the ordinance establishing a specific AR district as a part of the district regulations.

D. The BAR, by rules of procedure, may delegate to the Zoning and Codes Administrator the authority to approve specified activities, as outlined in Section 19-1105 E., which meet all applicable standards in this chapter without review by the BAR, subject to appeal to the BAR as provided in this article.

E. The BAR may grant a variance from the strict application of architectural review standards to a particular parcel or structure after a public hearing held on 15 days' prior newspaper notice. The BAR shall:

1. Issue written factual findings upon making that the application of the regulations would result in unnecessary hardship, and that the property or structure to be protected and the alternative site planning and building design approach meet the same design objectives; and the character of the district will not be harmed by the variance; and
2. In granting a variance of architectural review standards, the board may attach reasonable conditions in conformity with the purpose of this article.

Section. 19-1105. Establishment of Architectural Review Districts

~~A.~~ An Architectural Review District (AR) is an overlay zoning district which may be established in accordance with zoning map amendment procedures. The standards shall be coordinated to:

1. Promote harmonious and attractive development along the City's main commercial corridors;

~~2.~~ Ensure pedestrian accessibility;

~~3.~~ Established principals of vehicular movement and safety;

~~4.~~ Allow for a convergence of architectural styles that reflect the diversity of the community;

~~5.~~ Promote creativity that encourages superior and/or innovative architectural and site design.

~~B.~~ Architectural review standards shall reflect the vision statement and land use element of the Comprehensive Plan;

~~C.~~ Specific standards shall be adopted as a part of the Zoning Ordinance which establishes each Architectural Overlay District;

~~D.~~ The Board of Architectural Review shall use these standards ~~for evaluating each application while taking into consideration any unique attributes of the area including~~ ~~any~~ to encourage development that draws from and responds to the architectural features of structures identified as being of local historical significance, ~~natural areas, growth patterns,~~ ~~and~~ while respecting the impact on any adjacent residential ~~areas~~ properties.

Section. 19-1106. Developing Architectural Review Standards

A. Architectural review standards shall reflect the vision statement and land use element of the comprehensive plan. Architectural review standards shall reflect the following objectives to:

1. Encourage the use of Smart Growth Principals in the design and construction of all developments;

2. Promote walkable, bikeable, and busable development that creates a pedestrian friendly environment;

3. Enhance and promote commercial corridors as the place for higher density, transit-oriented development;

4. Promote connectivity throughout the City;

5. Promote quality, sustainable development;

6. Create a new architectural review district for the core of downtown;

7. Revitalize and protect the downtown area and other unique corridors;

8. Encourage commercial development which is compatible with the character of architectural review districts;

9. Encourage innovative housing developments;

10. Utilize and preserve natural vegetation and scenic open space where possible;

11. Preserve the history and unique character of districts by protecting buildings and structures that contribute to the ambience and character of the community;

12. Inventory of ~~these~~ significant resource; and.

13. Provide well-planned and appropriately designed approaches, gateways, and corridors into the city.

Section. 19-1107. Application of Architectural Review Standards

A. Specific district standards shall be adopted as a part of the ordinance which establishes each AR district.

B. In addition, the following general standards shall be applied in the review of applications for certificates of approval:

1. The natural terrain and landscape shall be preserved and protected, where feasible. Trees and shrubs shall not be destroyed indiscriminately.

2. Architectural scale, location, form, line, color, texture, and other design elements of buildings, structures, and signs shall be in harmony with the character of the district.

3. Exterior lighting shall be used for safety and design, not for advertising.

4. Open space, parking, pedestrian walks, signs, illumination, and landscaping shall relate to the site and shall provide safe and efficient development with minimum impact on adjoining districts.

5. Electrical and mechanical equipment, refuse, and storage areas shall be concealed or screened from view.

6. Applications shall not be approved for projects ~~which will result in aesthetically objectionable structures not in harmony with existing uses in the district~~ fail to comply with the high quality of design established by these standards.

7. Proposed development which adversely impacts surrounding property values by reason of factors subject to architectural review shall not be approved.

Section. 19-1108. Application of Architectural Review Standards

A. The following principals shall be utilized by the board of architectural review in interpreting and applying standards applicable to AR districts:

1. *Communications.* Signs and advertising shall be restrained

2. *Diversity.* A diversity of architectural styles is encouraged, but individual buildings shall not exhibit arresting or spectacular effects; violent contrasts of materials or colors and intense or lurid colors; a multiplicity or incongruity of details resulting in a restless and disturbing appearance, the absence of unity and coherence in composition not in consonance with the dignity and character of the environs.

3. *Landscape.* Nature shall be a noticeable visual characteristic of the city, even in commercial areas. Where possible, buildings shall be framed by the landscape. Streets shall take their character from the landscaping which frames them. At boundaries between land uses, planting shall be encouraged to provide the separation necessary to avoid conflicts.

4. *Preservation of natural areas.* Site development shall minimize impact on natural or scenic areas.

5. *Architectural Scale.* Structures shall ~~have~~ incorporate an architectural scale that echoes the scale and proportion of the elements of the facades of older buildings adjacent to a new structure by using design elements that create a bottom, middle and top that are compatible with AR district uses.

Section. 19-1109. Application for Certificate of Approval

A. In AR architectural review districts, a certificate of approval is required before a building permit can be issued. Application for a certificate of approval shall be submitted through the office of Planning and Codes Administration.

1. The following architectural review procedure is hereby established.

a. *Conceptual review.* Applicants are encouraged to meet with the Zoning and Codes Administrator prior to the preparation of working drawings and specifications. The purpose of this meeting shall be to acquaint the applicant with architectural review standards and guidelines. Applicants may meet with the board of architectural review for a tentative reaction to the general design concept of a proposed project. Conceptual review is mandatory for all new structures or major remodels that change the outward appearance of an existing structure by greater than 40% of the frontage façade(s).

b. *Preliminary review.* During preliminary review, the Board of Architectural Review shall provide the applicant with specific responses to the application for a certificate of approval. If the materials presented with an application are sufficiently clear, the Board of Architectural Review, or its designee, may grant preliminary and final approval. The first time a project involving new construction or a remodeling which impacts 65% or more of an existing building is brought to the BAR public input will be allowed per the BAR By-Laws.

c. *Final Review.* At the conclusion of final review, the Board of Architectural Review, or its designee, may grant, grant with conditions, or disapprove an application for a certificate of approval.

2. The Board of Architectural Review may delegate its authority to conduct conceptual, preliminary, and final design review regarding any one project or one or more categories of projects to the Zoning and Codes Administrator.

3. Nine full-color paper copies and one digital copy of the following shall be submitted to the Zoning and Codes Administrator by the application deadline:

   a. Site plan, drawn to scale;

   b. Landscape plan;

   c. Elevation plans, including any portions of the structure visible from a public right-of-way; and

   d. Other information as may be required, and may include pictures of any buildings adjacent to the subject property.

4. The Zoning and Codes Administrator can accept additional support materials after the deadline provided the primary information is detailed and substantially complete by the time the subject documents must be posted for public review and application was received on time,

5. After review of a delegated application and determination that all applicable architectural standards for the district are met, the Zoning and Codes Administrator may issue a certificate of approval. The Zoning and Codes Administrator may, however, defer review of questionable applications to the Board of Architectural Review.

6. Decisions of the Zoning and Codes Administrator may be appealed to the Board of Architectural Review pursuant to procedures set forth in this article.

Section. 19-1110. Procedure for Appeal of Zoning and Codes Administrator's Decision

A. A person aggrieved by a decision of the Zoning and Codes Administrator related to an application for an architectural review certificate of approval, or any officer, department, or board of the city may appeal the decision to the Board of Architectural Review, as follows:

1. The appealing party shall file written notice of appeal with the Zoning and Codes Administrator and the Board of Architectural Review within 30 days after receipt of written notification of the Zoning and Codes Administrator's decision. The notice of appeal shall specify the grounds of appeal;

2. The Zoning and Codes Administrator shall provide the BAR with all documents in the record upon which the action appealed was taken;

3. An appeal stays all proceedings to enforce the action, unless the Zoning and Codes Administrator certifies that a stay would cause imminent peril to life and property. The BAR or Circuit Court may grant a restraining order for due cause;

4. The BAR shall hear the appeal at its next regularly scheduled meeting, provided that notification of the appeal is published in a newspaper of general circulation 15 days before the meeting;

5. The appealing party may appear in person or by attorney at the meeting;

6. The BAR shall hear the appeal in accordance with adopted procedure. The BAR shall provide a written decision, including findings of fact and conclusions; and

7. The BAR shall serve a copy of its decision on parties in interest by certified mail and keep a copy as a permanent public record.

Section. 19-1111. Appeal of BAR's Decision

Decisions of the Board of Architectural Review may be appealed to the Circuit Court within 30 days of the BAR 's decision pursuant to S.C. Code 1976, § 6-29-900.

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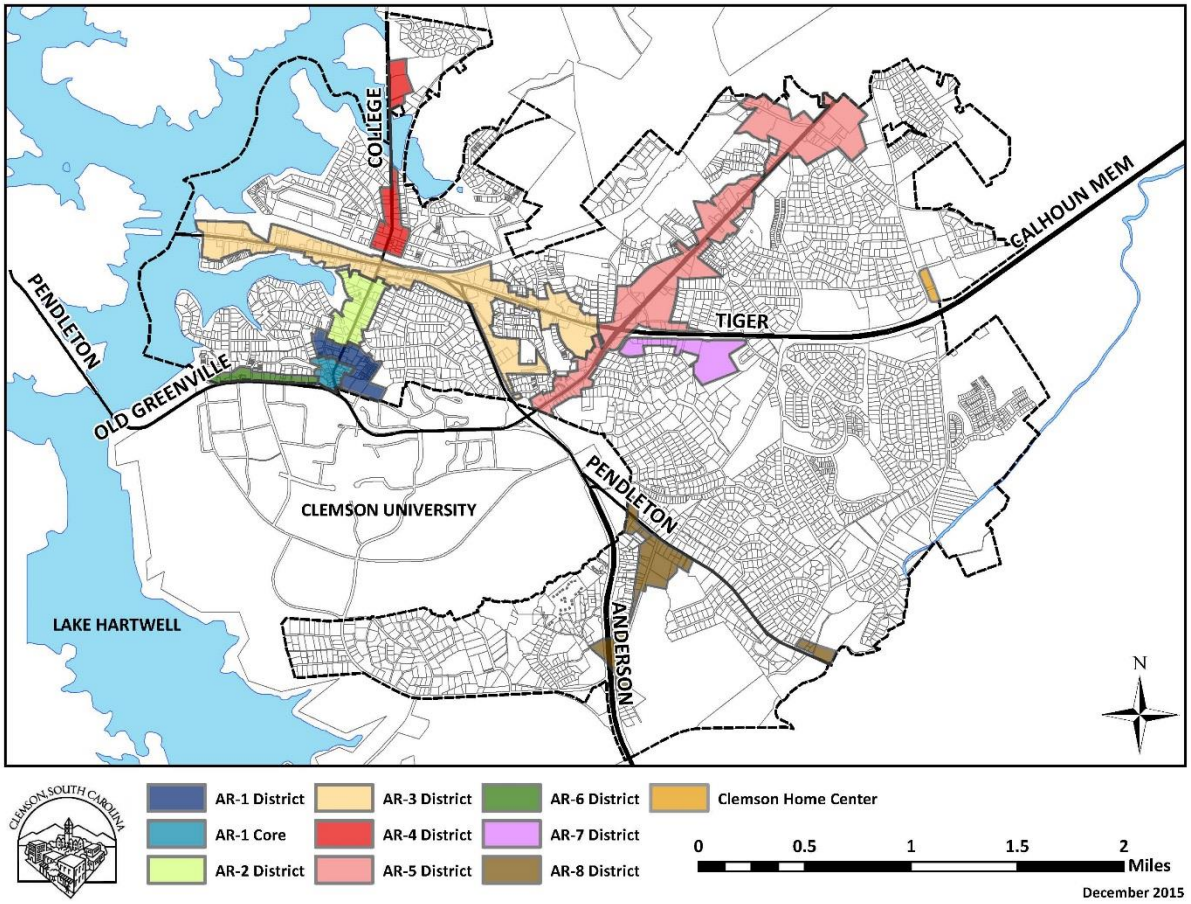
Section 19-1112. Architectural Review Overlay District Standards

The boundaries of the Architectural Review Overlay Districts are established as per Map 19-1109.

Map 19-1109 Architectural Review District Boundaries



Section 19-1113. Architectural Review Overlay District Standards

A. Applicability.

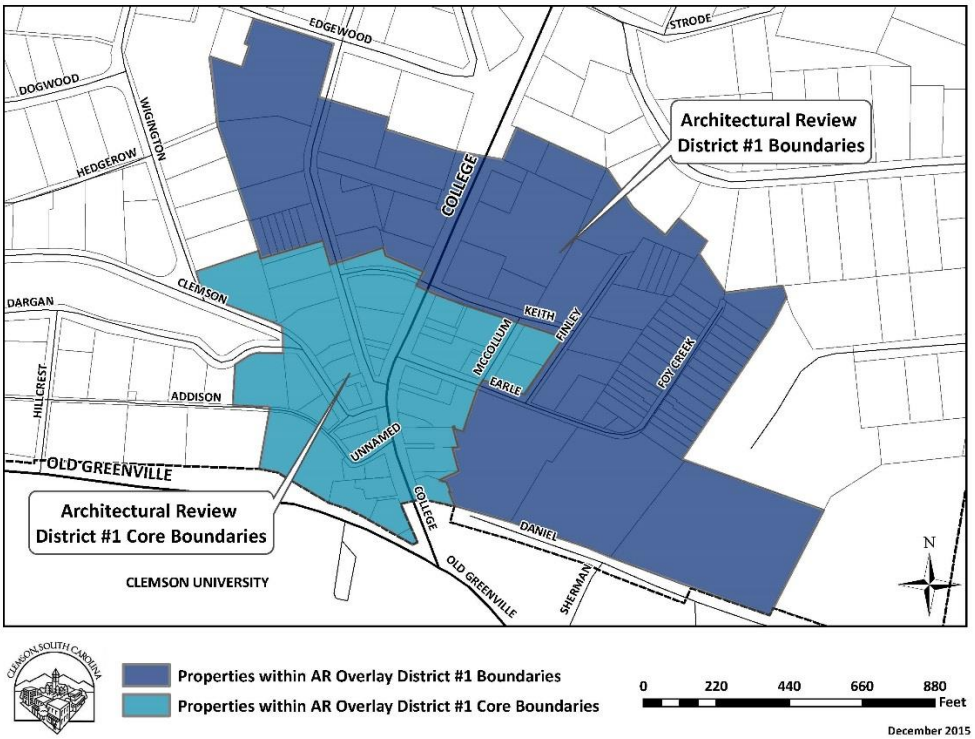
1. **Architectural Review Overlay District #1 Standards**

a. **Purpose:** The standards for the architectural review overlay district #1 are based on the vision statement and land use element of the comprehensive plan.

The intent of these standards is to develop design criteria that promote the existing diversity, character, and pedestrian orientation of downtown, while encouraging individuality and flexibility in the design of new developments, redevelopments, and adaptive reuse of existing buildings and associated activities. Contained within District #1 is the City's Cultural Core Sub-district.

b. ***Boundaries:*** The standards in Section 19-1110.B. are applicable to commercial, office, mixed-use structures, and institutional developments in the Architectural Review Overlay District #1. The Cultural Core Sub-district is fully contained within Architectural Review Overlay District #1 as shown on ***Map 19-1113. Boundary Map Architectural Review Overlay District #1.*** Single-family residential dwellings ~~developments~~ and planned developments are exempt from the requirements of this section. All other residential developments are subject to Architectural Review. For the purposes of this section, the front of lots shall be defined as frontage along a public right-of-way or sidewalk.

Map 19-1113. Boundary Map Architectural Review Overlay District #1

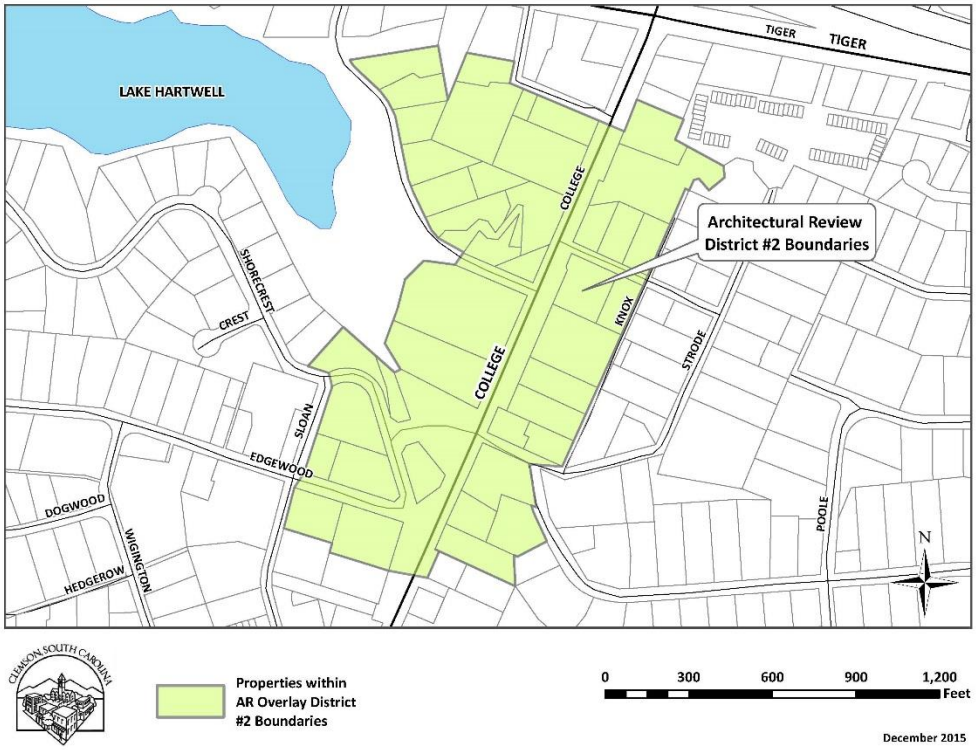


2. **Architectural Review Overlay District #2 Standards**

a. ***Purpose:*** The standards for the architectural review overlay district #2 are based on the vision statement and land use element of the comprehensive plan. The intent of these standards is to develop design criteria that promote and extend the existing diversity, character, and pedestrian orientation of downtown through Upper College Avenue district, while encouraging individuality and flexibility in the design of new developments, redevelopments, and adaptive reuse of existing buildings and associated activities.

b. ***Boundaries:*** The standards in Section 19-1110.B. are applicable to commercial, office, mixed-use and institutional type developments in the Architectural Review Overlay District #2 as defined by ***Map 19-1114. Boundary Map Architectural Review Overlay District #2***. Single-family residential dwellings ~~developments~~ and planned developments are exempt from the requirements of this section. All other residential developments are subject to Architectural Review. For the purposes of this section, the front of the lots shall be defined as their frontage along College Avenue, Strode Circle, or Keowee Trail.

Map 19-1114. Boundary Map Architectural Review Overlay District #2.

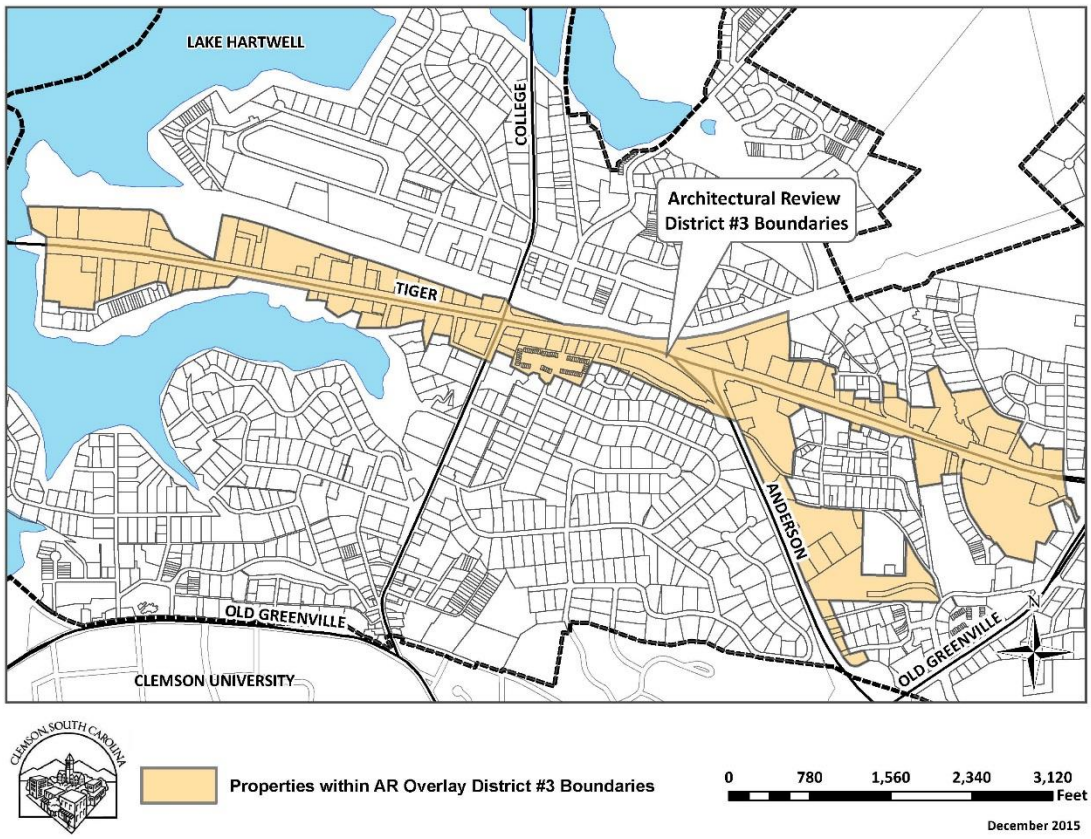


b. Architectural Review Overlay District #3 Standards

a. *Purpose:* The standards for the architectural review overlay district #3 are based on the vision statement and land use element of the comprehensive plan. The intent of these standards is to assure respect for the character, integrity, and quality of the built and natural environments of the Tiger Boulevard-Anderson Highway Commercial Corridors.

b. *Boundaries:* The standards in Section 19-1110.B. are applicable to commercial, office, and institutional type developments in the Architectural Review Overlay District #3 as defined by ***Map 19-1115. Boundary Map Architectural Review Overlay District #3***. Single-family residential dwellings ~~developments~~ and planned developments are exempt from the requirements of this section. All other residential developments are subject to Architectural Review. For the purposes of this section, the front of lots shall be defined as any frontage along Tiger Boulevard, Anderson Highway, Pinnacle Street, Freedom Drive, and any intersecting public or private street.

Map 19-1115. Boundary Map Architectural Review Overlay District #3.

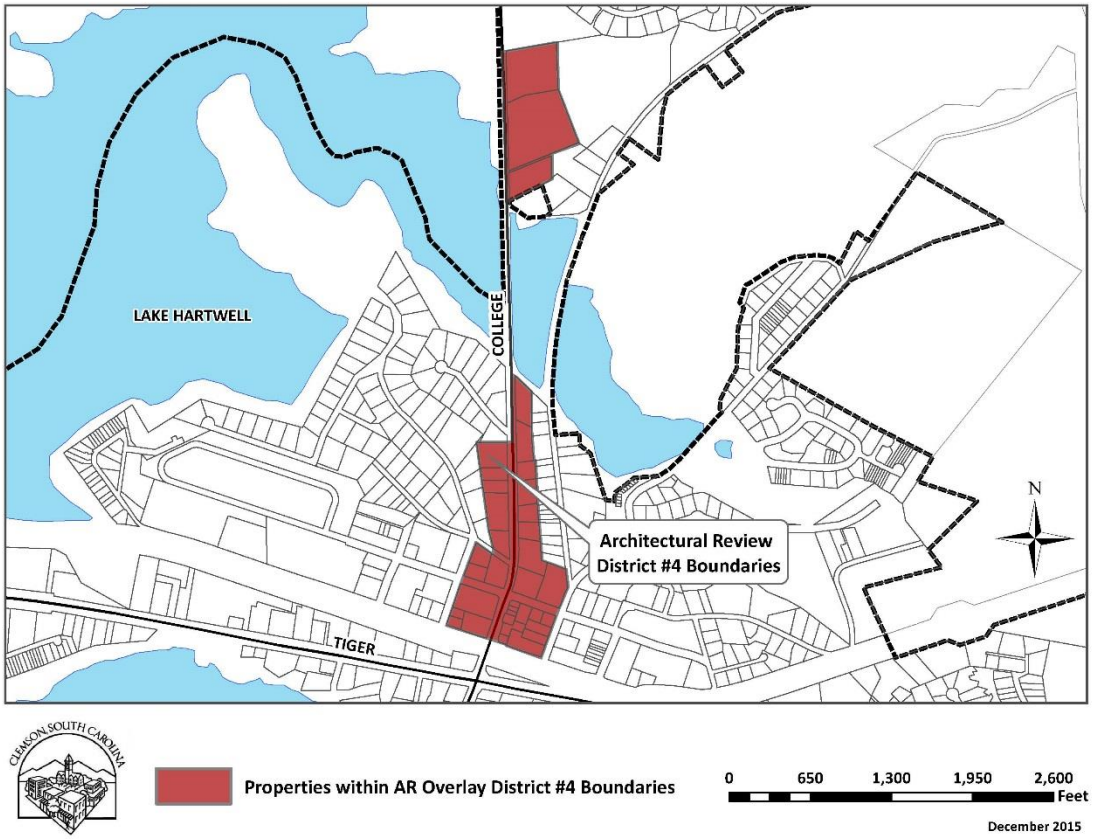


4. **Architectural Review Overlay District #4 Standards**

a. *Purpose:* The standards for the architectural review overlay district #4 are based on the vision statement and land use element of the comprehensive plan. The intent of these standards is to ensure respect for the character, integrity, and quality of the built and natural environments of the College Avenue Corridor north of the railroad overpass.

b. *Boundaries:* The standards in Section 19-1110.B. are applicable to commercial, office, institutional developments in the Architectural Review Overlay District #4 as defined by ***Map 19-1116. Boundary Map Architectural Review Overlay District #5***. Single-family residential dwellings ~~developments~~ and planned developments are exempt from the requirements of this section. All other residential developments are subject to Architectural Review. For the purposes of this section, Old Greenville Highway will be used to define the front of the individual properties.

Map 19-1116. Boundary Map Architectural Review Overlay District #4.

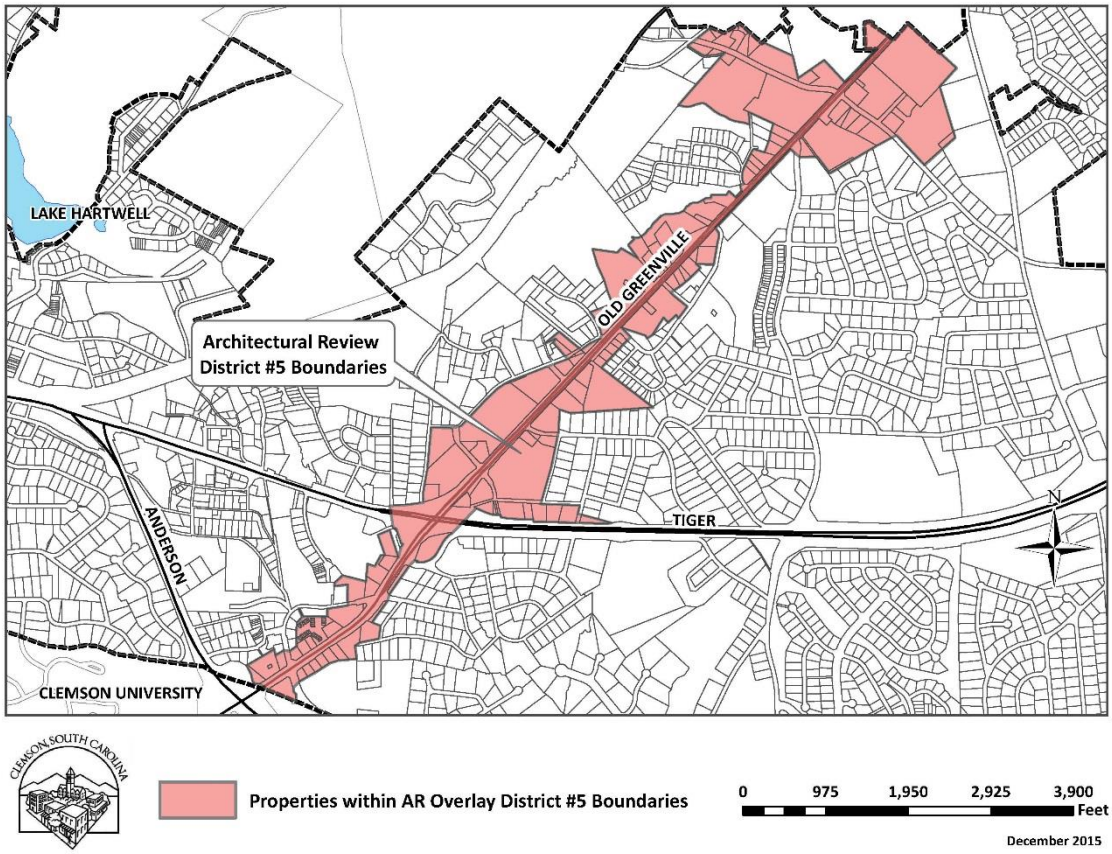


5. **Architectural Review Overlay District #5 Standards**

a. *Purpose:* The standards for the architectural review overlay district #5 are based on the vision statement and land use element of the comprehensive plan. The intent of these standards is to ensure respect for the character, integrity, and quality of the built and natural environments of the Highway 93/Old Greenville Highway Corridor

b. *Boundaries:* The standards in Section 19-1110.B. are applicable to commercial, office, and institutional type developments in the Architectural Review Overlay District #5 as defined by ***Map 19-1117. Boundary Map Architectural Review Overlay District #5***. Single-family residential dwellings ~~developments~~ and planned developments are exempt from the requirements of this section. All other residential developments are subject to Architectural Review.For the purposes of this section, Old Greenville Highway will be used to define the front of the individual properties.

Map 19-1117. Boundary Map Architectural Review Overlay District #5.

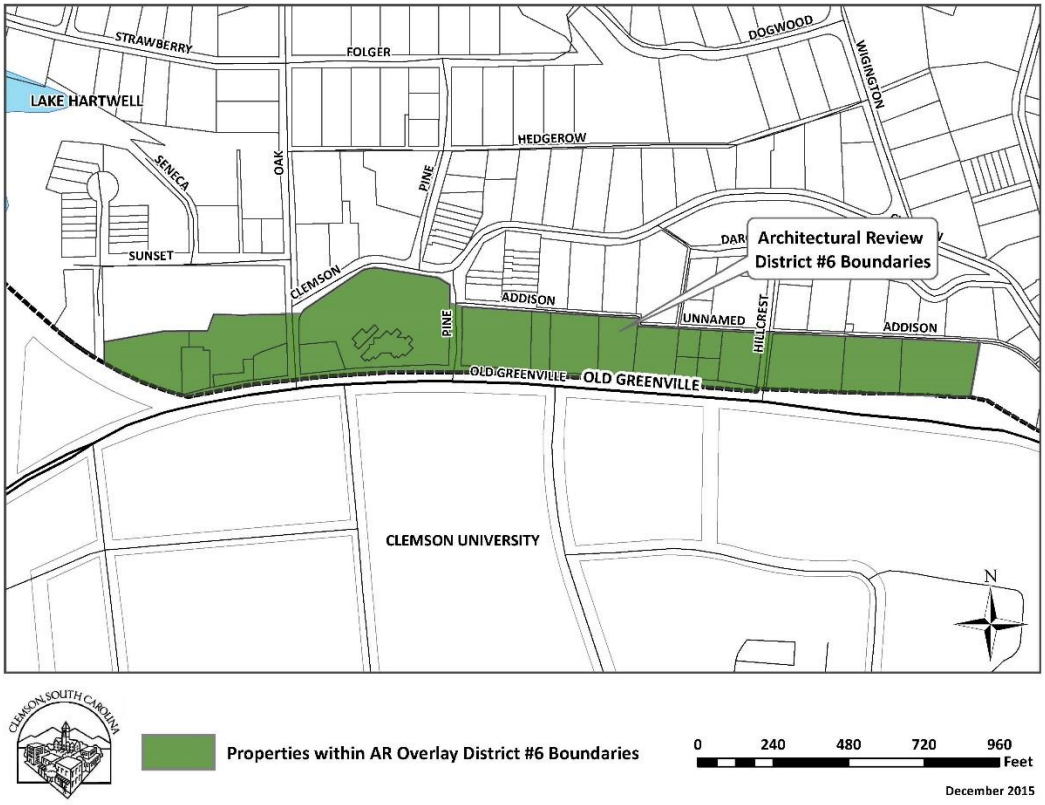


6. **Architectural Review Overlay District #6 Standards**

a. *Purpose:* The standards for the architectural review overlay district #6 are based on the vision statement and land use element of the comprehensive plan. The intent of these development standards is to maintain the existing residential, small-scale commercial, and institutional character in future development in the form of adaptive reuse of existing structures or design of new structures while encouraging individuality and flexibility in design.

b. *Boundaries:* The standards in Section 19-1110.B. are applicable to commercial, office, and institutional type developments in the Architectural Review Overlay District #6 as defined by ***Map 19-1118. Boundary Map Architectural Review Overlay District #6.*** Single-family residential dwellings ~~developments~~ and planned developments are exempt from the requirements of this section. All other residential developments are subject to Architectural Review. For the purposes of this section, the front of any lot shall be defined as frontage along Old Greenville Highway.

Map 19-1118. Boundary Map Architectural Review Overlay District #6.

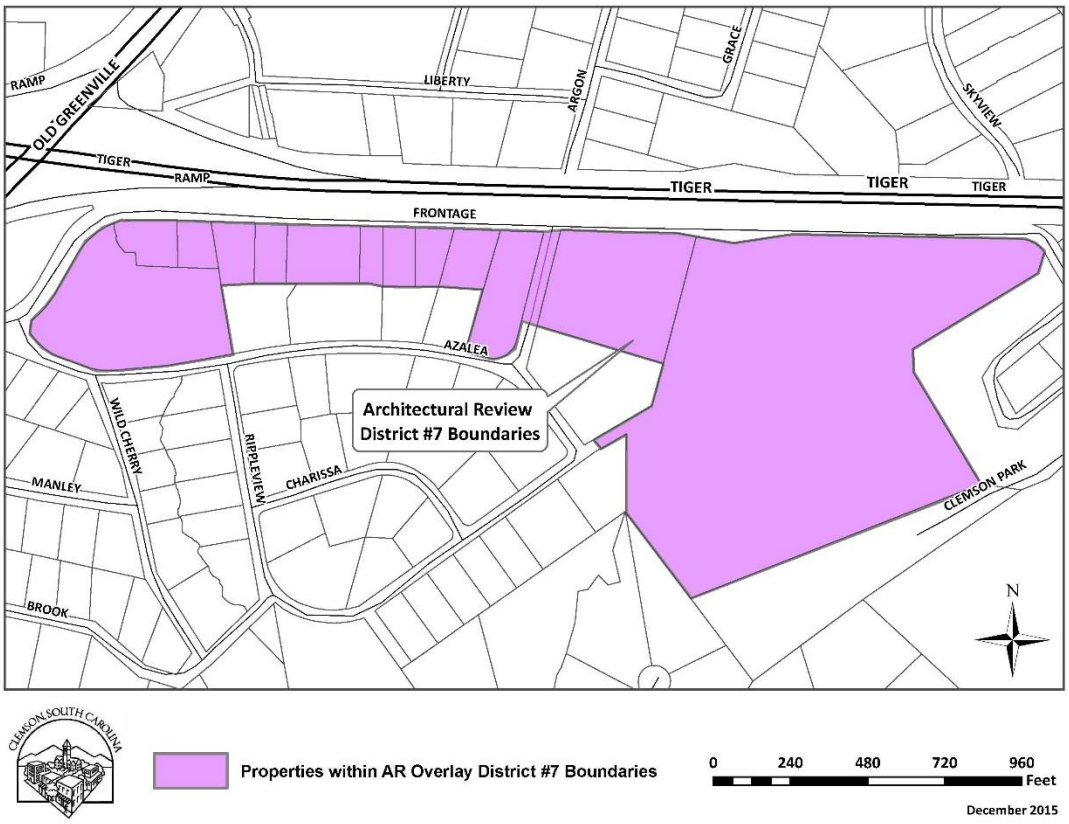


7. **Architectural Review Overlay District #7 Standards**

a. *Purpose:* The standards for the architectural review overlay district #7 are based on the vision statement and land use element of the comprehensive plan. The intent of these development standards is to maintain the existing residential, small-scale commercial, and institutional character along Frontage Road in future development in the form of adaptive reuse of existing structures or design of new structures while encouraging individuality and flexibility in design.

b. *Boundaries:* The standards in Section 19-1110.B. are applicable to commercial, office, and institutional type developments in the Architectural Review Overlay District #7 as defined by ***Map 19-1119. Boundary Map Architectural Review Overlay District #7***. Single-family residential dwellings ~~developments~~ and planned developments are exempt from the requirements of this section. All other residential developments are subject to Architectural Review. For the purposes of this section, the front of any lot shall be defined as frontage along Frontage Road.

Map 19-1119. Boundary Map Architectural Review Overlay District #7

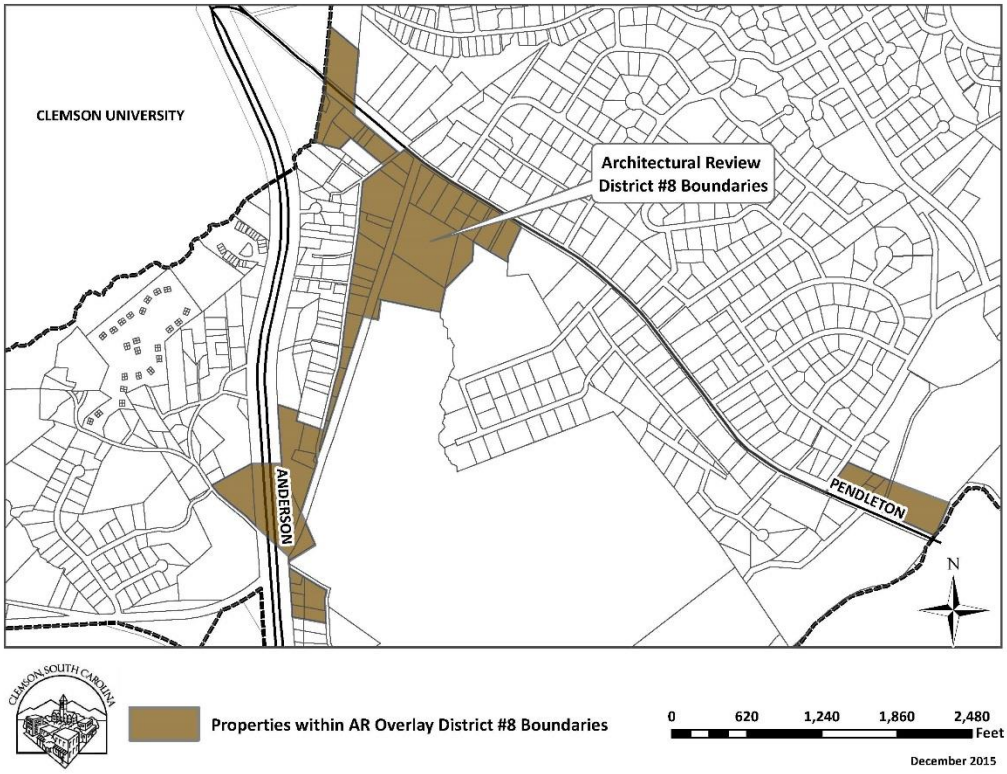


8. **Architectural Review Overlay District #8 Standards**

a. *Purpose:* The standards for the architectural review overlay district #8 are based on the vision statement and land use element of the comprehensive plan. The intent of these development standards is to maintain the existing residential, small-scale commercial, and institutional character in future development along Pendleton Road or Old Stone Church Road in the form of adaptive reuse of existing structures or design of new structures while encouraging individuality and flexibility in design.

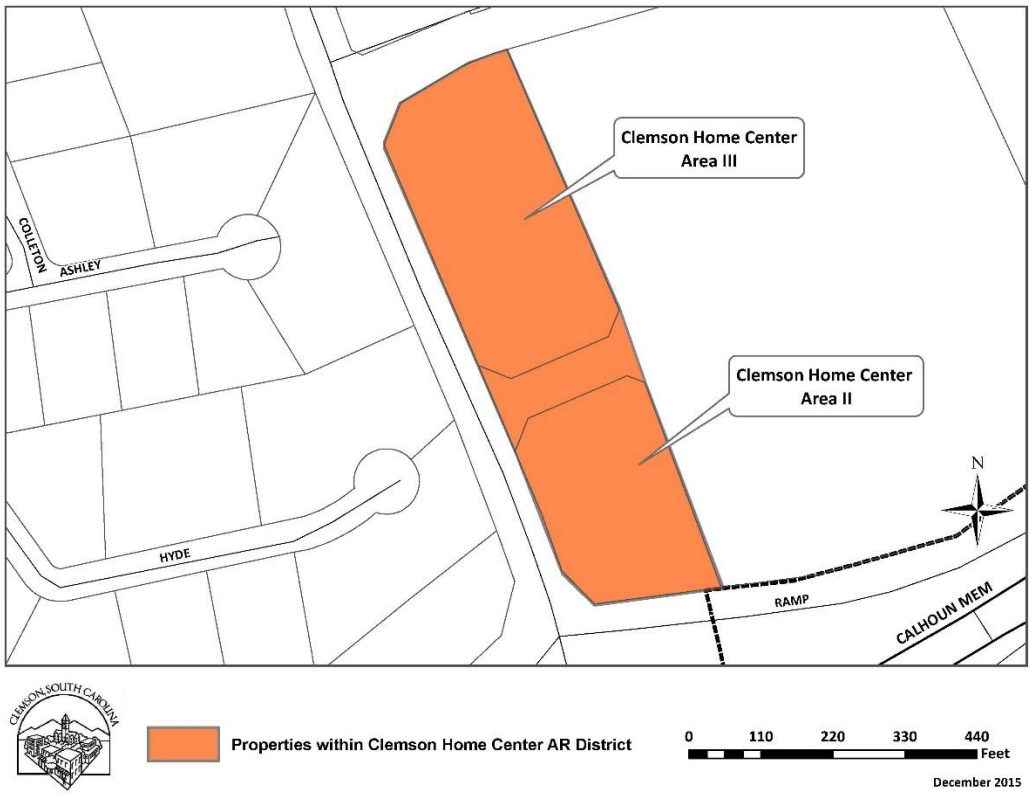
b. *Boundaries:* The standards in Section 19-1110.B. are applicable to commercial, office, and institutional type developments in the Architectural Review Overlay District #8 as defined by ***Map 19-1120. Boundary Map Architectural Review Overlay District #8***. Single-family residential dwellings ~~developments~~ and planned developments are exempt from the requirements of this section. All other residential developments are subject to Architectural Review. For the purposes of this section, the front of any lot shall be defined as frontage along Pendleton Road and Old Stone Church Road.

Map 19-1120. Boundary Map Architectural Review Overlay District #8



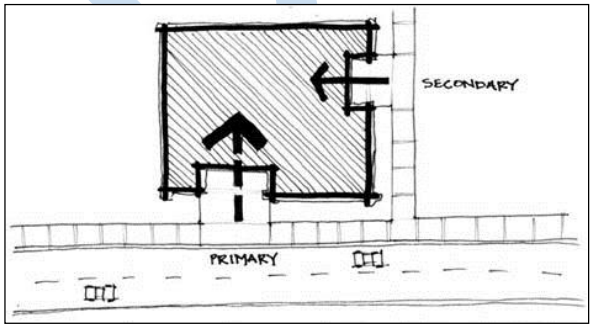
9. **Clemson Home Center Architectural Review District**
   a. *Purpose:* The standards for the Clemson Home Center Architectural Review District Areas II and Area III are based on the vision statement and land use element of the comprehensive plan, **as applied in the Clemson Home Center Planned Development Ordinance # CC-2008-19**.
   b. *Boundaries:* Clemson Home Center Architectural Review District Area II and Area III are subject to the design guidelines specified in Section 2.09 in the Clemson Home Center Architectural Review District ***as defined by Map 19-1121. Boundary Map Clemson Home Center Architectural Review Overlay District*** ~~of any lot shall be defined as frontage along Issaqueena Trail~~.

Map 19-1121. Boundary Map Clemson Home Center Architectural Review Overlay District.



B. Standards.

Table 19-1110 Architectural District Standards

	"✓" = required "-" = not required							
		AR DISTRICT						
STANDARD		#1	#2	#3	#4	#5	#6	#7	#8
1. SITE STANDARDS									
a. Site Relationships									
1)	No off-street parking or service areas shall be allowed in front of the front building line with the exception of a porte-cochere or other similar covered areas providing short-term drop-off.	✓	✓	✓	✓	✓	✓	✓	✓
2)	Porte-cocheres shall not be allowed along street frontages abutting College Avenue, but may be allowed in ~~front of~~ the front building line ~~shall only be permitted~~ of facades abutting ~~along~~ secondary frontages.	✓	-	-	-	-	-	-	-
3)	A porte-cochere or other similar covered areas serving shall be permitted to serve the main entrance of a hotel, assisted living facility or a medical complex/facility provided: a) No additional curb-cuts shall be provided for a porte-cochere other than those allowed by this article; two one-way drives are preferred. b) The structure providing cover shall be architecturally integrated into the overall design of the façade to which it is attached; and c) Landscaping, planters, a 3' high masonry wall or wrought-iron fence, or other architectural feature shall be used to separate the drop-off area ~~associated with the drop-off area~~ from adjacent sidewalks or vehicular use area.	✓	✓	✓	✓	✓	✓	✓	✓
4)	The primary entrance of each building shall accommodate pedestrian access from the street(s) and parking lots, if provided.  	✓	✓	✓	✓	✓	✓	✓	✓

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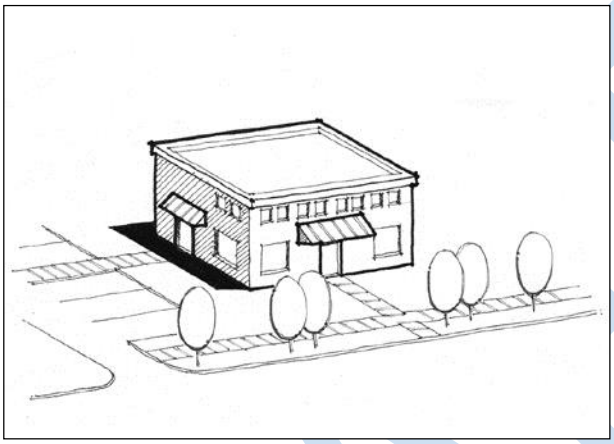
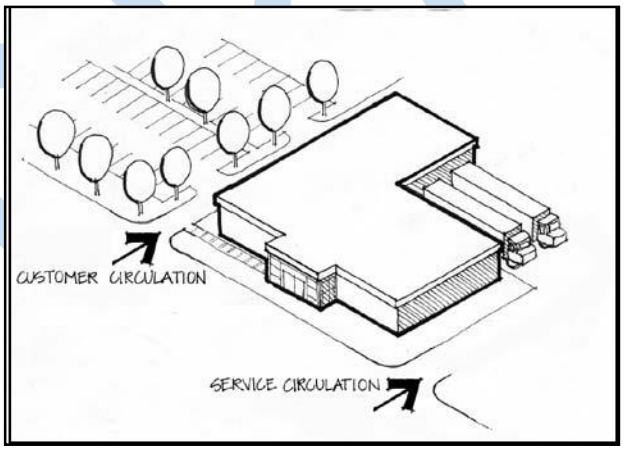
	"✓" = required "-" = not required							
		AR DISTRICT						
	STANDARD	#1	#2	#3	#4	#5	#6	#7	#8
5)	Secondary public entrances, if provided, shall be designed in a manner consistent with primary entrances if facing public streets, parking lots, or property owned by the City of Clemson or the US Army Corps of Engineers.	✓	✓	✓	✓	✓	✓	✓	✓
									
6)	For sites with multiple buildings, a unified architectural design shall be incorporated into each building or development.	✓	✓	✓	✓	✓	✓	✓	✓
7)	For sites with multiple buildings, service routes shall be separated from primary customer circulation.	-	-	✓	-	✓	-	-	-
									
8)	Where a change of use from residential to nonresidential is proposed in an existing structure, the established existing setback distance from the street shall be maintained for new construction and/or additions.	-	✓	✓	✓	✓	✓	✓	✓

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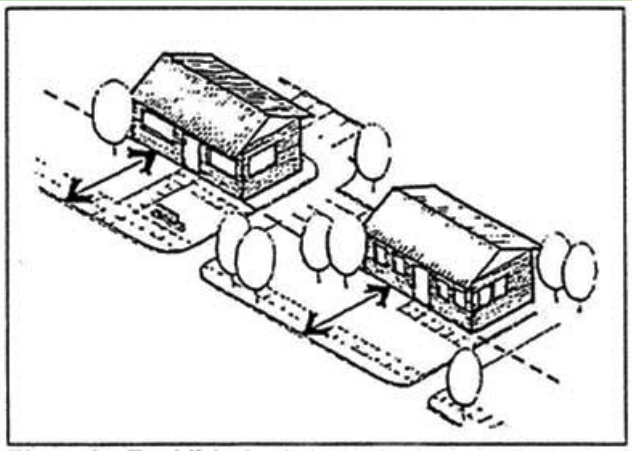								
~~9) Service areas and any new parking shall be located behind the front building line.~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~
10) Buildings and site improvements shall be designed to minimize changes to existing topography and mature vegetation.	✓	✓	✓	✓	✓	✓	✓	✓
11) Crime Prevention Through Environmental Design (CPTED) Principles shall be ~~incorporated~~ considered: a. Natural Surveillance (See and be Seen) - Areas where people and their activities can be readily observed help to ensure the safety of a space. b. Natural Access Control - The physical guidance of people coming and going from a space through the careful placement of entrances, fences, landscaping, and lighting. c. Territorial Reinforcement (Sphere of Influence) - The promotion of social control through increased definition of space and improved proprietary concern. d. Maintenance (Broken Window Theory) – The maintenance of the property by people who have a vested ownership serves as a deterrent to unwelcome behavior.	✓	✓	✓	✓	✓	✓	✓	✓
b. Vehicular And Pedestrian Access								
1) A maximum of one curb-cut shall be allowed for lots with street frontage less than or equal to 250 feet. Sites with existing multiple curb-cuts shall be consolidated so as to meet this requirement.	✓	✓	✓	✓	✓	✓	✓	✓
~~2) If permitted, one pair of one-way curb-cuts shall be counted as one curb cut for establishments having drive-thru windows or a porte-cochere.~~	-	~~X~~	~~✓~~	~~✓~~	~~✓~~	~~X~~	~~✓~~	~~✓~~

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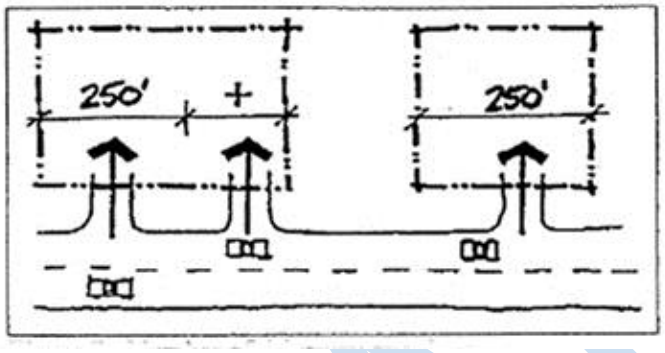
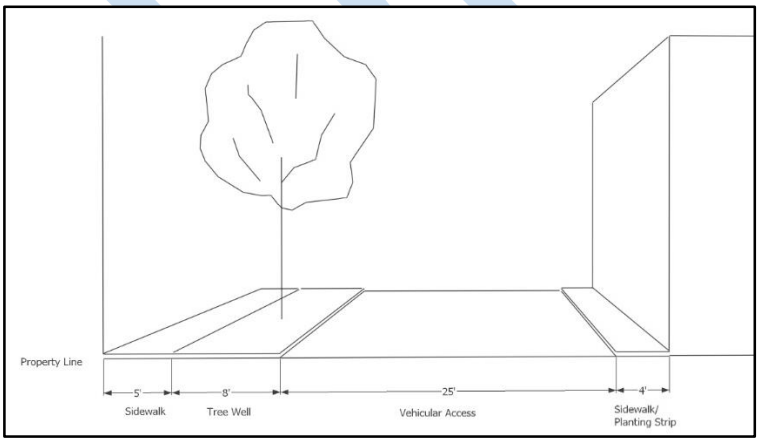
STANDARD	#1	#2	#3	#4	#5	#6	#7	#8
3) For lots with street frontage greater than 250 feet, one additional driveway opening per 250 feet of street frontage shall be allowed. Sites with existing multiple curb-cuts shall be consolidated so as to meet this requirement.	-	✓	✓	✓	✓	✓	✓	✓
4) Sites providing separated service delivery routes may be allowed an additional driveway entrance provided the site has a minimum 350' of frontage or has frontage on a secondary street.	-	-	-	-	✓	-	-	-
5) The maximum width of curb cuts shall be 12 feet for one-way drives and ~~24~~ 25 feet for two-way drives. Additional width at the radius of the curb line shall be provided to allow for safe turn radii at the point of intersection between the driveway and the public street designed to AASHTO standards.	✓	✓	✓	✓	✓	✓	✓	✓





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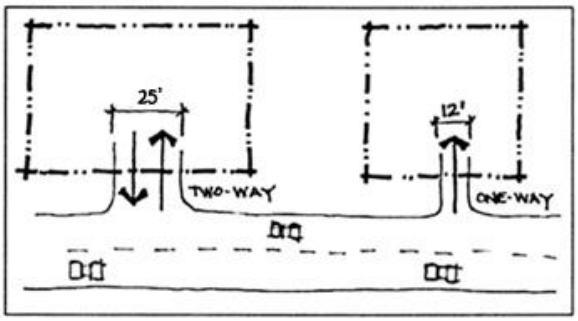
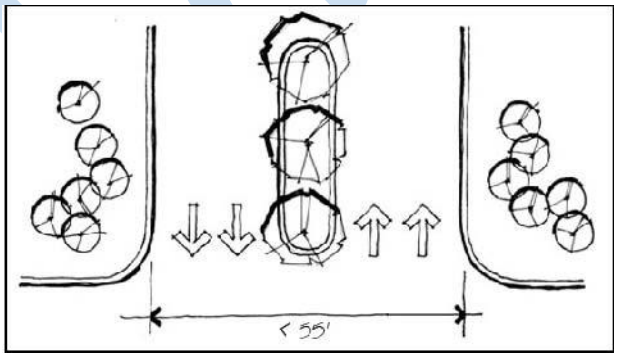
								
6) Wider curb cuts for driveways containing a landscaped median may be allowed if the parcel has greater than 100' of frontage or where a shared driveway is provided to access two or more independent parcels subject to the following: a) The combined width of the landscaped median and the drives shall not exceed 55 feet. b) Lanes shall be clearly marked and striped. c) The landscaped median shall be a minimum of five feet, planted with groundcover and low-growing shrubs. d) Ornamental trees may be placed within the landscaped median provided they do not impede the sight lines for traffic. e) Mulch will not be allowed as an acceptable groundcover, but may be used under the plant material. 	-	✓	✓	✓	✓	✓	✓	✓

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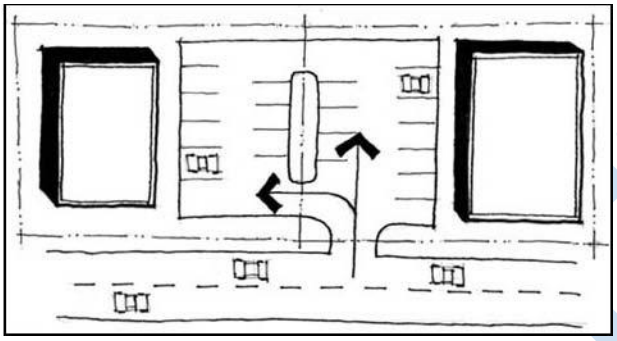
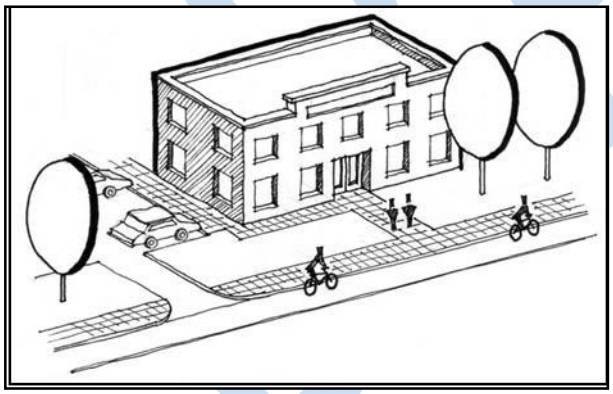
7)	Shared driveways that serve more than one property ~~may be provided~~ shall be encouraged. Provision of shared driveways may qualify for participation in the City's Infrastructure Reimbursement Program. 	✓	✓	✓	✓	✓	✓	✓	✓
8)	Pedestrian and/or bicycle connections to the primary public entrance of the building(s) and to the public right-of-way and/or sidewalk shall be provided~~. where a public sidewalk or bikeway is adjacent to property owned by the City of Clemson or US Army Corps of Engineers property~~. 	✓	✓	✓	✓	✓	✓	✓	✓
9)	In addition to other requirements, the following conditions shall apply to all driveways and curb cuts on Knox Lane or Addison Lane.	✓	✓	-	-	-	✓	-	-
	a) Any driveway to Knox Lane or Addison Lane shall be one-way and shall serve as a secondary means of egress to the site ~~for exiting~~ only. As both Knox Lane and Addison Lane are considered alleys, the principal means of ingress/egress shall be provided along								

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another public right-of-way having sufficient width to accommodate traffic.								
b) The width of the driveway shall be 12 feet.								
c) Any driveway to either Knox Lane or Addison Lane shall be offset from any driveway from College Avenue or Old Greenville Hwy by at least 30 feet to discourage cut-through traffic.								
d) Driveways ~~may~~ are encouraged to be designed to allow for shared use from adjacent properties								
e) Driveways, with the exception of shared driveways, shall be positioned at least 15 feet from any property line.								
f) Canopy trees and a 4' masonry wall, or type of fence or landscape hedge shall be required along the rear bufferyard of any property that abuts the alley right-of-way. An additional 2' of decorative detailing along the top of the fence may be allowed subject to the BAR review and approval.								
g) A sidewalk shall be provided along the alley and may be dedicated to the City of Clemson for maintenance.								
10) Contrasting paving materials to those used by the City of Clemson, such as brick pavers or other treatments approved by the BAR, shall be used to clearly mark pedestrian circulation areas within the parking lot, as well as, other pedestrian spaces accessible to the public (i.e. - private sidewalks or plazas).	✓	✓	✓	✓	✓	✓	✓	✓
11) Pedestrian walkways, at least four feet in width, shall be provided from public sidewalks adjoining the property to a principal customer entrance.	✓	✓	✓	✓	✓	✓	✓	✓

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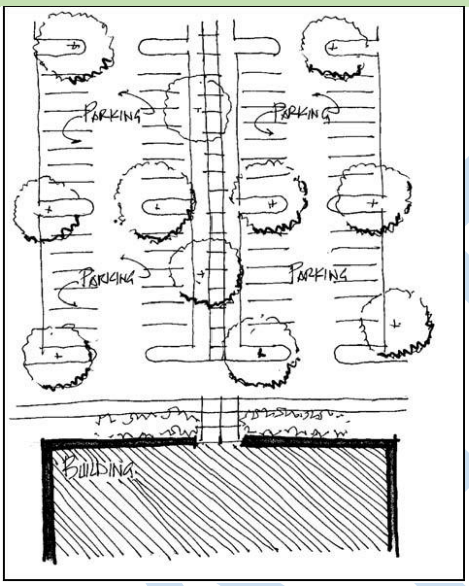								
12) A sidewalk, at least four feet in width shall be provided to access ~~along the full length of the façade with~~ any customer entrance and along any facade abutting public parking areas,	✓	✓	✓	✓	✓	✓	✓	✓
13) Walkways adjacent to front building façade shall incorporate ~~at least two of the following features:~~ a landscaped area along at least 30 percent of their length. A raised planter may be approved by the BAR. a) ~~Use of smaller scale pavement (pavers or scoring~~). ~~b) Pedestrian scale lighting.~~ ~~c) Rain protection such as an awning or arcade.~~	-	✓	✓	✓	✓	✓	✓	✓
c. Loading, Outdoor Storage And Service Areas								
1) Where these areas face adjacent residential uses or public rights-of-way: a) An earthen berm, fence, or wall, no less than six feet in height, shall be provided; b) The berm shall be landscaped with evergreen trees, planted at minimum intervals of 20 feet on center; and	-	-	✓	✓	✓	-	✓	✓

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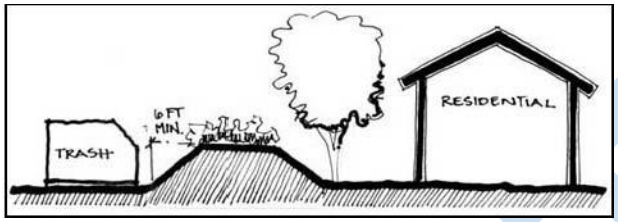
	STANDARD	#1	#2	#3	#4	#5	#6	#7	#8
	c) The berm shall also contain a minimum of seven evergreen shrubs per tree. 								
2)	No areas for outdoor storage, trash collection or compaction, loading, or other such uses shall be located within 35 feet of any public street or public sidewalk ~~on Tiger Boulevard, Old Greenville Highway, or Anderson Highway~~.	✓	✓	✓	✓	✓	✓	✓	✓
3)	Materials, colors, and design of screening walls and/or fences shall conform to those used as predominant materials and colors on the principal building.	✓	✓	✓	✓	✓	✓	✓	✓
4)	Service functions shall be incorporated into the overall design of the building and landscaping, so that they are fully contained and out of view from adjacent properties and rights-of way.	✓	✓	✓	✓	✓	✓	✓	✓
5)	Outdoor areas for the storage and sale of seasonal inventory shall be permanently defined and screened with walls and/or fences provided, however, such storage cannot be in front of the front building line and does not create obstructions to fire lanes or pedestrian walkways.	-	-	✓	-	✓	-	-	-
d.	***Landscaping***								
1)	Existing trees having a DBH (diameter-at-breast-height, measured at 4½ feet above ground level) over eight- inches shall be ~~preserved, unless removal is approved by the BAR.~~ inventoried and shown on the site plan provided for BAR review. The plan shall indicate which trees are to be preserved and the measures proposed for their protection during construction.	✓	✓	✓	✓	✓	✓	✓	✓
2)	The landscape plan shall show the number of trees over 8 inches retained, the number of existing trees over 8 inches that will be lost, and the number of approved trees that will be planted so that a determination of net gain or loss can be made by the Zoning & Codes Administrator. Where more than a 10% loss occurs, the BAR shall	✓	✓	✓	✓	✓	✓	✓	✓

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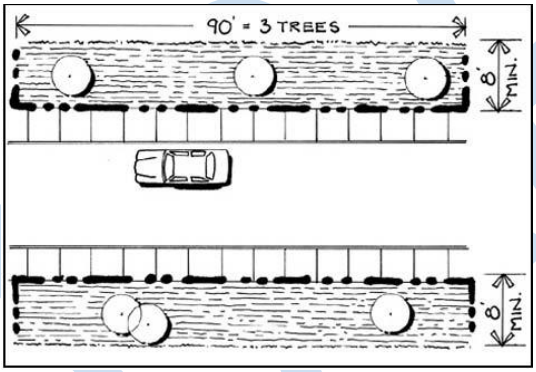
	STANDARD	#1	#2	#3	#4	#5	#6	#7	#8
	require tree credits be provided to the City to allow compensating regeneration of the trees per ~~Section ___~~. City standards.								
3)	If a preserved tree dies, it must be replaced with a 2 ½ inch diameter tree of the same or similar tree species, subject to approval by the Zoning and Codes Administrator.	✓	✓	✓	✓	✓	✓	✓	✓
4)	All trees planted in front of the front building line shall:	✓	✓	✓	✓	✓	✓	✓	✓
	a) Shall be selected from the City of Clemson's *Preferred Plant List*.								
	b) Be at least 2 inches in caliper DBH for single-stemmed trees, or at least 10 to 12 feet in height for multi-stemmed trees at the time of planting;								
	c) All other trees shall be 2 inches in caliper DBH at the time of planting, unless otherwise provided by these standards; and								
	d) Trees may be clustered.								
									
5)	Upperstory trees shall be planted along property lines abutting Anderson Highway, Tiger Blvd, College Avenue, and Old Greenville Hwy at a ratio of one tree for every 30 linear feet in a minimum eight foot wide planting strip. Tree wells and grates supplemented by the use of structural soil may be required to assure the long-term viability of the trees subject to the approval of the Zoning & Codes Administrator.	-	✓	✓	✓	✓	✓	✓	✓
6)	Where tree plantings conflict with existing utility lines or existing City streetscape plantings, the BAR may approve alternative locations or species. Tree credits may be considered if an alternative location	✓	✓	✓	✓	✓	✓	✓	✓

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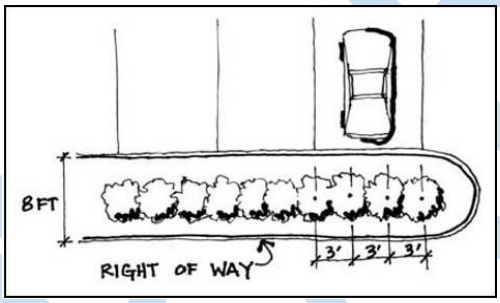
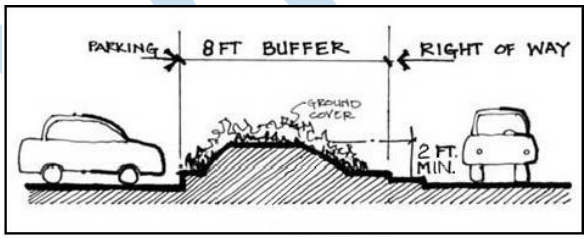
	STANDARD	#1	#2	#3	#4	#5	#6	#7	#8
	cannot be provided for all required trees per ~~Section ____~~. City standards.								
7)	Placement of any new utility lines shall take into account required tree planting areas to avoid siting conflicts.	✓	✓	✓	✓	✓	✓	✓	✓
8)	Where a vehicular use area is adjacent to a public right-of-way, an eight foot-wide landscape buffer shall be provided between the edge of the right-of-way and the edge of the parking lot. In addition to the required trees, the buffer shall consist of one of the following:	-	✓	✓	✓	✓	✓	✓	✓
	a) Landscape requirements at one shrub to every three linear feet planted within four feet of the vehicular use area.								
									
	b) A minimum three foot high berm, planted with ground covers and shrubs.								
	c) A 3.5 foot high decorative stone or masonry wall consistent with the materials used in the primary buildings.								
									
9)	Required shrubs shall be evergreen only, but may be supplemented by other varieties to provide seasonal color. At the time of planting, the required material shall be a minimum size of three gallons.	✓	✓	✓	✓	✓	✓	✓	✓

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	STANDARD	#1	#2	#3	#4	#5	#6	#7	#8
10)	The use of plant materials selected from the City's *Preferred Plant List* and/or the use indigenous plants shall be encouraged.	✓	✓	✓	✓	✓	✓	✓	✓
11)	Adequate irrigation to support the required plant material shall be required.	✓	✓	✓	✓	✓	✓	✓	✓
12)	The use of drought-tolerant plant material shall be encouraged. Invasive species that constitute a threat to native plant materials shall not be allowed.	✓	✓	✓	✓	✓	✓	✓	✓
13)	Where a required bufferyard abuts an existing mature buffer of established trees, the BAR may approve the use of tree credits or alternative locations for the trees.	✓	✓	✓	✓	✓	✓	✓	✓
14)	Driveways and walkways accessing Duplexes and **Residential Developments, Various** shall be separated by landscaped strips at least 3' in width.	✓	✓	✓	✓	✓	✓	✓	✓
e.	***Off-Street Parking Site Design***								
1)	Parking areas shall be designed as a series of smaller lots that provide space for no more than 20 cars for double-sided parking and 10 cars for single-sided parking.	✓	✓	✓	✓	✓	✓	✓	✓
2)	The small parking lots shall be separated by a minimum of five-foot-wide internal planting areas that feature trees planted in grass or other approved landscape material.	✓	✓	✓	✓	✓	✓	✓	✓

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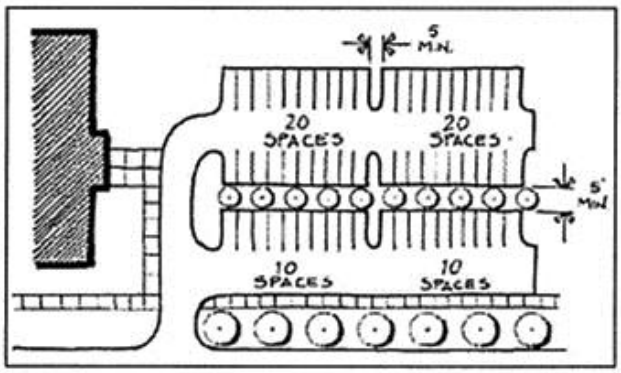
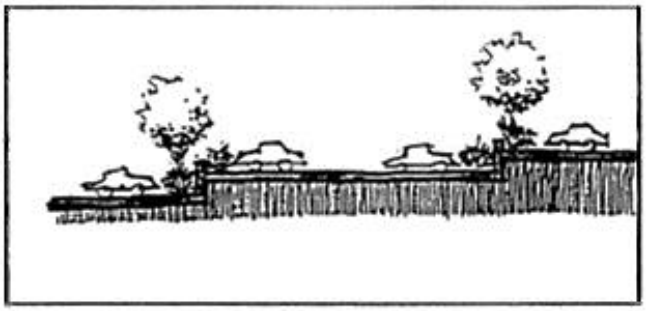
								
3) Where slopes over five percent exist, parking bays shall be terraced and landscaped between changes in level. The landscaping shall be:	✓	✓	✓	✓	✓	✓	✓	✓
a) Equal to one three-gallon evergreen shrub for every three lineal feet of the width of the adjacent parking bay,								
b) Maintained at a height of at least 36 inches, and								
c) Planted in an area of minimum five feet in depth and shall be designed, so that the plant material, particularly trees, are planted at a slope that will allow them to thrive. Tree wells or retaining walls may be required to allow the slope to be broken into manageable planting areas that can be properly maintained.								
								

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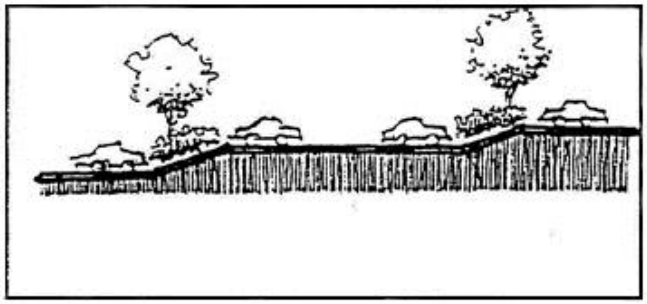
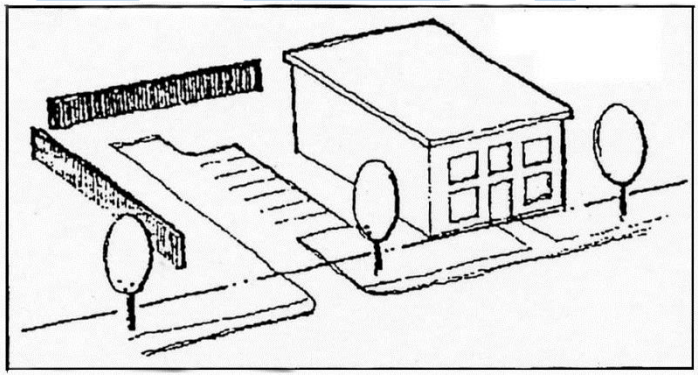
								
4) In parking areas containing over 20 parking spaces, pedestrian pathways identified with smaller scale pavement (pavers or scoring) oriented toward the principal building entrance(s) shall be provided.	✓	✓	✓	✓	✓	✓	✓	✓
f. Fencing And Screening Design								
1) With the exception of outdoor eating and play areas, walls and fencing are allowed only in side and rear yards and behind the front building line. The use of retaining walls that break the pedestrian access to the front of buildings shall be avoided wherever possible. Where required by the site topography, the retaining wall shall be broken into segments that allow stairways and handicapped accessible ramps to allow pedestrian connection to the storefronts. The walls shall be broken at minimum 50' intervals.	✓	✓	✓	✓	✓	✓	✓	✓
								
2) If a wall or fencing is provided in front of the front building line to enclose outdoor eating and play areas, the opaque portion shall be limited to a height of three feet from the ground. The remainder of the wall or fencing shall be ornamental metal and see-through.	✓	✓	✓	✓	✓	✓	✓	✓
3) Fencing and wall materials shall be consistent with the site and architectural design of the principal structure.	✓	✓	✓	✓	✓	✓	✓	✓

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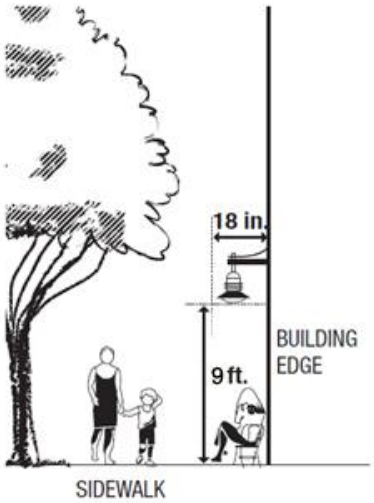
4)	Fences and walls shall be made of masonry, ornamental metal, wood, stucco, or a combination of these materials and constructed with the finished side facing the exterior property line.	✓	✓	✓	✓	✓	✓	✓	✓
5)	Fences or walls greater than 50 feet in length or six feet in height shall have a change in plane, height, material, or material texture, or significant landscape massing every 50'.	✓	✓	✓	✓	✓	✓	✓	✓
g.	***Lighting, Excluding Lighting Elements***								
1)	All lighting shall comply with Article X. Lighting Standards and shall promote pedestrian safety.	✓	✓	✓	✓	✓	✓	✓	✓
2)	The style of light fixtures shall be in keeping with the architectural style of the building(s).	✓	✓	✓	✓	✓	✓	✓	✓
3)	Lighting fixtures used on the front façade or along pedestrian sidewalks/walkways shall extend no greater than 18" from the building edge and the base of the fixture shall be 9' in height above the sidewalk/walkway.	✓	✓	✓	✓	-	✓	-	-
									
4)	Accent lights used to call attention to signs or landscape features are permitted provided they meet all of the following conditions: a) They are comprised of white or clear lights: b) They do not exceed 25 ~~watts~~ lumens per fixture;	✓	✓	✓	✓	✓	✓	✓	✓

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c) They are directed directly onto the surface of the sign or into the plant material;								
d) They do not spillover beyond the plane of the building; and								
e) They are not moving or animated.								
5) Low intensity architectural trim lighting intended to highlight specific features of the principal structure(s) façade is permitted provided it meets all of the following conditions:	✓	✓	✓	✓	✓	✓	✓	✓
a) It is comprised of no more than two colors;								
b) It is not a dominant feature on the building façade;								
c) May incorporate corporate logos or symbols; and								
d) It does not move and is not animated.								
h. Trash Enclosures								
1) Trash enclosures and other service areas shall be constructed of materials and finishes which are consistent with the principal building.	✓	✓	✓	✓	✓	✓	✓	✓
i. Outdoor Seating Areas								
1) Outdoor seating areas supporting a drinking place shall only be permitted in the side or rear yard behind the front building line.	✓	✓	✓	✓	✓	✓	✓	✓
2) Outdoor seating serving an eating establishment or other permitted use may be permitted between the front building line and the right-of-way provided any service areas such as bars and waitress stations are located on the side or rear of the building or inside the main structure.	✓	✓	✓	✓	✓	✓	✓	✓
3) The entry shall be clearly defined if a secondary point of ingress and egress is provided directly from the sidewalk.	✓	✓	✓	✓	✓	✓	✓	✓
4) An architecturally integrated cover, awning, or second floor overhang ~~shall~~ may be permitted to provide shade and cover during inclement weather.	✓	✓	✓	✓	✓	✓	✓	✓
5) No permanent storage of containers or utility carts for food and/or beverages service shall be permitted.	✓	✓	✓	✓	✓	✓	✓	✓
6) Furniture shall be of a durable material such as wood or metal, designed specifically for outdoor use.	✓	✓	✓	✓	✓	✓	✓	✓
7) Furnishings not in use may not to be stacked or stored on the exterior of the building within view of the public right-of-way or sidewalk.	✓	✓	✓	✓	✓	✓	✓	✓
8) Trash receptacles must be completely enclosed ~~and~~ by a cabinet made of steel, metal alloy, wood, masonry, or a combination thereof.	✓	✓	✓	✓	✓	✓	✓	✓

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9) The use of umbrellas is permitted subject to all of the following conditions. a) They do not exceed 10 feet in diameter. b) No more than 20 percent of the total exterior surface of the umbrella is covered in commercial copy, corporate trademark, or business logos. c) They are constructed of color-fast, flame retardant fabric. d) They do not encroach over the pedestrian barrier or onto any right-of-way.	✓	✓	✓	✓	✓	✓	✓	✓
10) Outdoor dining must be separated from the right-of-way and sidewalk by a pedestrian barrier meeting all of the following conditions. a) Pedestrian barriers must be constructed of a sturdy, stable, and weatherproof material and may include plant material. b) Pedestrian barriers must be permanently secured to the patio or pavement. c) Pedestrian barriers must be at least 36 inches in height, but shall not exceed six feet in height. If the barrier exceeds four feet in height, the upper two feet must be designed to allow clear line of sight from the sidewalk into the seating area to promote public safety. d) Barrier designs are encouraged to reflect an open, transparent look. Visually closed-in railings that "box-in" the extension are less desirable, especially for second story patios/balconies. e) Painted surfaces must be kept free of fading, chips and rust; f) No signage or banners shall be displayed on the barriers other than approved directional signage; and g) Barriers using chain or rope barriers are prohibited to minimize trip-hazards between the public and private spaces.	✓	✓	✓	✓	✓	✓	✓	✓
11) Planters may be permitted subject to all of the following conditions. a) Planters may not exceed a maximum height of 36 inches above the level of the sidewalk not including the plant material.	✓	✓	✓	✓	✓	✓	✓	✓

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b) Plants may not exceed a height of four feet above the level of the sidewalk.								
c) Plants must be maintained in a healthy condition.								
d) Empty planters or planters containing only bare dirt, mulch, straw, woodchips or non-living material, and planters containing plants considered obnoxious, hazardous, or otherwise unsuitable for close urban areas, are not permitted.								
j. Plazas								
1) Where provided, plazas shall provide a safe and comfortable environment for pedestrians and shall be continually open to the general public.	✓	✓	✓	✓	✓	✓	✓	✓
2) Plaza areas should incorporate measures to provide areas of shade by including landscaped areas containing trees, pergolas, sunshades, awnings, or other measures approved by the Board of Architectural Review. The use of structural soil in combination with a limited-soil volume planter as shown below ~~shall be~~ is encouraged and may be required by the BAR to promote long-term viability of trees planted in the plaza.	✓	✓	✓	✓	✓	✓	✓	✓

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	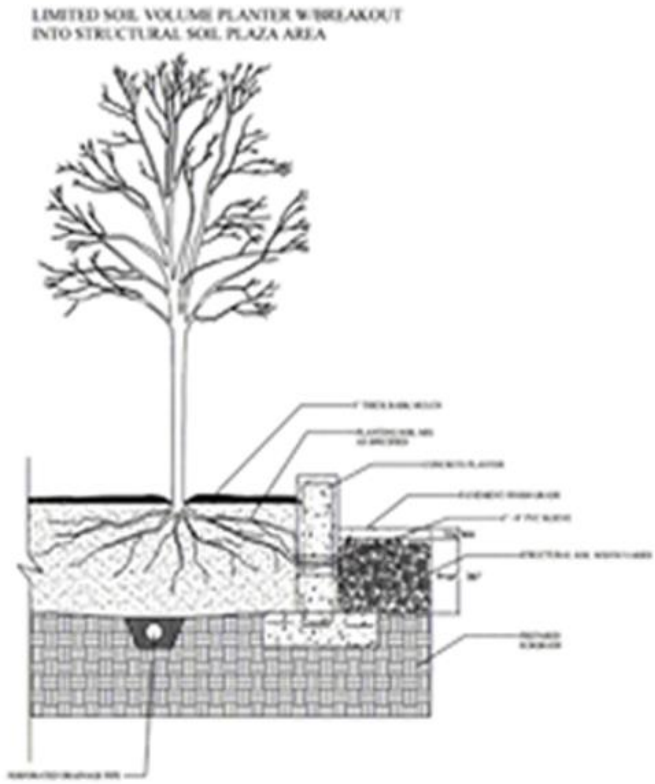							
3)	Plaza areas shall contain small niches, landscaped planters, and other amenities. Include amenities such as street furniture, drinking fountains, trash/recycling receptacles and adequate lighting for visibility and safety. To create additional visible interest, locations for public or private art are encouraged.	✓	✓	✓	✓	✓	✓	✓	✓
4)	Planters or beds shall be provided at a ratio of not less than 150 square feet per 1,000 square feet of plaza area.	✓	✓	✓	✓	✓	✓	✓	✓
5)	No blank walls shall be permitted to face into the plaza area. A minimum of 60% of the wall area shall be composed of windows or other features, including public art, approved by the BAR.	✓	✓	✓	✓	✓	✓	✓	✓
6)	A change in the paving materials used for the plaza shall align with the storefront line of the remainder of the structure to define the building wall. The use of planters and other decorative features that further delineate separation between the public and private spaces may be provided.	✓	✓	✓	✓	✓	✓	✓	✓

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8)	Seating areas, plazas, and small open spaces should be easily accessible and comfortable for as much of the year as possible.	✓	✓	✓	✓	✓	✓	✓	✓
k.	***Other Decorative Features***								
1)	Decorative features, including water features/fountains, and art, may be permitted on a case-by-case basis. Artistic treatments of site furniture, lighting fixtures, benches, trashcans, bike racks, tables, tree grates, and similar items will likewise be considered. Coordination with the City of Clemson Arts & Cultural Commission may be required by the BAR.	✓	✓	✓	✓	✓	✓	✓	✓
2)	All decorative features shall be shown on the site plan reviewed by the BAR detailing height, location, and type of installation(s) proposed.	✓	✓	✓	✓	✓	✓	✓	✓
3)	The City encourages the integration of appropriate public art into architecture, streetscapes, and public spaces; however, public art shall be compatible in size, scale, and placement within the district. Such installations shall be coordinated with the City Arts and Cultural Commission.	✓	✓	✓	✓	✓	✓	✓	✓
4)	Site furniture and other site amenities that promote pedestrian activity shall be encouraged.	✓	✓	✓	✓	✓	✓	✓	✓
2.	**ARCHITECTURAL STANDARDS**								
a.	***Exterior Building Design—Building Materials***								
1)	Exterior building design shall be coordinated with regard to color, types of materials, architectural form, and detailing.	✓	✓	✓	✓	✓	✓	✓	✓
2)	Predominant exterior building materials (materials covering at least 70 percent of the building facade) shall not include smooth faced concrete block or sheet/corrugated metal. The use of stucco ~~shall~~ may be used as an accent material and shall not comprise more than 20% of the total façade regardless of changes in color.	✓	✓	✓	✓	✓	✓	✓	✓
3)	Non-treated aluminum metal windows or doorframes are not permitted.	✓	✓	✓	✓	✓	✓	✓	✓
4)	Accessory buildings shall use the same building materials and color schemes as the principal structure.	✓	✓	✓	✓	✓	✓	✓	✓
5)	Pavers and patio area floor materials shall be distinct from those used on public sidewalks by use of a different pattern, color, or material.	✓	✓	✓	✓	✓	✓	✓	✓
6)	The City encourages the use of sustainable building materials including use of recycled content materials.	✓	✓	✓	✓	✓	✓	✓	✓

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b.	***Exterior Building Design—Color Schemes, Including Awnings And Canopies***								
1)	Color schemes shall ~~include~~ be limited to a maximum of four colors, including accent colors.	✓	✓	✓	✓	✓	✓	✓	✓
2)	Frequent changes in material or color ~~shall~~ should be avoided.	✓	✓	✓	✓	✓	✓	✓	✓
3)	The use of bold primary colors is not permitted for building facades except for accent elements.	✓	✓	✓	✓	✓	✓	✓	✓
4)	The use of bright colors, including but not limited to fluorescent, "hot", and DayGlo™ colors is prohibited. For the City of Clemson, Clemson Orange (RGB # F66733), Regalia Purple (RGB# 522D80), or other colors established by Clemson University Brand Standards shall not be considered a restricted color but shall be limited to use as an accent color, accounting for no more than 20% of the façade surface.	✓	✓	✓	✓	✓	✓	✓	✓
c.	***Exterior Building Design—Façade Design of Nonresidential or Mixed-Use Structures***								
1)	Creative *façade* composition with a layering of design elements that provides visual interest from a variety of vantage points shall be required. Structure facades shall provide horizontal and vertical articulation throughout, as well as variation at the roofline so as to distinguish a buildings' top, middle, and bottom on all buildings.	✓	✓	✓	✓	✓	✓	✓	✓
2)	Ground floor facades shall incorporate features that create a pedestrian oriented environment utilizing a recognizable base course consisting of, but not limited to thicker walls, ledges or sills; integrally textured materials such as stone or other masonry; integrally colored and patterned materials such as smooth finished stone or tile; lighter or darker colored materials, mullions, or panels; and/or planters	✓	✓	✓	✓	✓	✓	✓	✓
3)	The top floor façade shall incorporate a distinctive roofline treatment consisting of at least one of the following design elements: a) Roof-edge treatments made of either textured materials (such as stone or other masonry) or differently colored materials other than painted stripes or bands; b) Sloping roof with overhangs and brackets; c) Stepped parapets; and/or d) Cornice capping the top of a building wall.	✓	✓	✓	✓	✓	✓	✓	✓
4)	For buildings over three stories in height, the primary building entrance providing access to the upper floors shall be designed as a clearly defined and demarcated standout architectural feature of the building.	✓	✓	✓	✓	✓	✓	-	-

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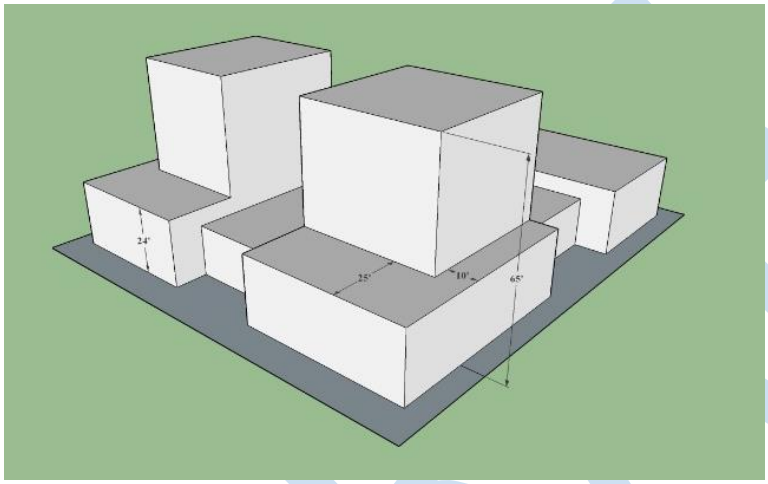
	Such entrances should be easily distinguished from regular storefront entrances along the ground floor on the building.								
5)	To preserve the low-rise character of the core of Clemson's downtown, all properties within the Cultural Core Sub-district of Architectural Review Overlay District #1 shall have a twenty-five foot façade step-back requirement for the front building façade abutting College Avenue or Old Greenville Hwy beginning at the third floor or 24' whichever is the lesser. 	✓	-	-	-	-	-	-	-
6)	A 10' façade step-back shall be incorporated into the design of structures in the Cultural Core with frontage on any other public right-of-way beginning at the third floor or 24' whichever is the lesser. .	✓	-	-	-	-	-	-	-
7)	For all other properties in Architectural Review Overlay District #1, a ten foot façade step-back requirements for the front building façade shall be designed to provide a horizontal break in the front building façade beginning at the third floor or 24' whichever is the lesser as the parcel abuts College Avenue. A 5' step-back shall be incorporated on all other frontage facades beginning at the third floor or 24' whichever is the lesser.	✓	-	-	-	-	-	-	-
8)	In the CM Districts only, the rear building façade shall be step-backed at least eight feet for structures over 24 feet in height beginning at or before the second floor level as it abuts a residential district or public right-of-way. No step-back is required for rear facades located at 33 feet or more from the rear property line.	-	✓	-	-	-	✓	-	-
9)	For parcels in AR #4, a minimum 5' façade step-back shall be incorporated into the façade of the structure beginning at the third floor	-	-	-	✓	-	-	-	-

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or 24' whichever is the lesser on all frontages other than College Avenue where no façade step-back will be required.								
10) Additions to existing structures shall comply with the step-back requirements specified for the respective AR Districts.	✓	✓	-	-	-	✓	-	-
11) The expansion or addition of existing buildings ~~over 25 feet in height is exempt from the façade step-back requirement provided~~ shall utilize building materials and color palettes ~~used for the expansion or addition will be~~ that harmonize with the ~~same as the~~ original building~~; and at least 30 percent of the additional or expansion abutting the public right of way shall be setback at least five feet~~.	✓	✓	✓	✓	✓	✓	✓	✓
12) Structures located on corner lots abutting any section of College Avenue, Old Greenville Hwy, Tiger Blvd, Keowee Trail or Anderson Hwy shall include one of the following design treatments: a. A corner entry integrating special design features that accentuate the street corner. Examples could include a cropped building corner, turret, distinctive canopy, or other distinctive feature; or b. A plaza area having a minimum of 900 square feet in size (per Subparagraph 1. J.) at a street corner leading directly to a building entry or entries; or c. If the Board of Architectural Review determines that (a) or (b) above are not feasible, provide for one of the following options: i. Install substantial landscaping: At least 30 feet by 30 feet or 900 square feet of ground surface area with trees, shrubs, and ground cover in a decorative manner that provides four-season interest. The space shall include a special architectural element, such as a *trellis*, to add identity or demarcation of the area. Such an architectural element may have a sign incorporated into it (as long as such sign does not identify an individual business or businesses); ii. Public Art or other treatments will be considered, provided they meet the intent of the standards and guidelines as determined by the City.	✓	✓	✓	✓	✓	✓	-	-
~~13) Subject to review and approval by the Board of Architectural Review in the C or CM Districts, with the exception of parcels fronting College Ave, utility equipment to support uses within the structure may be located within the area between the right of way and building façade or setback provided it is entirely enclosed by a structure of same or similar material as the building.~~	~~✓~~	~~✓~~	-		-	-		

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14) The roof deck area created by a façade step-back area may be used to provide upper story patios or other useable outdoor areas with rails and safety barriers designed to integrate into the overall architectural style of the structure. Barrier designs are encouraged to reflect an open, transparent look. Visually closed-in railings that "box-in" the extension are prohibited.	✓	✓	-	✓	-	✓	-	-
15) Buildings shall create a top, middle and bottom layer to the structures façade.	✓	✓	✓	✓	✓	✓	✓	✓
16) Principal entrance facades shall have at least one change of plane or significant architectural detail for each 25 feet of unbroken horizontal plane, having a minimum depth of no less than three or no more than five feet to create a storefront appearance along College Avenue and Old Greenville Hwy by including at least three of the following design elements: a. Use of vertical piers/columns; b. Change in building material or siding style; c. Vertical elements such as lighting or art element; d. Display windows divided into a grid of multiple panes; e. Transom windows; f. Other distinctive window treatment that meets the purpose of the standards; g. Decorative door; h. Providing *vertical building modulation* of at least 12 inches in depth if tied to a change in roofline modulation and/or a change in building material or siding style; and i. Other design techniques that effectively reinforce a pattern of small *storefronts*.	✓	✓	-	✓	-	✓	-	-

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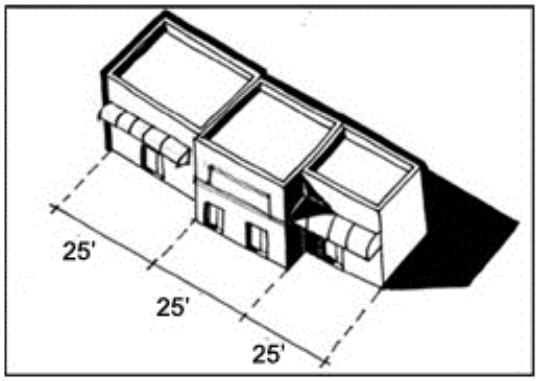								
17) The bottom (or ground) level shall include at least three *articulation* features every 50 feet (maximum) to create a pattern of small *storefronts* from the following: a. Window *fenestration* patterns and/or entries; b. Use of vertical piers/columns; c. Change in building material or siding style; d. Vertical elements such as lighting or art element; e. Providing *vertical building modulation* of at least 12 inches in depth if tied to a change in roofline modulation and/or a change in building material or siding style; and f. Other design techniques that effectively reinforce a pattern of small *storefronts*. g. Decorative door; h. Providing *vertical building modulation* of at least 12 inches in depth if tied to a change in roofline modulation and/or a change in building material or siding style; and i. Other design techniques that effectively reinforce a pattern of small *storefronts*.	-	-	✓	-	✓	-	✓	✓

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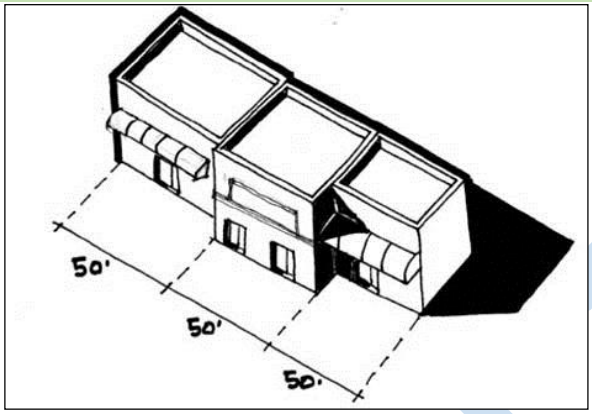								
18) Secondary facades visible from public streets or parking areas shall have a change in plane or architectural details ~~along 60~~ 50 ~~percent of~~ every twenty-five feet of their horizontal length having a minimum depth of three feet and no greater than five feet to create the appearance of storefront facades.	✓	✓	-	✓	-	-	-	-
19) Ground floor facades visible from public streets or parking areas shall have a change in plane or architectural details along 60 percent of their horizontal length having a minimum depth of three feet and no greater than five feet.	-	-	✓	-	✓	✓	✓	✓
20) Secondary facades shall be designed with detailing similar to the principal facades. On property abutting US Army Corps of Engineers lands or any public park or plaza, the side of the building facing the lake, park, or plaza shall be designed as a secondary façade.	✓	✓	✓	✓	✓	✓	✓	✓
21) All ground floor building frontages shall have a minimum storefront depth of 50' or maximum depth of the lot whichever is greater;	✓	✓	-	✓	-	✓	-	-
22) Storefront entrances of all ground floor tenants must face the street. For corner buildings, the primary entrance may face the street corner unless otherwise required to do so by Subparagraph 2. C. 12 of this Article. A 50' maximum separation between building entrances shall be required. Facades occupied by one tenant shall likewise provide an entrance every 50'.	✓	✓	✓	✓	✓	✓	✓	✓
23) Storefront entrances shall be highlighted by a minimum 3' and 5' maximum inset into the façade or by approved architectural detail.	✓	✓	✓	✓	✓	✓	✓	✓

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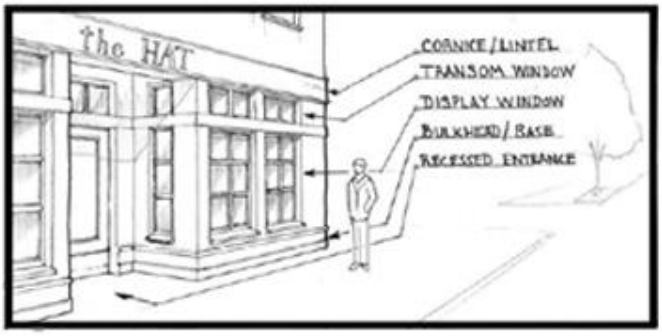								
24) For shopping or office complexes, storefront designs are to complement the architectural style of the center providing interest and variation. Storefronts should incorporate the following elements: i. Strong base material that is durable and massive including but not limited to brick, stone, or decorative block; ii. Offsets or bays; iii. Variation in storefront widths; iv. Multi-pane windows; and varied bulkhead treatment.	-	-	✓	-	✓	-	✓	✓
25) Building *facades* occupying more than 100 feet of street frontage shall include at least one of the following features to break up the massing of the building and add visual interest **i.** For multi-story buildings, provide *vertical building modulation* at least 2' in depth and 25' in width. The modulation must extend through more than one-half of the building floors. ii. A contrasting vertical modulated design component featuring all of the following: a. Component extends through all floors above the first floor fronting on the street, except where upper floors that are set back more than 10 feet horizontally from the *façade*; b. Utilizes a change in building materials that effectively contrast from the rest of the *façade*; c. Component is modulated vertically from the rest of the *façade* by an average of six inches; and d. Component is designed to provide roofline modulation. iii. A façade employs building walls with contrasting *articulation* that make it appear like two or more distinct buildings occupy the space. To qualify for this option, these contrasting *façades* must employ all of the following: a. Different building materials, color pallets, and/or configuration of building materials; and	✓	✓	✓	✓	✓	✓	✓	✓

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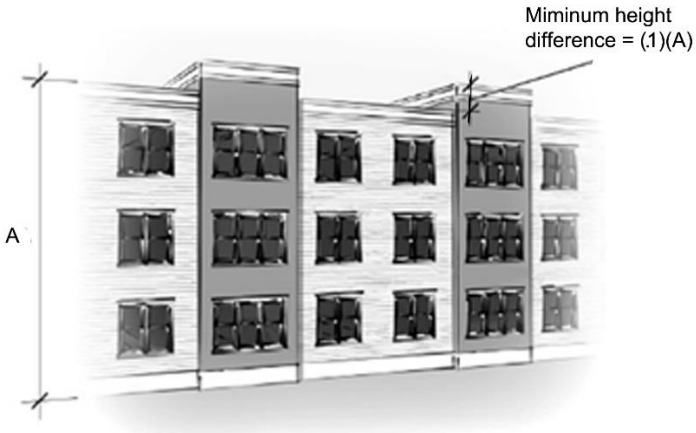
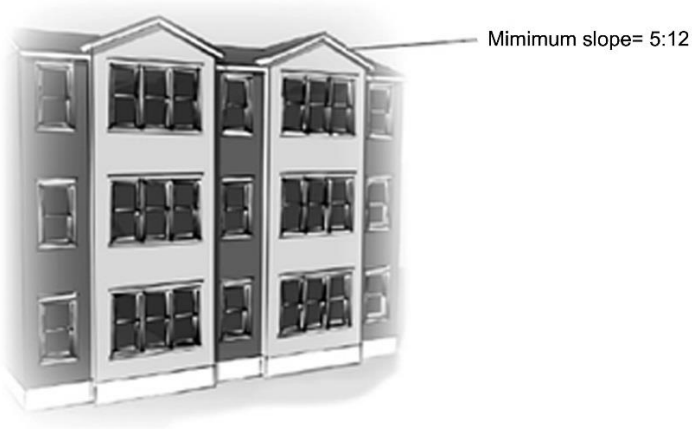
b. Contrasting window design (sizes or configurations).								
26) In order to qualify as an *articulation* feature, rooflines must employ one or more of the following:	✓	✓	✓	✓	✓	✓	✓	✓
i. For flat roofs or *façades* with horizontal eaves, fascia, or parapets, the minimum vertical dimension of roofline modulation is the greater of two feet or 0.1 multiplied by the wall height (finish grade to top of the wall);								
ii. A pitched roofline or gabled roofline segment of at least 12 feet in width. Buildings with pitched roofs must include a minimum slope of 5:12 and feature modulated roofline components at the interval required per the applicable standard above;								
iii. A combination of the above; or								
iv. Other method approved by the BAR.								





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27) All rooftops should be considered as a fifth elevation. Downtown buildings should exhibit patterns of roofing colors and/or materials to add visual interest from surrounding taller buildings. Green roofs are encouraged. A rooftop plan may be required depending on the elevation of the parcel, ~~and~~ the height of the proposed structure, and surrounding buildings.	✓	✓	-	✓	-	✓	-	-
28) Buildings shall reflect the existing topography by providing breaks in the façade that follow the existing grade at the front property line abutting College Ave. and Old Greenville Highway. ~~The "stepping down" of a~~ Breaks in the facade that reflect the change in grade shall be used to maintain a sense of pedestrian scale and minimizes the impacts of walls that separate the pedestrian from the front of the storefronts on the ground floor.	✓	✓	-	✓	-	-	-	-
29) Parking structures shall incorporate ground floor storefronts, architectural screens, public art, seating, lighting, wayfinding kiosks, or other ground level services adjacent to the street and sidewalk.	✓	✓	✓	✓	✓	✓	✓	✓
30) The exterior facades of parking structures shall utilize design measures that hide the view of parked cars and contain the transmission of headlight glare from spilling out of the structure.	✓	✓	✓	✓	✓	✓	✓	✓
31) The exterior façade of parking structures shall be subject to the same design requirements specified for other structures as provided by this Article as to materials, articulation, and fenestration if visible from a public right-of-way or an adjacent property; however, the use of green walls or art installations to address the façade appearance may be considered by the BAR in lieu of the other requirements.	✓	✓	✓	✓	✓	✓	✓	✓
d. Exterior Building Design—Façade Design of Duplexes and Residential Developments, Various								
1) For duplexes or **Residential Developments, Various** as defined by Article III and covered by an Architectural Review District, following standards shall apply.	✓	✓	✓	✓	✓	✓	✓	✓
2) For structures over 24' in height, structure(s) shall have a defined top, middle, and bottom story	✓	✓	✓	✓	✓	✓	✓	✓
3) Principal entrance facades of townhouse or multi-family residential structures shall have at least one change of plane or significant architectural detail for each 50 feet of unbroken horizontal plane.	✓	✓	✓	✓	✓	✓	✓	✓

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STANDARD	#1	#2	#3	#4	#5	#6	#7	#8
4) Where a residential unit occupies the ground floor, fronts and accesses the street, at least one (1) of the following elements shall be incorporated between the ground floor of the unit and the street level as a means of creating a sense of privacy: a. A change in elevation grade separation of a minimum of 24" via a front porch or stoop to the entry door. Shared stoops are permitted and may not be enclosed by screening or glass; b. Five (5) to fifteen (15) feet width of landscaping between the unit and the street; or c. Decorative, transparent fencing made of metal or wood or a stone wall. Fencing or the stone wall shall not exceed thirty 30 inches height when placed between the front of the building and the street unless approved by the BAR, and shall include a minimum of one and one-half (1.5) feet of landscaping between the fence or wall and the street-facing sidewalk. There shall also be a minimum separation between the building	✓	✓	✓	✓	✓	✓	✓	✓
5) Multi-family buildings that face the street shall orient the front door to the street or to a central courtyard. All entries shall be made visually prominent and receive architectural emphasis. Possible techniques to accomplish this include but are not limited to: a. Recessed entries; b. Corner entries; c. Projecting entries, including porches, canopies and articulated lintels above the doorway; d. Pilasters or columns supporting and/or framing the entrance; e. Elevated entries with transparent stairways that are compatible with the architecture; or f. Landscape treatments that connect the public realm to the private realm.	✓	-	✓	✓	✓	✓	✓	✓
6) For structures with multiple ground floor and street facing units, such as townhouses, a direct connection from the sidewalk to the front door of the residential unit shall be provided. The connection shall be a minimum of five (5) feet wide.	✓	✓	✓	✓	✓	✓	✓	✓
7) Entrances shall be highlighted by incorporating two (2) or more of the following elements: a. Landscaping (ground cover, shrubs and trees) that emphasize seasonal color and interest; b. An entry courtyard; c. Ornamental glazing, railings and balustrades; d. Prominent landscape feature, such as a trellis or an arbor; e. Ornamental gate and/or fence; f. Water feature; or	✓	✓	✓	✓	✓	✓	✓	✓

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	"✓" = required "-" = not required							
		AR DISTRICT						
STANDARD	#1	#2	#3	#4	#5	#6	#7	#8
g. Year-round site furnishings, including benches, tables and sitting areas.								
8) All ground floor common entries or individual unit primary entrances shall be sheltered with a minimum five (5) foot overhang projection. Sheltered entries shall not project more than two (2) feet into a required yard setback.	✓	✓	✓	✓	✓	✓	✓	✓
9) Buildings shall include primary entry doors of high quality materials such as solid wood or material as approved by the BAR.	✓	✓	✓	✓	✓	✓	✓	✓
10) The area of the railings on stair landings shall be a minimum of fifty percent (50%) transparent.	✓	✓	✓	✓	✓	✓	✓	✓
11) Secondary facades shall be designed with detailing similar to the principal facades as to articulation and materials. On property abutting US Army Corps of Engineers lands or any public park or plaza, the side of the building facing the lake, park, or plaza shall be designed as a secondary façade.	✓	✓	✓	✓	✓	✓	✓	✓
12) Building *facades* occupying more than 100 feet of street frontage shall include at least one of the following features to break up the massing of the building and add visual interest	✓	✓	✓	✓	✓	✓	✓	✓
iv. For multi-story buildings, provide *vertical building modulation* at least 2' in depth and 30' in width. The modulation must extend through more than one-half of the building floors.								
v. A contrasting vertical modulated design component featuring all of the following:								
a. Component extends through all floors above the first floor fronting on the street. Exception: upper floors that are set back more than 10 feet horizontally from the *façade* are exempt;								
b. Utilizes a change in building materials that effectively contrast from the rest of the *façade*;								
c. Component is modulated vertically from the rest of the *façade* by an average of six inches; and								
d. Component is designed to provide roofline modulation.								
vi. A façade employs building walls with contrasting *articulation* that make it appear like two or more distinct buildings occupy the space. To qualify for this option, these contrasting *façades* must employ all of the following:								
a. Different building materials, color pallets, and/or configuration of building materials; and								
b. Contrasting window design (sizes or configurations).								
13. For duplexes or townhouse street-facing garages associated with duplexes and townhouse configuration shall have a maximum width of	✓	✓	✓	✓	✓	✓	✓	✓

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STANDARD	AR DISTRICT							
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fifty percent (50%) of the overall building width. (more restrictive than 19-305 9.4)								
14. Detached garages must be located behind the front building line and must utilize architectural design and materials consistent with the principal structures	✓	✓	✓	✓	✓	✓	✓	✓
15. In order to qualify as an *articulation* feature in this chapter, rooflines of townhouse or multi-family structures must employ one or more of the following: a) For flat roofs or *façades* with horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline modulation is the greater of two feet or 0.1 multiplied by the wall height (finish grade to top of the wall); b) A pitched roofline or gabled roofline segment of at least 12 feet in width. Buildings with pitched roofs must include a minimum slope of 5:12 and feature modulated roofline components at the interval required per the applicable standard above; c) A combination of the above; or d) Other method approved by the BAR.	✓	✓	✓	✓	✓	✓	✓	✓

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STANDARD	AR DISTRICT							
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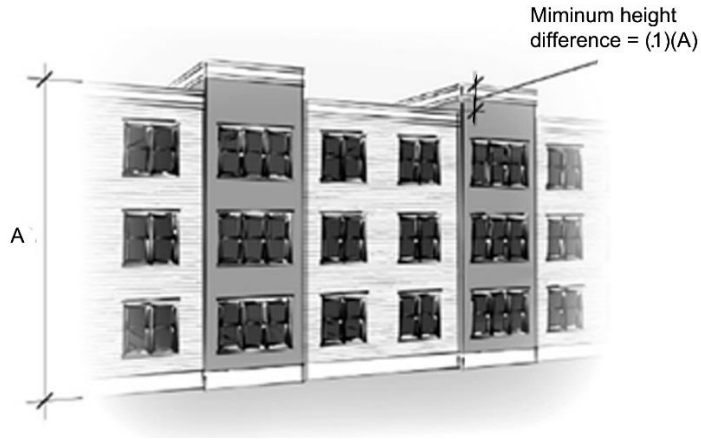								
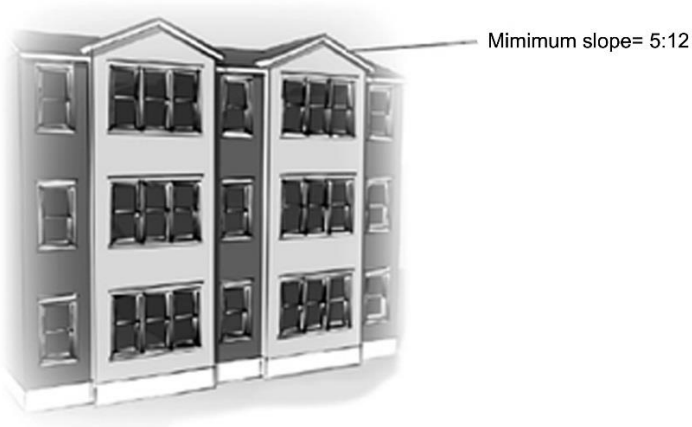								
16. No balconies at the second floor or above shall be permitted for any residential structure(s) ~~visible from~~ facing the public right-of-way or along property lines abutting a R-20 or R-12 zoned property.	✓	✓	✓	✓	✓	✓	✓	✓
17. The roofs of multifamily residential structures should be considered as a fifth elevation. Green roofs are encouraged. A rooftop plan may be required depending on the elevation of the parcel and the height of the proposed structure.	✓	✓	✓	✓	✓	✓	✓	✓
e. Exterior Building Design—Fenestration								
1) For nonresidential or mixed-use structures, a minimum of 60 percent of the grade level façade abutting any public right-of-way or sidewalk or which fronts a parking lot shall be window surface area.	✓	✓	✓	✓	✓	✓	✓	✓

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		AR DISTRICT							
	STANDARD	#1	#2	#3	#4	#5	#6	#7	#8
~~2)~~	~~Glazing must be at least 70 percent transparent for windows abutting the sidewalk or public right-of-way.~~	~~✓~~	~~✓~~	~~✓~~		~~✓~~	~~✓~~		
3)	The maximum height of sill above sidewalk shall be 18 inches.	✓	✓	-	✓	-	✓	-	-
4)	For all principal use structures in an AR District, buildings shall employ techniques to recess or project individual windows above the ground floor at least 2 inches from the *façade* or incorporate window trim at least 4 inches in width that features color that contrasts with the base building color. Glass curtain walls are exempt from this standard.	✓	✓	-	✓	-	✓	-	-
5)	For all principal use structures in an AR District, windows, doors, columns, eaves, parapets, and other building components shall be proportional to the overall scale of the building. Windows shall be vertically proportioned wherever possible and shall be designed so that when fully open do not create pedestrian obstructions or other safety hazards.	✓	✓	✓	✓	✓	✓	✓	✓
6)	Doors that operate as ~~"sliders"~~ sliding-glass doors shall not be permitted on ground floor public street frontages for any residential structure.	✓	✓	✓	✓	✓	✓	✓	✓
7)	Ventilation grates or emergency exit doors located at the first floor level in the building façade, which are oriented to any public street, must be a decorative feature or designed to be architecturally compatible with the overall materials and color scheme.	✓	✓	✓	✓	✓	✓	✓	✓
8)	For nonresidential or mixed-use structures, street level windows shall be un-tinted. Tinted glass with a minimum visual transmittance factor of 35 is permitted. Mirrored or reflective glass is not permitted in any location.	✓	✓	✓	✓	✓	✓	✓	✓
9)	At least 15% of the total wall area of the front façade of all residential multifamily structures shall be composed of transparent windows.	✓	✓	✓	✓	✓	✓	✓	✓
10)	Mirrored or reflective glass is not permitted in any location for any principal use structure.	✓	✓	✓	✓	✓	✓	✓	✓
11)	For all principal use structures in an AR District, windows on the second floor and above shall have a uniform style of interior window coverings for any facade visible from the street or any adjacent property so as to obstruct views into the interior and to prevent a "hodge-podge" appearance of clashing or non-traditional window coverings.	✓	✓	✓	✓	✓	✓	✓	✓

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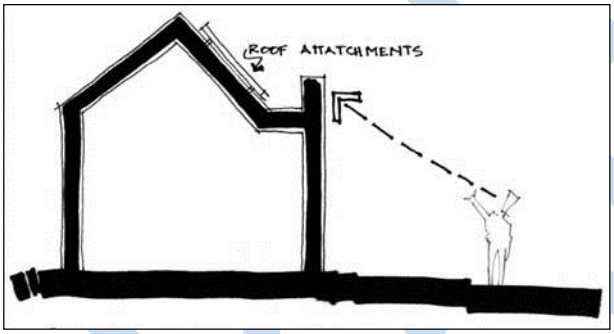
STANDARD	AR DISTRICT							
	#1	#2	#3	#4	#5	#6	#7	#8
f. Exterior Building Design—Rooftop Elements								
1) For any principal use structure, all rooftop amenities shall have a direct relationship to the principal building or complex regarding building materials, barriers, and other amenities. All vertical screening elements must incorporate high quality cladding materials the same or similar to the type of materials used ~~for the walls below~~ for the overall facade.	✓	✓	✓	✓	✓	✓	✓	✓
2) ~~Skylights, 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 for any principal use structure. 	✓	✓	✓	✓	✓	✓	✓	✓
g. Exterior Building Design—Miscellaneous								
1) Multiple buildings on the same site shall be designed to create a cohesive relationship between the buildings.	✓	✓	✓	✓	✓	✓	✓	✓
~~2) Buildings shall be compatible with the scale of adjacent structures and the pattern of the surrounding area.~~	~~✓~~	~~✓~~	~~✓~~		~~✓~~	~~✓~~		
2) Where permitted, balconies shall be compatible with the scale, location, and use of the structure.	✓	✓	✓	✓	✓	✓	✓	✓
3) Outdoor furniture placed on balconies visible from the public right-of-way or adjacent property must be approved by the BAR. No indoor furniture, grills, bicycles, and other personal items of the tenants may be placed or stored on the balconies. No lights other than fixtures approved as part of the overall structure façade by the BAR shall be permitted.	✓	✓	✓	✓	✓	✓	✓	✓
4) No flags, towels, clothing or other similar items will be displayed or hung to dry on any balcony.	✓	✓	✓	✓	✓	✓	✓	✓

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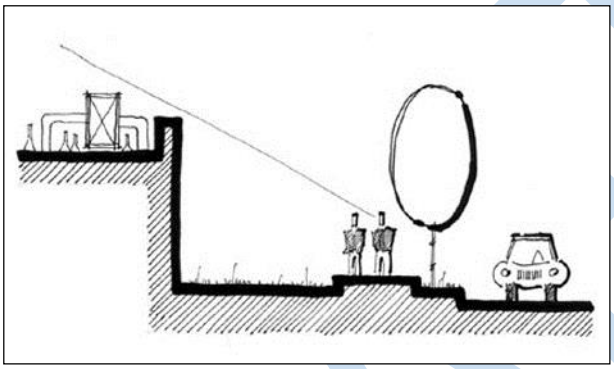
STANDARD	AR DISTRICT							
	#1	#2	#3	#4	#5	#6	#7	#8
h. Mechanical Equipment And Service								
1) Rooftop mechanical equipment shall be screened from view at street level by providing ~~raised~~ architectural elements around equipment to screen roof equipment on buildings or integrating the screening within the roof slopes. When possible, locate equipment units near the center of the building away from roof edges. 	✓	✓	✓	✓	✓	✓	✓	✓
2) Adequate space, with appropriate screening, for all utilities shall be located on the site plan such that their visual impacts are minimized.	✓	✓	✓	✓	✓	✓	✓	✓
3) The screening of roof equipment shall be incorporated into the architectural design of the building and roof slopes so as not to appear "tacked- on" and separate from the building.	✓	✓	✓	✓	✓	✓	✓	✓
4) Utility equipment may be located within the area between the right-of-way and building façade or setback, except along College Avenue or Old Greenville Hwy, provided it is entirely enclosed by a structure of same or similar material as the building if the BAR determines no other suitable location for their placement can reasonably be provided.	✓	✓	✓	✓	✓	✓	✓	✓
5) Ductwork, plumbing, or other mechanical additions installed to the sides of buildings that are visible from the sidewalk or public right-of-way shall be integrated into the overall architectural style of the structure by the use of similar materials and color schemes.	✓	✓	✓		✓	✓		
6) The use of solar and other green energy technologies shall be encouraged. Elimination and/or alternative methods for screens such equipment may be considered by the BAR.	✓	✓	✓	✓	✓	✓	✓	✓
7) The height of parapet walls may exceed the maximum structure height of the underlying zoning district by up to **5%** to allow for the complete screening of mechanical equipment.	✓	✓	✓	✓	✓	✓	✓	✓

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STANDARD	AR DISTRICT							
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i. Awnings And Canopies								
1) A weather protection feature, such as an awning or canopy, shall be provided over the primary entrance of all structures.	✓	✓	✓	✓	✓	✓	✓	✓
2) The size, scale, color, and materials of the ~~awnings~~ weather protection feature shall be compatible with the rest of the building.	✓	✓	✓	✓	✓	✓	✓	✓
3) An awning shall not be the predominant element of the façade.	✓	✓	✓	✓	✓	✓	✓	✓
4) Ground level awnings may display the business name and logo provided they do not cover more than 25 percent of the surface area of the awning.	✓	✓	✓	✓	✓	✓	✓	✓
5) Awnings on the ground level shall be a minimum of nine feet and a maximum of 12 feet above the finished grade and may project over the public sidewalk provided it is no closer than 2' ~~of~~ from the curb line.	✓	✓	✓	✓	✓	✓	✓	✓
6) If the awning runs the entire length of the ground floor, it shall be on the same plane as any awing that abuts it on neighboring buildings.	✓	✓	✓	✓	✓	✓	✓	✓
7) Awnings over any windows on the second or above floors shall be centered over the window only with a maximum total width not to exceed 10 percent of the width of the window on either side.	✓	✓	✓	✓	✓	✓	✓	✓
8) Awnings may be internally lit.	✓	✓	✓	✓	✓	✓	✓	✓
j. Wall Murals								
1) A wall mural may include images or pictorial elements.	✓	✓	✓	✓	✓	✓	✓	✓
2) The mural may not include trademarks or logos unless otherwise approved by the Zoning and Codes Administrator for historical relevance.	✓	✓	✓	✓	✓	✓	✓	✓
3) The mural shall have no commercial context or corporate logos. ~~and may not~~ Representation of any product or service for sale may be permitted~~; however, the mural cannot not include commercial content/advertising.~~	✓	✓	✓	✓	✓	✓	✓	✓
4) The mural shall be consistent with community character.	✓	✓	✓	✓	✓	✓	✓	✓
5) The applicant shall provide a detailed, color illustration of the proposed mural for review by the ~~Zoning and Codes Administrator~~ Clemson Arts & Cultural Commission prior to installation, with a copy of the final approved design to be provided to the Zoning and Codes Administrator.	✓	✓	✓	✓	✓	✓	✓	✓

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~~but~~ Approval of the mural by the Board of Architectural Review shall not be required.								
~~6) The mural shall be approved by the Clemson Arts and Cultural Commission.~~	~~✓~~	~~✓~~	~~✓~~		~~✓~~	~~✓~~		
k. Other Design Features								
1) For gasoline service stations with convenience stores, all structures, including canopies over gasoline pumps, and car wash structures, shall be compatible in scale, proportion, detail, materials, color, site planning, and landscaping.	-	✓	✓	✓	✓	✓	✓	✓
2) Freestanding canopies or canopies for gasoline service stations or convenience stores shall not be designed as dominant architectural features ~~are not permitted~~ and shall not be sited so as to parallel the public right-of-way.	-	✓	✓	✓	✓	✓	✓	✓
3) 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.								
c) Drive-through elements shall be constructed of materials and finishes which are consistent with the principal building.								
d) Stacking lanes shall be stamped or constructed of pavers to change the look and feel of the surface and to distinguish the area from the remainder of the vehicle service area								
4) Automobile repair and/or oil change and lubrication shops, and gasoline service stations with convenience stores:	-	-	✓		✓	-		
a) All structures, including canopies over gasoline pumps, and car wash structures, shall be compatible in scale, proportion, detail, materials, color, site planning, and landscaping.								
b) Canopies designed as dominant architectural features are not permitted.								

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STANDARD	AR DISTRICT							
	#1	#2	#3	#4	#5	#6	#7	#8
3. SIGNS								
a) Sign face for freestanding signs shall be encased in a sign assembly along at least 70 percent of its perimeter.	✓	✓	✓		✓	✓		
~~b) A berm, if provided, may be counted toward the encasement requirement.~~	-	-	~~✓~~		~~✓~~	~~✓~~		
c) Materials and/or colors used in the sign assembly shall be the same as or similar to those used at the principal building.	✓	✓	-		✓	✓		
d) In the C and CM Districts, wall-mounted signs shall be permitted only on facades facing a public right-of-way.	✓	✓	-	-	-	✓	-	-
e) In the C and CM Districts, wall signs designed as part of street level storefronts shall be positioned within architectural features such as the panels above primary store entrances, on the transom, or flanking doorways. Placement should be consistent for all ground floor tenants.	✓	✓	-	-	-	✓	-	-
f) Properties abutting US Army Corps of Engineers property shall: 1) Be permitted a second wall-mounted sign over a secondary entrance; 2) Be made of individual letters, limited to 12 square-feet in sign area, and shall be located above the secondary entrance; and 3) May illuminated with an external light source not exceeding a maximum of 60 watts.	-	-	✓	-	-	-	-	-
g) Permanent window signs may be permitted as per Article VII Section 19-701 of this ordinance. No advertising or special event banners shall be permitted to hang within or behind the window display.	✓	✓	✓	✓	✓	✓	✓	✓
h) Projecting signs may be permitted to extend over the public right-of-way provided they meet all of the following conditions. 1) The sign is designed to integrate with the architectural style of the building.	✓	✓	✓	✓	✓	✓	✓	✓

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2) The sign is oriented in a perpendicular alignment along a building façade that abuts a public sidewalk a minimum of nine feet above the grade of the sidewalk. 3) The sign may be located on the second floor and above provided the sign is no higher than 50 percent of the height of the principal structure, if the sign is used to advertise a business located on that floor.								
i) Properties abutting Lake Hartwell and/or US Army Corps of Engineers lands may: 1) Install a small, freestanding sign five feet from the property line along the walkway from the lake. 2) Shall not exceed 18 square-feet in size and 3) Illumination for signs shall not exceed 0.3 foot-candles over ambient lighting conditions.	-	✓	✓	-	-	-	-	-
j) In addition to solid base freestanding signs, the BAR may consider alternative sign base designs, provided that: 1) At its narrowest dimension, the width of the sign base shall not be less than one-third of the width of the sign assembly; 2) The height of the base shall not be higher than one-third of the height of the sign assembly; 3) Poles shall not be used for the base; and 4) The materials used in the base shall be the same or consistent with the materials used in the sign assembly and the principal structure.	-	✓	✓	✓	✓	✓	✓	✓

Section 19-1111 – 19-1199. Reserved

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