
ⁱ The maximum front setback in the C District shall be three feet in C, except that the maximum front setback may be 20 feet if a porte-cochere or similar covered area serving a hotel's main entrance is provided. A five foot maximum articulation may be provided that exceeds the maximum setbacks.

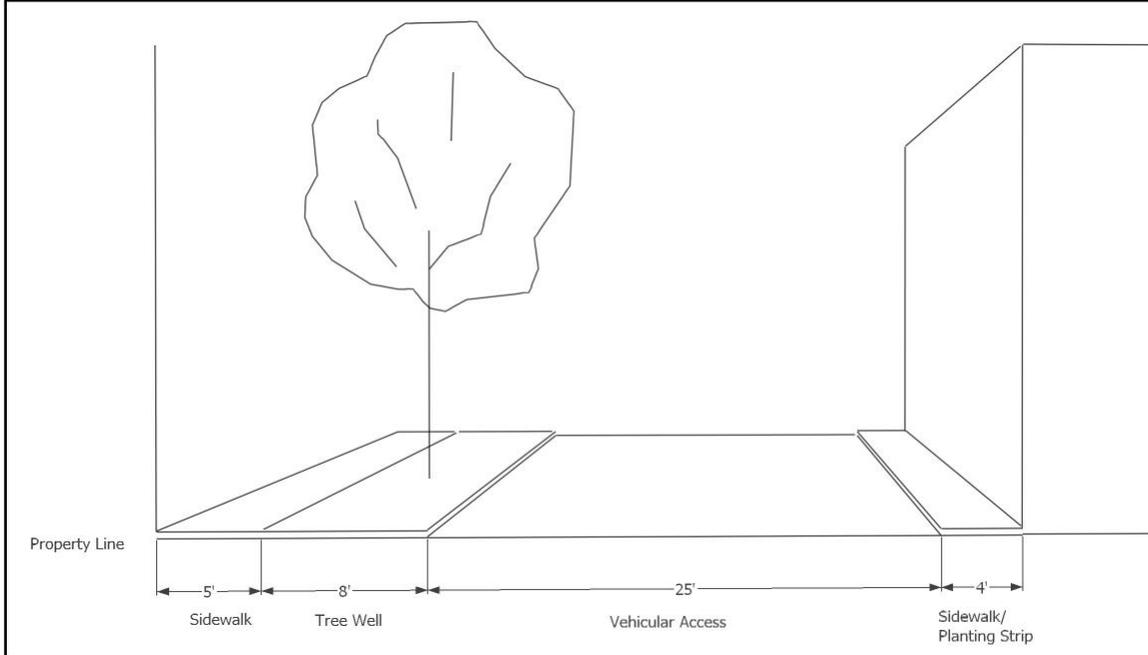
ⁱⁱ In the CM District:

- a) Properties abutting any public right-of-way other than College Avenue shall have a minimum front setback of 8 feet;
- b) Properties along College Avenue shall have a minimum front setback of 10 feet;
- c) The maximum front setback for all CM District properties shall be 15 feet, unless a public plaza is provided as per subsection e) of this endnote, then the maximum front setback shall be 10 feet;
- d) The outdoor gathering space created by the public sidewalks along College Avenue shall be extended into the area between the front building façade and the public right-of-way and shall be similarly provided along any other public right-of-way, sidewalk, or property owned by the City of Clemson or the US Army Corps of Engineers. The space may be used as a sidewalk, patio, courtyard, or outdoor café to serve the businesses occupying the building;
- e) A plaza having a minimum depth of 25 deep and a maximum depth of 50 feet may be provided fronting a public street, sidewalk, City of Clemson property, or land owned by the US Army Corps of Engineers provided it is accessible to the general public and is a minimum of 25 feet wide up to a maximum width of 30 percent of the building frontage occupancy requirement, provided however, that all sides of the building abutting the plaza shall have retail, office, or service uses having a minimum depth of 35 feet; and
- f) A five foot maximum articulation may be provided that exceeds the maximum setbacks but shall not occupy more than 30 percent of the total frontage occupancy.

ⁱⁱⁱ Minimum lot size applies to both a standalone industrial facility or a multi-tenant business or development park/campus.

^{iv} All properties in the C or those fronting College Avenue in the CM district shall be constructed side lot-line to side lot-line with a 0' side setback for the first 50 feet of depth, except for where an entrance is required to provide access to the interior of the site and is designed as per Figure 19-202-A, or as per required bufferyard standards. No more than one vehicular entrance, not exceeding 25 feet in width, may be allowed to provide access through the building to the interior of the building or site and whereas an additional five feet of width for a pedestrian sidewalk shall be provided.

Figure 19-404-A



- v Parcels in the CM District whose rear property line abuts a public alley or right-of-way shall provide a 15 foot Type “E” Bufferyard directly abutting the alley or right-of-way. Frontages along Addison Lane and Knox Lane shall be considered rearyards.
- vi Minimum rear setback for properties abutting US Army Corp of Engineers’ land or an active railroad right-of-way shall be five feet.
- vii All dimensional standards shall be set by the Board of Zoning Appeals for any proposed manufacturing use classified as special exception petition in the M District or any special exception in the OR District, but shall be no less than the standard indicated.
- viii Minimum Lot Width at Front Building Line shall apply to standalone uses on one acre parcels
- ix Principal use structures in the CM District shall have a maximum 40 foot height unless a) the rear bufferyard is expanded by 10 feet where such parcels shall have a maximum height of 50 feet or b) the parcel is entirely contained in the CM District, fronts College Avenue, and abuts property owned by the U.S. Army Corps of Engineers where such parcels shall have a maximum height of 65 feet.
- x For CM parcels fronting College Avenue, height shall be measured at the average grade of the sidewalk along College Avenue;
- xi Hotels may be permitted to have a maximum height of 65 feet in the CP-2 District subject to the approval of a conditional use in the CP-2 District.