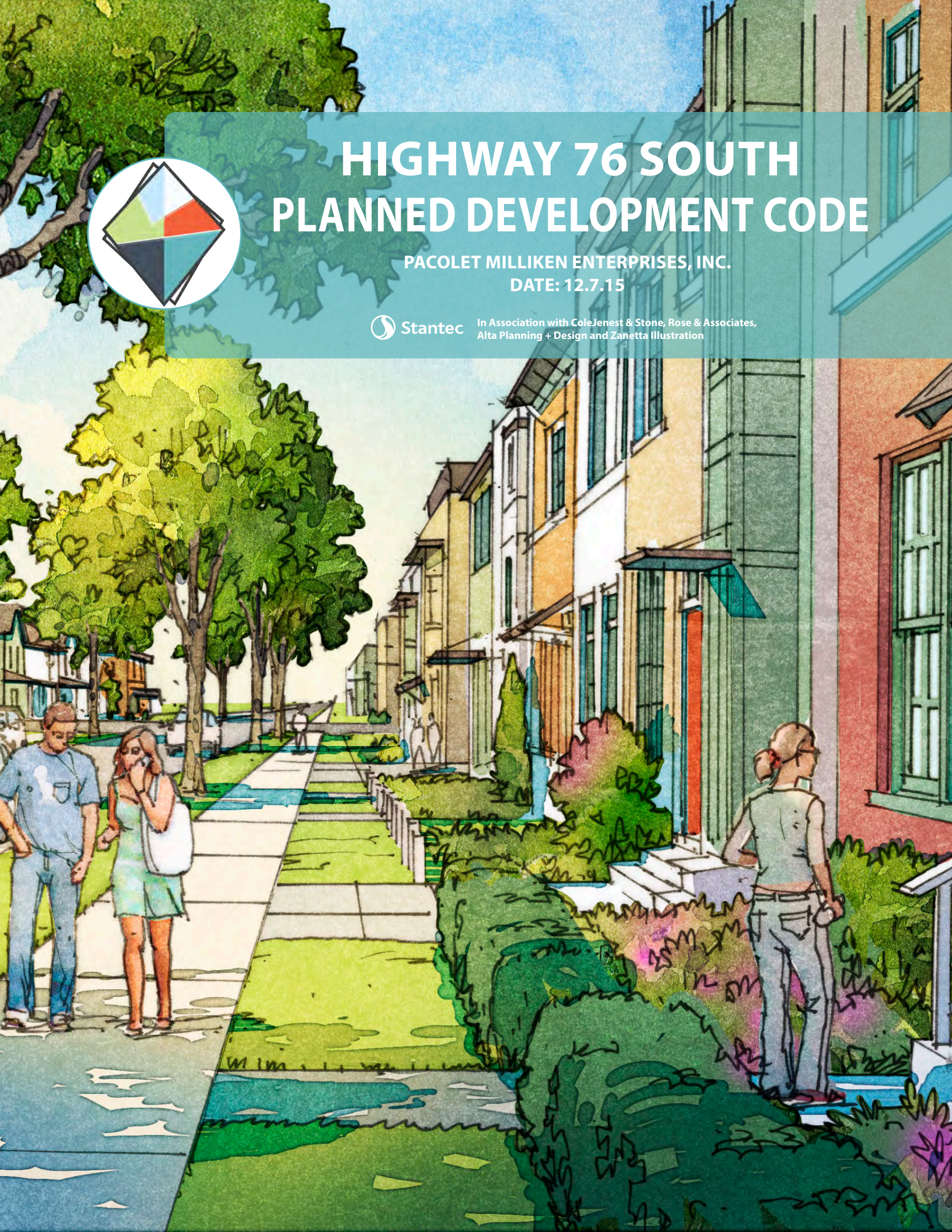
HIGHWAY 76 SOUTH PLANNED DEVELOPMENT CODE

PACOLET MILLIKEN ENTERPRISES, INC.
DATE: 12.7.15

Stantec
In Association with ColeJenest & Stone, Rose & Associates,
Alta Planning + Design and Zanetta Illustration



This PD Code was prepared for:

Pacolet Milliken Enterprises
Richard Webel, President
Clay Adams, Senior Vice President of Real Estate
John Montgomery, Vice President of Real Estate
Jennifer Calabria, Research Coordinator, Highway 76 South Master Plan Project Manager
Stewart Winslow, Project Manager - Real Estate
Les Mitchell, PE, Asset Manager - Real Estate

In partnership with the:

City of Clemson
J.C. Cook, III, Mayor
Jerry Chapman, Council Member
Crossie Cox, Council Member
John Ducworth, III, Council Member
Michael Fowler, Council Member
June Hay, Council Member
Jim Oswald, Council Member
Rick Cotton, City Manager
Sharon Richardson, Director of Planning and Codes Administration
Jennifer Folz, City Planner
Todd Steadman, Zoning and Codes Administrator

PROJECT TEAM

Stantec
Urban Places Group: Craig Lewis, Project Manager; Amanda Morrell, Erin Chantry, Kenny Thompson, Wei Jin, David Walters
Transportation: Stuart Day
Water Resources: Josh Gilman

ColeJenest & Stone
Kevin Ammons, Lucas Shires, Marshall Giles

Rose & Associates
Kathleen Rose

Alta Planning + Design
Jean Crowther, Blake Sanders

Zanetta Illustration
JJ Zanetta

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1: ADMINISTRATION

1.1 JURISDICTION

The provisions of this Ordinance shall apply to the Planned Development known as "Highway 76 South Area," located within the corporate limits of Clemson, County of Pickens, State of South Carolina, and described and shown in the legal description attached hereto as Exhibit A. The following items shall be incorporated herein by reference as exhibits.

1. Exhibit A Legal Description (based on the survey)
2. Exhibit B Existing Conditions, Prepared by Pacolet Milliken Enterprises, Dated May 19, 2014
3. Exhibit C Highway 76 South Master Plan, Prepared by Stantec et al, Dated November 3, 2015
4. Exhibit D Conceptual Grading Plan, Prepared by ColeJenest & Stone, Dated November 3 2015
5. Exhibit E Conceptual Water & Sewer Plan, Prepared by ColeJenest & Stone, Dated November 3, 2015
6. Exhibit F Conceptual Drainage Plan, Prepared by ColeJenest & Stone, Dated November 3, 2015

1.2 AUTHORITY

A. **Interpretation:** Provisions of the plan are required when "shall" is used; recommended when "should" is used; and optional when "may" is used.

B. **Disclaimer:** This Plan has been established to regulate and guide the implementation of the Highway 76 South Master Plan. The Master Plan shown is illustrative only and intended to depict the general arrangement of streets and blocks, preserved open space, and the approximate location of the village center. The regulating plan and code will serve as the primary guiding document for specific details and requirements.

C. **Designation of Master Developer and Architectural Review Consultant:** A master developer shall be established to oversee the implementation of the Master Plan. The master developer shall designate an Architectural Review

Consultant to review all site improvements, including those to public spaces and structures, to ensure that the intent of the plan is achieved. A report on site and/or structure improvements shall be made to Zoning Administrator as part of the permitting process. Approval of a site improvement by the Architectural Review Consultant shall not relieve an owner from the obligation of obtaining governmental approval(s) for that particular site improvement.

D. **Owners Association:** An Owners Association (OA) shall be established prior to build out to aid the Architectural Review Consultant in maintaining the visual integrity of the Highway 76 South development.

1.3 ADJUSTMENTS

The Conceptual Site Plan and the supporting documents and diagrams in the Master Plan (Exhibit C) are intended to serve as a guiding framework for the development of the overall tract. As specific market opportunities are identified and more detailed site studies are conducted, it is expected that the details of the development pattern will be refined and amended. In an effort to maintain predictability for the city and ensure a market-responsive process for the applicant, the adjustments to the PD Master Plan may be made subject to the provisions of Section 19-505 of the Zoning Ordinance as follows:

A. **Minor Changes:** Minor changes proposed in writing by the applicant that do not alter district boundaries and that involve revision of minor characteristics of a PD such as a reduction in the density of the established residential uses, relocation of driveways, facade details, landscaping, reduction in the number of required parking spaces, drainage structures, and other features that do not materially affect the approved plan concept or violate any other applicable regulations, may be approved by the Zoning and Codes Administrator subject to the following procedures:

1. Such changes shall be posted in a conspicuous manner in an area available to the general public at or within the office of Planning and Codes Administration;
2. Approval or rejection of the change is subject to review and final determination by the Planning Commission if the applicant or any party whose property is adversely affected files a written objection with the Planning Commission within 10 days after action by the Zoning and Codes Administrator; and
3. An applicant may submit a rejected change as an amendment to the plan under the normal zoning amendment procedures.

B. **Major Changes:** Changes proposed in writing to the Zoning and Codes Administrator by the applicant that alter district boundaries or that materially affect the characteristics or functionality of the PD, such as changes in the general layout of buildings and their environs on the site, shall be submitted under normal zoning amendment procedures applicable to establishment of the PD.

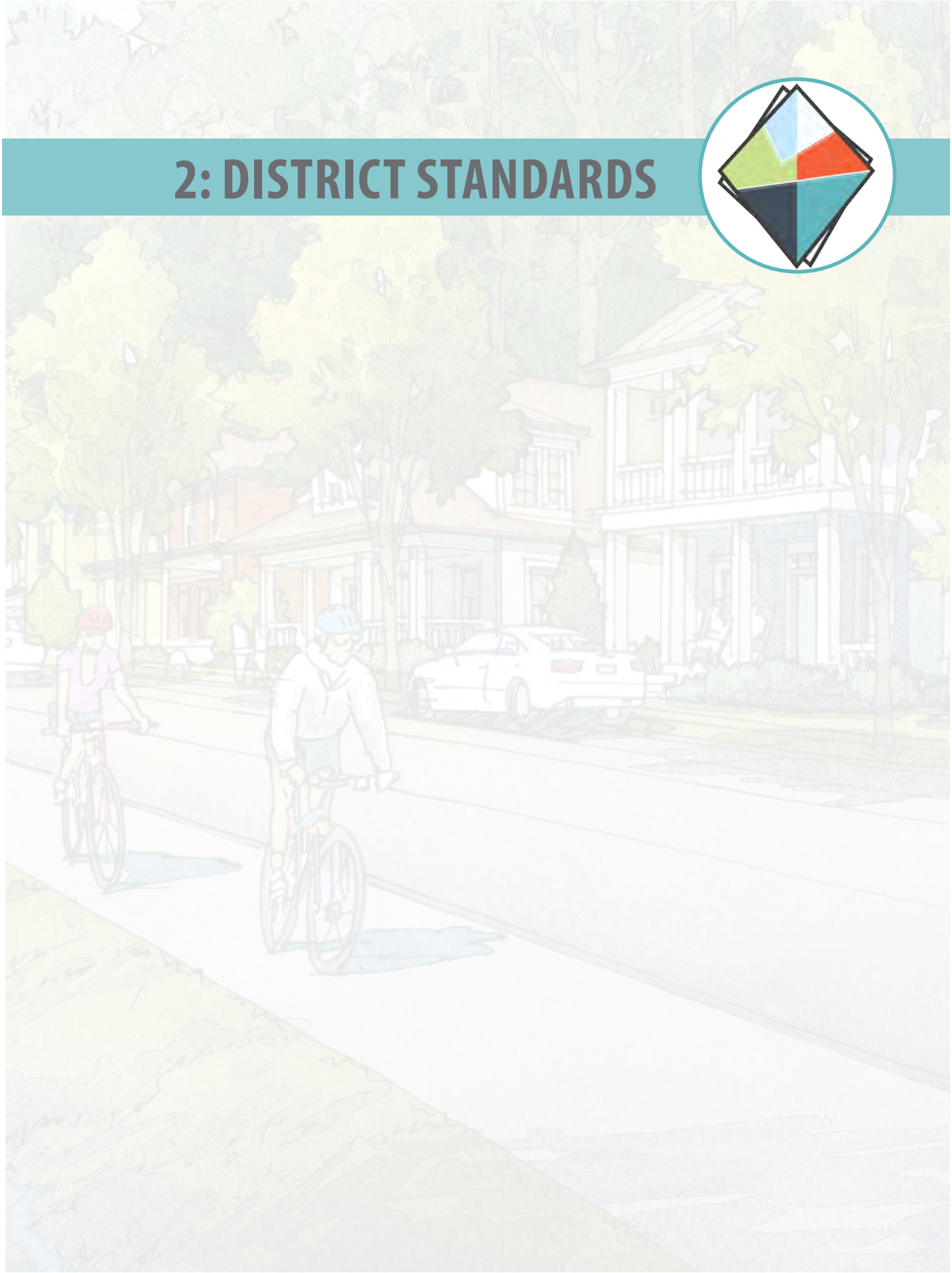
C. **Major Change Thresholds:** Any proposed changes in density that exceed 5% or greater of initially approved dwelling units or 5% or greater of initially approved square footage are considered a major change.

D. **Procedure:** No zoning or building permits involving a major change of the PD ordinance amendment shall be issued until the written change is filed with the City Clerk.

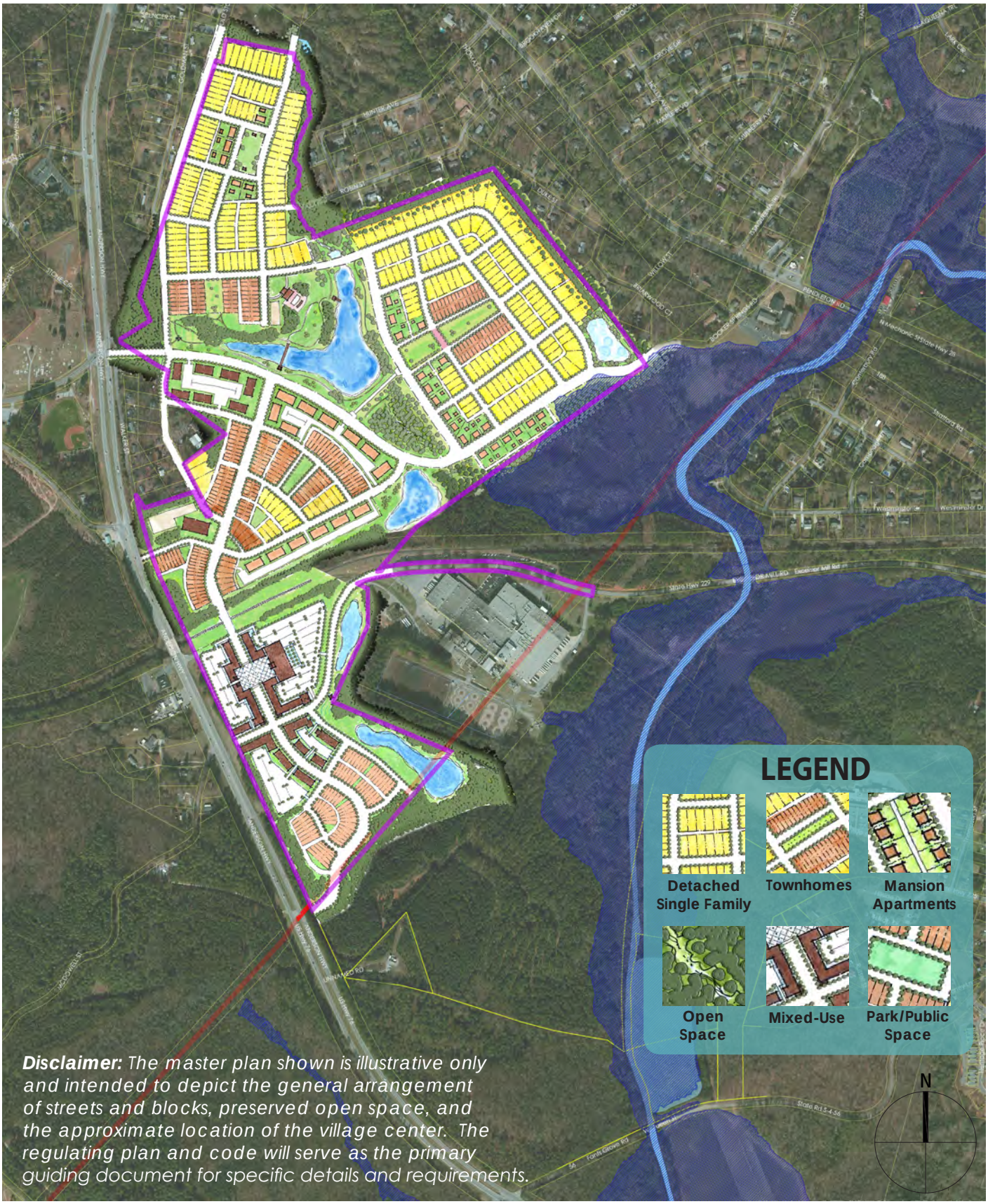
1.4 DEVELOPMENT AGREEMENT - PHASING AND DEDICATION

The city and the developer will, prior to the submission of a preliminary plat, through the use of a Development Agreement, determine the timing and phasing of development subject to the availability of adequate utilities, school capacity, solid waste disposal, fire protection, and roads. The Development Agreement will also cover the dedication of streets, parks, open spaces, utilities, and other improvements.

2: DISTRICT STANDARDS

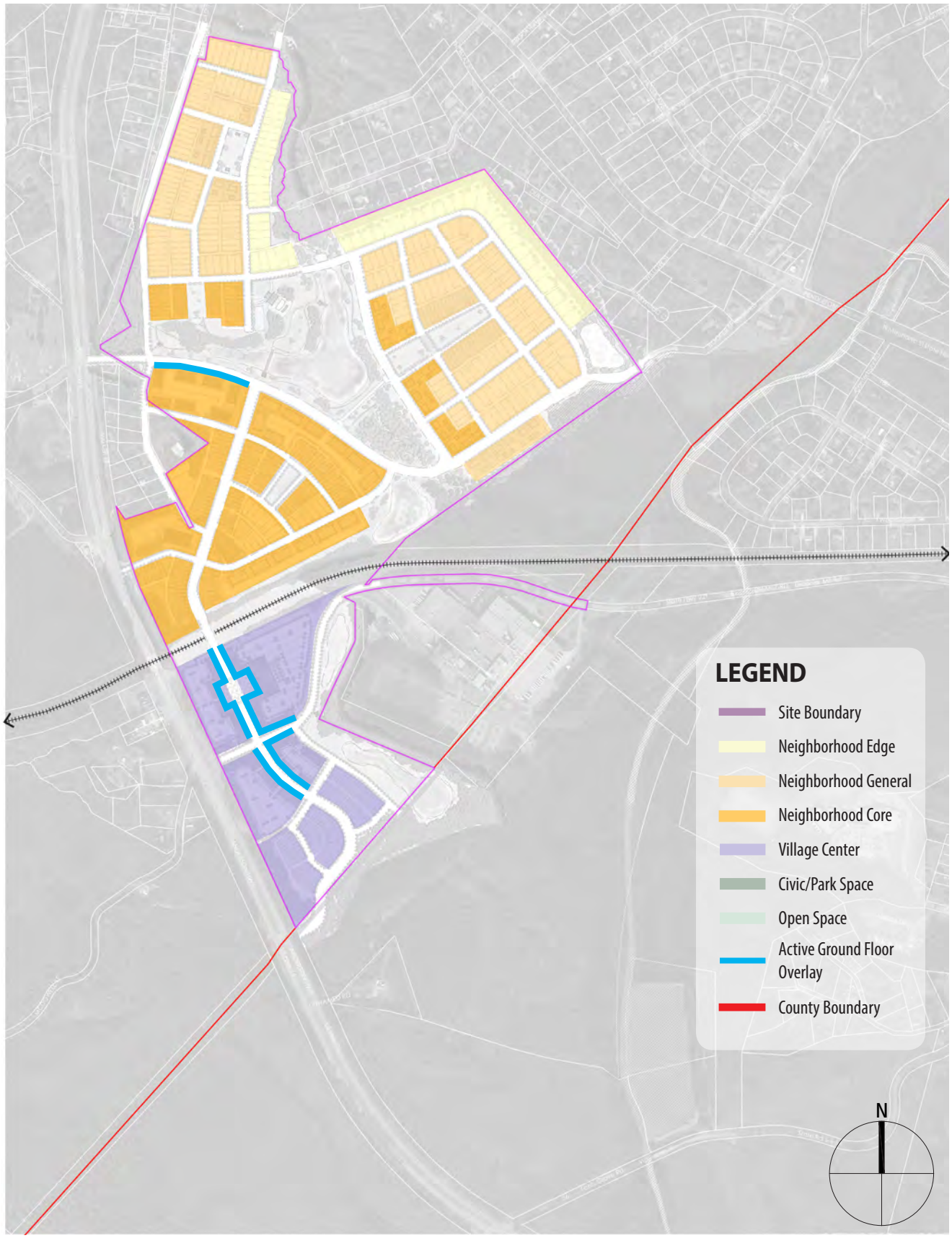


2.1 CONCEPTUAL SITE MASTER PLAN



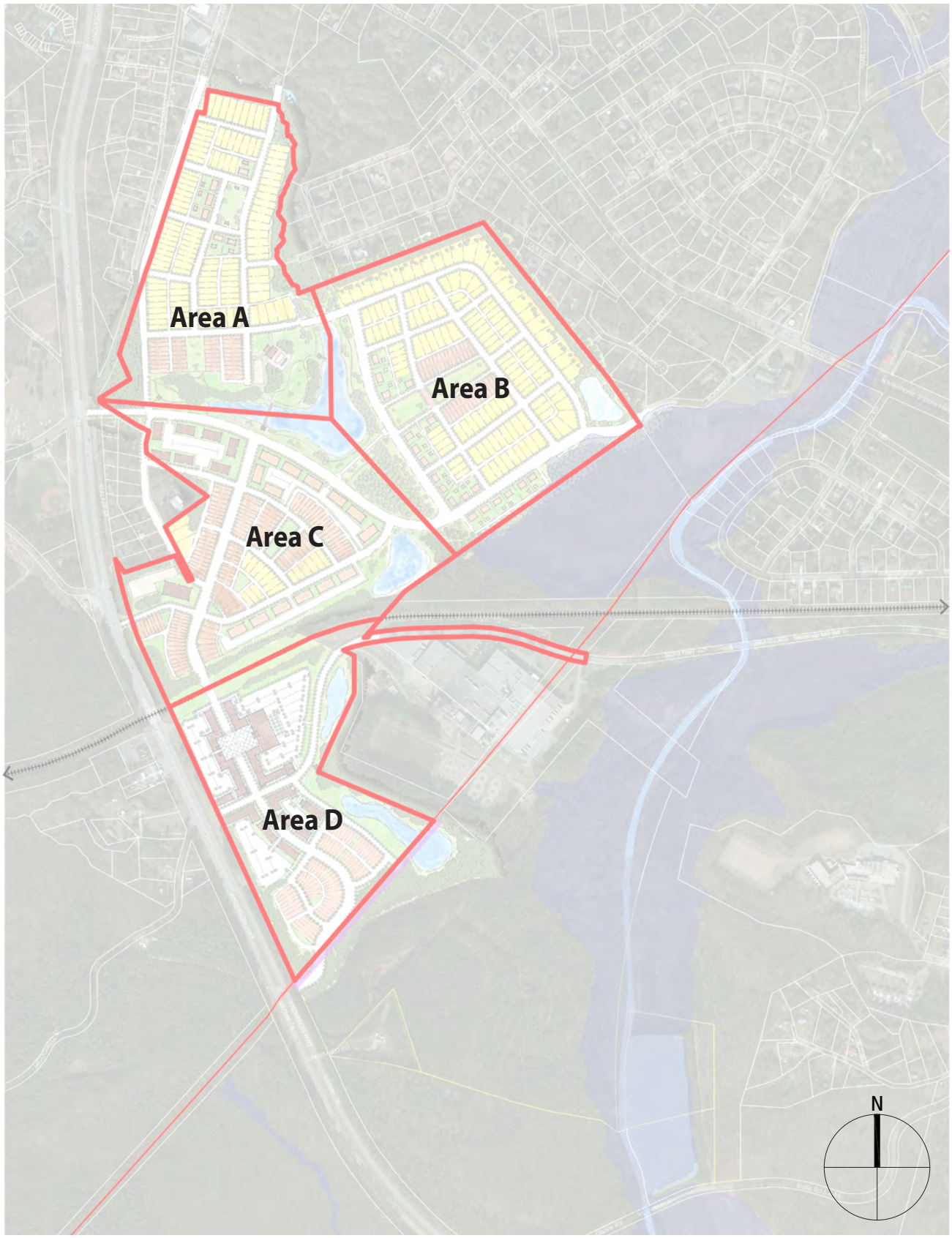
Disclaimer: *The master plan shown is illustrative only and intended to depict the general arrangement of streets and blocks, preserved open space, and the approximate location of the village center. The regulating plan and code will serve as the primary guiding document for specific details and requirements.*

2.2 REGULATING PLAN



2.3 DEVELOPMENT PROGRAM

The following diagram delineates the site into areas or potential neighborhoods. It is also used to organize the development program for the site.



A. **Development Program Allocation:** The table below depicts the overall development program for the entire site subject to this PD Code. In order to accommodate market changes and future development decisions, the total number of units in each area may be "transferred" around the entire development as permitted by the Administrator so long as the maximum number of units in each area is not exceeded. There is no cap on housing units in the Village Center (Area D).

AREA	ACRES	TOTAL HOUSING	DENSITY (UNITS/ACRE)	PERMITTED INCREASE/ TRANSFER	MAX. HOUSING PER AREA
A	50	160	3.2	25%	200
B	69	280	4.1	20%	336
C	71	400	5.6	30%	514
D	46	600	13	Not Limited	
Total	236	1440	6.1		

2.4 PARKS AND OPEN SPACE

A. **Generally:** The designation of various spaces throughout the Master Plan as Civic/Park Spaces (CS)(which are more formally detailed) and Open Spaces (OS) (which are left in a more natural state) are intended to serve as a guide for the preservation and construction of these spaces. Open Spaces are typically defined by areas that are environmentally sensitive such as stream corridors, wetlands, floodplains, and stands of hardwood trees or other significant vegetation and accommodate low-impact human use. By contrast, Civic/Park Spaces are more active gathering spaces that are designed for frequent human use. The precise location shall be set during the subdivision process.

B. **Open Space (OS)**

1. **Minimum Open Space:** 57 Acres

C. **Civic/Park Space (CS)**

1. **Minimum Total Area:** 7 Acres
2. **Frequency:** No residential unit shall be further than 1/4 mile from a Civic/Park Space.

2.5 ACTIVE GROUND FLOOR OVERLAY

A. **Required Frontage:** Where designated on the Regulating Map, Frontages shall be shopfront & awning, gallery, or arcade only.

B. **Required Uses:** In addition to A above, around the village center plaza, the ground floor tenants facing the fronting street and public space shall be active uses (retail, restaurants, or entertainment) only.

2.6 TABLE OF USES

Principal uses and Accessory Uses/Structures shall be designated 'Permitted,' 'Conditional Use,' 'Permitted by Special Exception,' or 'Prohibited' as follows:

A. **CS/OS:** All principal uses and accessory uses/structures as permitted in the Outdoor Recreation (OR) district

B. **NE:** All principal uses and accessory uses/structures as permitted in the Single-Family Residential (R12) district

C. **NG:** All principal uses and accessory uses/structures as permitted in the Multi-Family Residential (RM4) district

D. **NC:** The maximum non-residential tenant size shall be 12,000 square feet. All principal uses and accessory uses/structures as noted in the Multi-Family Residential (RM4) district and the Office Professional (OP) district plus the following uses:

1. **Public and Institutional Uses, and Utilities**
   - **a.** Fire Protection (922120) - P
   - **b.** Nursing Care and Other Residential Care Facilities (623) - P
2. **Professional Offices**
   - **a.** Veterinary Services (541940) - P
3. **Services**
   - **a.** Pet Care (except Veterinary and Boarding Kennels) Services (812910) - C
   - **b.** Boarding Kennels (812910) - C
4. **Retail Trade**
   - **a.** Clothing, Shoe, Jewelry, Luggage, and Leather Goods Stores (448) - P
   - **b.** Book, Periodical, Music, Hobby, Toy, and Supplies Store - P
   - **c.** Pet and Pet Supplies Stores - P
5. **Arts, Entertainment, and Recreation**
   - **a.** Fitness and Recreational Sports Centers (713940) - P

E. **VC:** All principal uses and accessory uses/structures as permitted in the General Commercial (C) district plus the following uses:

1. **Public and Institutional Uses, and Utilities**
   - **a.** Nature Parks and Similar Institutions (712190) - P
   - **b.** Fire Protection (922120) - P
   - **c.** General and Specialty Hospitals (622) - P
   - **d.** Nursing Care and Other Residential Care Facilities (623) - P
   - **e.** Kindergarten, Elementary and Secondary Schools (6111) - C
2. **Manufacturing, Wholesale Trade, Warehousing, and Storage**
   - **a.** Printing and Related Support Services (323) - P
3. **Professional Offices**
   - **a.** Consumer Goods Retail (5322) - P
   - **b.** Formal Wear and Costume Rental - P
   - **c.** Recreational Goods Retail (532292) - P
   - **d.** Facilities Support Services (5612) - P

e. Veterinary Services (541940) - P

f. Outpatient Care Centers (6214) - P

4. Services

a. Hotels (except Casino Hotels and Motels) not exceeding Height Limit of district (721110) - P

b. Automotive Mechanical and Electrical Repair and Maintenance (811111 to 811113, 811118) - C

c. Automotive Oil Change and Lubrication Shops (811191) - C

d. Car Washes (811192) - C

e. Pet Care (except Veterinary and Boarding Kennels) Services (812910) - C

f. Boarding Kennels (812910) - C

5. Retail Trade

a. Furniture and Home Furnishings Stores (442) - P

b. Home Centers (444110) - P

c. Paint and Wallpaper Stores (444120) - P

d. Hardware Stores (444130) - P

e. Nursery, Garden Center, and Farm Supply Stores (444220) - P

f. Supermarkets and Other Grocery (except Convenience) Stores (445110) - P

g. Gasoline Stations with Convenience Stores (except Automobile Repair Services) (447110) - C

h. Other Gasoline Stations (retailing automotive fuels only) (447190) - C

6. Arts, Entertainment, and Recreation

a. Fitness and Recreational Sports Centers (713940) - P

b. Mini-Golf Course (713990) - C

c. Bowling Centers (713950) - P

7. Other Uses

a. Convention Centers (531120) - P

b. Outdoor Event Facilities - P (min size may be reduced with SE)

c. Farmer's Market - P

d. Temporary Seasonal Sales of Locally Grown Produce, Standalone - C

e. Temporary Seasonal Sales of Christmas Trees, Standalone - C

2.7 OCCUPANCY

The maximum number of unrelated person in a dwelling shall be as follows:

NE: 2
NG: 2
NC: 3
VC: 4

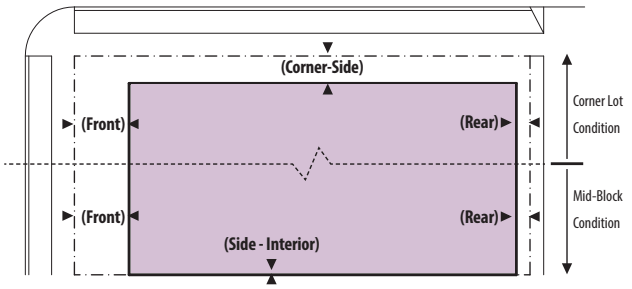
2.8 DISTRICTS & DIMENSIONAL STANDARDS

A. VILLAGE CENTER (VC)

All properties within the VC District shall be subject to the following standards.

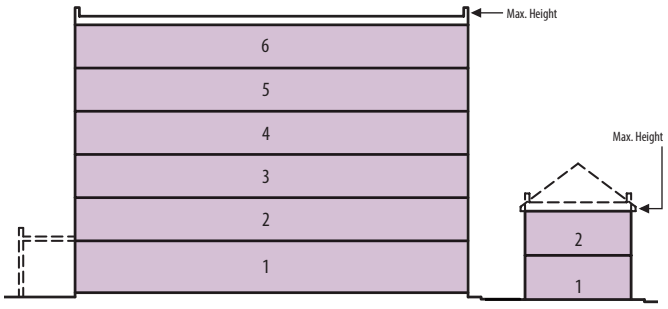
1. Building Placement	Minimum	Maximum
a. Front Setback from right-of-way	0 ft	6 ft
b. Side Setback from right-of-way	0 ft	10 ft
c. Side Setback from adjacent lot	0 ft	5 ft or 0 ft if attached
d. Rear Setback	5 ft or 0 ft from alley	n/a
e. Accessory Structure Side Setback (corner)	3 ft	
f. Accessory Structure Side Setback (interior)	0 ft	
g. Accessory Structure Rear Setback	0 ft	
h. Accessory Structure Rear Setback (alley)	0 ft	
i. Attached Garage Setback (from front facade)	Front loaded garages are prohibited	
j. Detached Garage Setback (from side street)	10 ft	

Setback Measurements



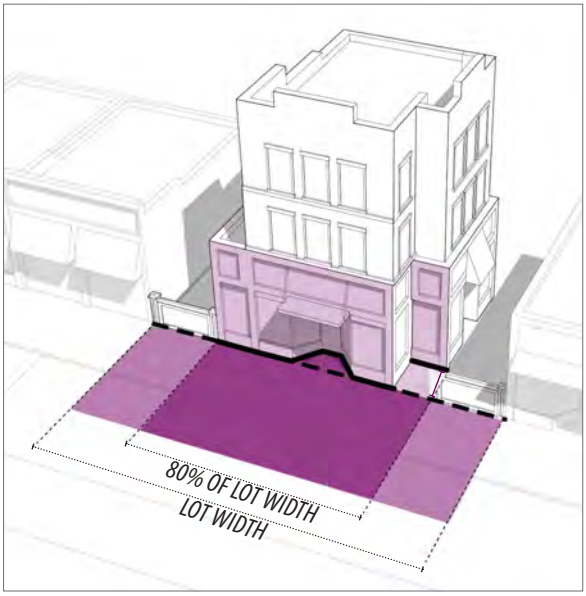
2. Building Height	Minimum	Maximum
a. Building Height	2 stories	6 stories (65 ft)
b. Accessory Structure Height	n/a	2 stories (24 ft)

Building Height Measurements (see 4.1)



3. Required Frontage Buildout	
a. Frontage build-out (min.) - The Sidewalk Story façade shall extend along the minimum percentage of the Frontage Line within the Setback range	80% of total lot width

4. Frontages (see 4.2)	Permitted	Not Permitted
a. Front Yard		X
b. Porch and Fence		X
c. Terrace or Lightwell	X	
d. Forecourt	X	
e. Stoop	X	
f. Shopfront & Awning	X	
g. Gallery	X	



▲ VILLAGE CENTER (VC) DISTRICT

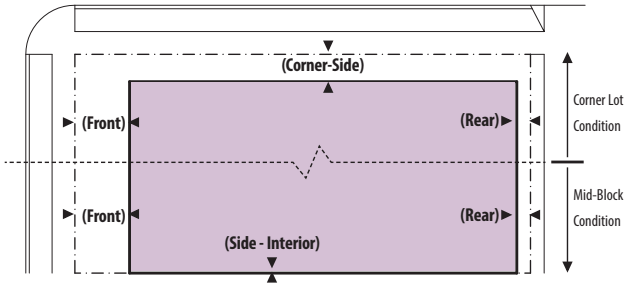
The Village Center district is the mixed-use heart of the area, comprised of higher density (up to 6 stories) residential homes and various types of commercial properties. Residential offerings include live-work units, townhomes and apartments homes, at times with ground floor commercial below. Commercial typologies could range from small shops to national retail anchors. The Village Center is highly walkable and connected to surrounding neighborhoods in the development via a robust network of bicycle and pedestrian facilities as well as new streets.

B. NEIGHBORHOOD CORE (NC)

All properties within the NC District shall be subject to the following standards.

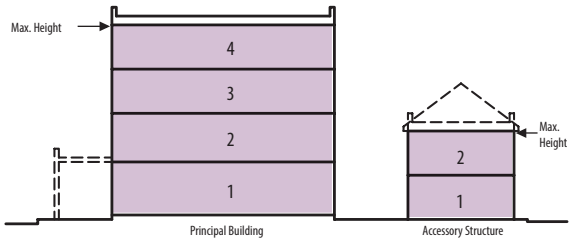
1. Building Placement	Minimum	Maximum
a. Principal Structure Front Setback	0 ft	12 ft
b. Principal Structure Side Setback (corner)	0 ft	n/a
c. Principal Structure Side Setback (interior)	0 ft	n/a
d. Principal Structure Rear Setback	5 ft min (0 ft with alley)	
e. Accessory Structure Side Setback (corner)	3 ft min	
f. Accessory Structure Side Setback (interior)	0 ft	
g. Accessory Structure Rear Setback	0 ft	
h. Accessory Structure Rear Setback (alley)	0 ft	
i. Attached Garage Setback (from front facade)	Front loaded garages are prohibited	
j. Detached Garage Setback (from side street)	10 ft	

Setback Measurements



2. Building Height	Minimum	Maximum
a. Principal Structure Building Height	n/a	4 stories (50 ft)
b. Accessory Structure Building Height	n/a	2 stories (24 ft)

Building Height Measurements (see 4.1)



3. Required Frontage Buildout	
a. Frontage build-out (min.) - The Sidewalk Story façade shall extend along the minimum percentage of the Frontage Line within the Setback range	60% of total lot width

4. Frontages (see 4.2)	Permitted	Not Permitted
a. Front Yard		X
b. Porch and Fence	X	
c. Terrace or Lightwell	X	
d. Forecourt	X	
e. Stoop	X	
f. Shopfront & Awning	X	
g. Gallery		X

▲ NEIGHBORHOOD CORE (NC) DISTRICT

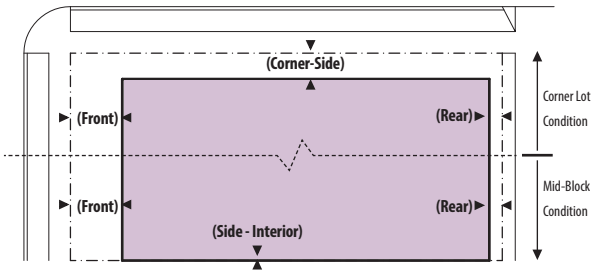
The Neighborhood Core (NC) districts are comprised of higher density (up to 4 stories) predominantly residential development, office and small scale retail shops. As such, they are primarily located adjacent to the Village Center. This district has a mix of residential offerings including townhomes, urban mansions and single family homes. Formal and informal open spaces are also provided in this district.

C. NEIGHBORHOOD GENERAL (NG)

All properties within the NG District shall be subject to the following standards.

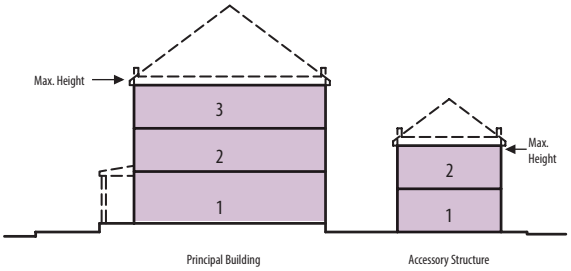
1. Building Placement	Minimum	Maximum
a. Principal Structure Front Setback	0 ft	20 ft
b. Principal Structure Side Setback	0 ft	n/a
c. Principal Structure Corner Side Setback	0 ft	n/a
d. Principal Structure Rear Setback	20 ft (15 ft from Alley Centerline)	
e. Accessory Structure Side Setback (corner)	3 ft or 6 ft from right-of-way	
f. Accessory Structure Side Setback (interior)	3 ft or 0 ft with Alley	
g. Accessory Structure Rear Setback	3 ft	
h. Accessory Structure Rear Setback (alley)	0 ft; Garages - 15 ft from alley centerline	

Setback Measurements

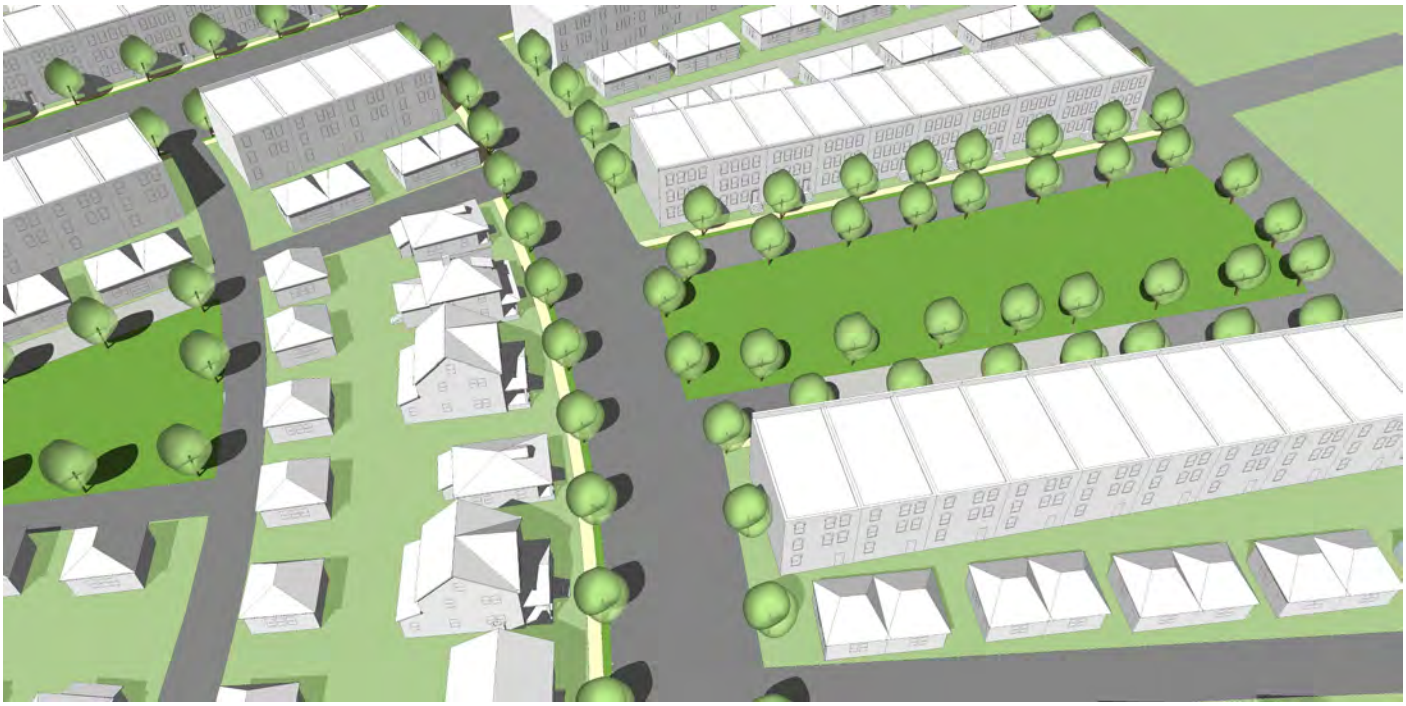


2. Building Height	Minimum	Maximum
a. Principal Structure Building Height	n/a	3 stories (35 ft)
b. Accessory Structure Building Height	n/a	2 stories (24 ft)

Building Height Measurements (see 4.1)



3. Frontages (see 4.2)	Permitted	Not Permitted
a. Front Yard	X	
b. Porch and Fence	X	
c. Terrace or Lightwell	X	
d. Forecourt	X	
e. Stoop	X	
f. Shopfront & Awning		X
g. Gallery		X



▲ **NEIGHBORHOOD GENERAL (NG) DISTRICT**

The Neighborhood General (NG) district is comprised of various residential home types including townhomes and detached single family homes. Formal and informal open spaces are also provided in this district.

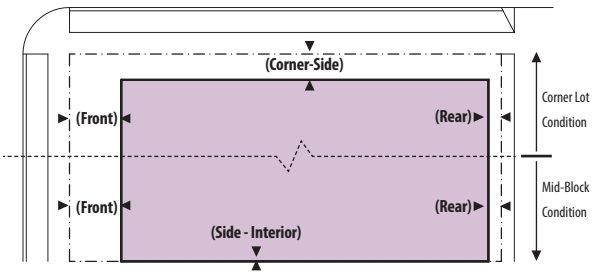
D. NEIGHBORHOOD EDGE (NE)

All properties within the NE District shall be subject to the following standards.

1. Lot Standards	Minimum	Maximum
a. Lot Depth	200 ft	n/a

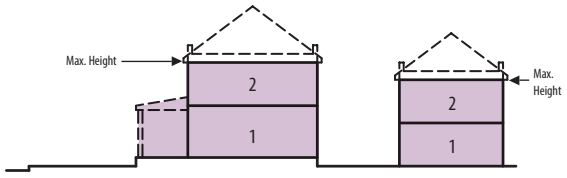
2. Building Placement	Minimum	Maximum
a. Principal Structure Front Setback	6 ft	n/a
b. Principal Structure Side Setback	10 ft	n/a
c. Principal Structure Corner Side Setback	10 ft	n/a
d. Principal Structure Rear Setback	100 ft*	n/a
e. Accessory Structure Side Setback	5 ft (interior & corner)	n/a
f. Accessory Structure Rear Setback	50 ft min.	n/a

Setback Measurements



3. Building Height	Minimum	Maximum
a. Principal Structure Building Height	n/a	35 ft
b. Accessory Structure Building Height	n/a	24 ft

Building Height Measurements (see 4.1)

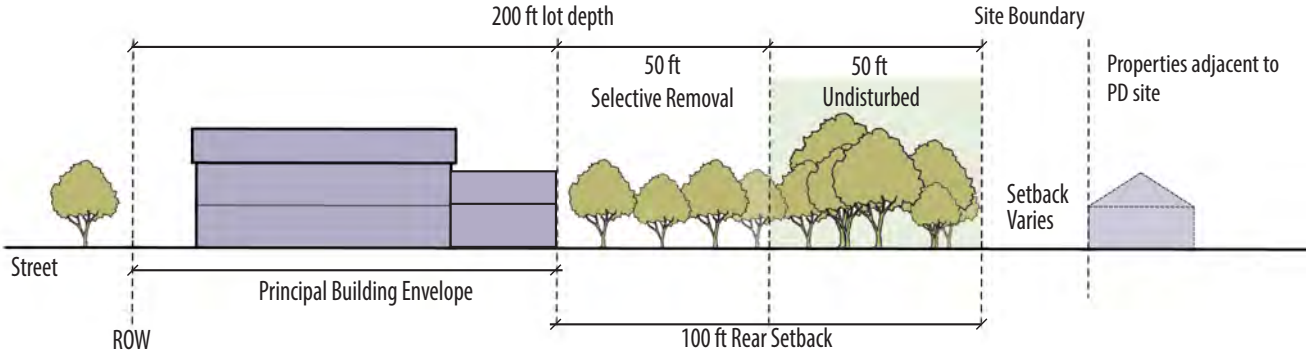


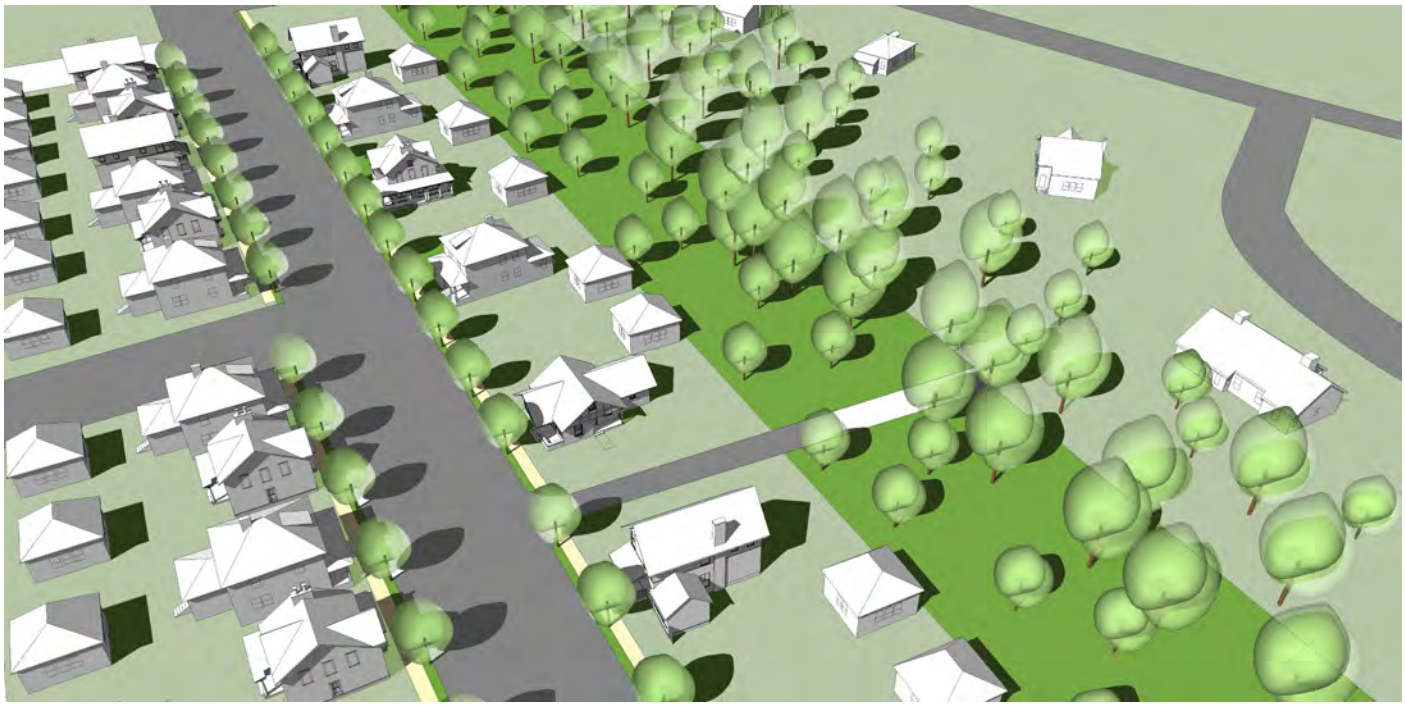
4. Frontages (see 4.2)	Permitted	Not Permitted
a. Front Yard	X	
b. Porch and Fence	X	
c. Terrace or Lightwell		X
d. Forecourt		X
e. Stoop		X
f. Shopfront & Awning		X
g. Gallery		X

5. Neighborhood Edge Buffer

a. Undisturbed Buffer: 50 feet (measured from the rear property line, also known as the Planned Development boundary line). Undistribed areas shall be protected in accordance with Section 19-906.

b. Selective Tree Removal Zone: 50 feet - Vegetation in the Selective Tree Removal Zone may be disturbed selectively to clear out underbrush, diseased or dying vegetation, trees less than 12" DBH, and to accommodate ground level encroachments (e.g., pools, decks, patios, etc.).





▲ NEIGHBORHOOD EDGE (NE) DISTRICT

The Neighborhood Edge (NE) district is designed to border portions of the development and transition seamlessly to adjacent areas which are predominantly large-lot established single family neighborhoods. Having 200 foot deep lots, this district requires a 100 foot rear setback that includes a 50 foot 'No Touch' undisturbed zone and a 50 foot 'Selective Save' tree protection zone.

3: SITE STANDARDS

3.1 ENVIRONMENTAL PROTECTION

A. **Stream and Wetland Buffers:** Buffers shall be measured in accordance with DHEC standards. The minimum standards for this PD are as follows:

1. **Stream and Wetland Buffer:** 100 feet (as measured from the top of bank or edge of delineated wetland) shall be undisturbed but may include trails and utilities.

2. **Eighteen Mile Creek:** 150 feet or the width of the floodplain, whichever is greater, shall be undisturbed but may include trails and utilities.

B. **Floodplain Areas:** Development shall avoid impacts to the floodplain to the greatest extent practical.

3.2 PARKING

A. **Vehicle Parking Requirements:** There shall be no minimum parking requirement. The maximum number of parking spaces permitted shall not exceed 50% of the minimum requirements set forth in Section 19-802.

1. **On-Street Parking:** On-street parking available along the Frontage Lines that correspond to each lot shall not be counted toward the maximum parking requirement of the building on the lot.

2. **Public Parking:** Public parking areas shall not against the maximum parking requirement.

3. **Excess Parking:** If parking is provided greater than the amount permitted, the excess spaces shall be constructed of permeable surfaces (e.g., grass pavers, porous concrete), subject to approval by the City Engineer.

4. **Design Standards:** Parking, if provided, shall be constructed in accordance with Sections 19-806 and 19-807.

B. Parking Configuration:

1. **Location:** Off-Street parking shall be located according to the standards below. Such requirements are intended to be applied from the Principal Frontage of the lot as determined by the Zoning Administrator. Access to parking areas shall be as indicated in the table below.

	DRIVEWAY ACCESS		PARKING LOCATION		
	Rear Lane/Alley	**Driveway from Fronting Street**	**Front Yard**	**Side Yard**	**Rear Yard**
NE	Permitted	Permitted	Permitted (on driveway only)	Permitted	Permitted
NG (Detached SF Only)	Permitted	Permitted	Permitted (on driveway only)	Permitted	Permitted
NG (All Other Types)	Required	Subject to Zoning Administrator approval	Not Permitted	Permitted	Permitted
NC	Required	Subject to Zoning Administrator approval	Not Permitted	Permitted	Permitted
VC	Required	Not Permitted	Not Permitted	Subject to Zoning Administrator approval	Required

2. **Screening Required:** Parking lots shall be masked from the Frontage Line by a Liner Building or Streetscreen.

3. **Entrance:** A pedestrian entrance to all parking lots shall be provided directly from a Frontage Line.

4. **Non-Vehicular Parking:** Parking of commercial, recreational vehicles, boats, and trailers in residential districts shall be subject to the standards of Section 19-805.

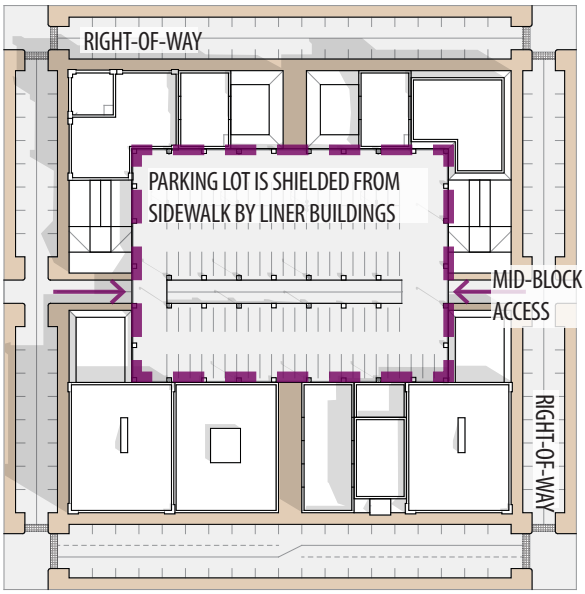
C. Bicycle Parking: Bicycle parking shall be provided in accordance with Section 19-802.K.

D. Parking Structure

1. **Pedestrian Entrances:** A pedestrian entrance to all parking structures shall be provided directly from a Frontage Line. For underground (below grade) parking structures, the only pedestrian entrance may be directly from a Principal Building.

2. **Lighting:** Lighting shall be designed so as not to create glare off-site.

3. **Screening Required:** The sidewalk story of an above-ground parking structure shall be screened by commercial or multi-family uses along the Frontage Line in such a way that cars are not visible from the sidewalk. If screening the structure with commercial or multifamily uses is not feasible due to lot size, necessary parking deck size, or other conditions as determined by the Zoning Administrator,



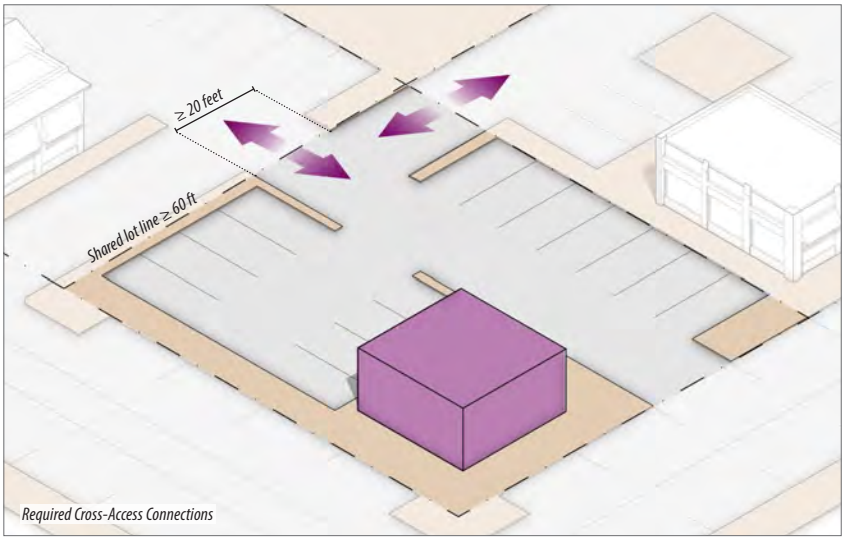
Parking Location

then the building wall or walls along the Frontage Line shall be designed so as to resemble a building in use with elements such as window indentions, brick patterns and articulated surfaces.

3.3 DRIVEWAYS

A. Driveways

1. **Mid-block Lot Driveways:** A mid-block lot that has no access to a side street or alley is permitted one driveway with a maximum width of 24 feet.



Required Cross-Access Connections

2. **Corner Lot Driveways:** Corner lots may take access from a side street or Secondary Frontage only. Preference for access shall be given to the minor street as determined by the Zoning Administrator. Driveways shall be located as far from the adjacent public street intersection as practical to achieve maximum available corner clearance, with consideration given to property limits, adjacent curb cuts, topography, and existing drainage facilities.

3. **Driveway Widths:** Vehicular entrances to parking lots and Parking Structures shall be no wider than 24 feet at the Frontage Line.

B. Cross-Access Connections: Cross-access easements and connections to adjoining properties shall be required to connect driveways and parking lots. The following guidelines shall apply:

1. At least 1 connection is provided at all lot lines that are coincident for at least 60 feet with another lot that has primary frontage on the same street.

2. The connection is at least 20 feet in width.

3. The connection shall align with a connection that has been previously constructed on an adjacent property.

4. The connection has a slope of no greater than 15%.

5. In the event these conditions cannot be met without undue hardship, or if such connections would create undesirable traffic flow, the Zoning Administrator may waive the connection requirement.

6. Where a parking lot connection is required an easement for ingress and egress to adjacent lots shall be recorded by the property owner in the form of an easement plat.

3.4 SIGNAGE

A. **Conformance to Zoning Ordinance:** Signage shall be provided in accordance with Article VII unless noted below.

B. **Freestanding Signs in the VC District:** A freestanding sign is not permitted in the VC unless it is a multi-tenant or multi-building sign and shall be constructed in accordance with Section 19-706.D.8 and 9.

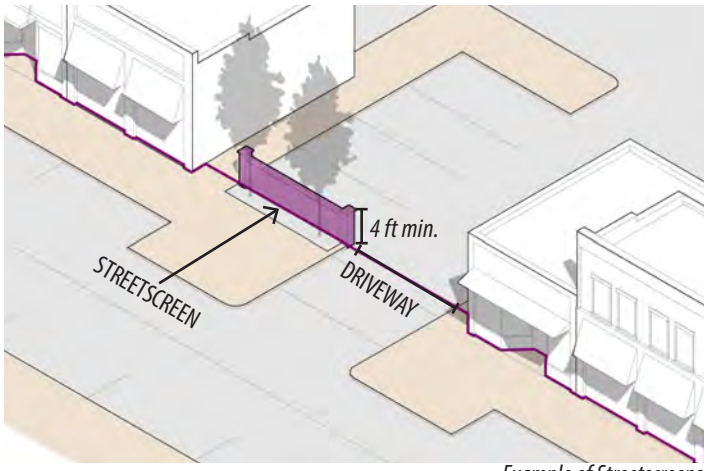
C. **Sign Program:** A coordinated plan for signage for the buildings in the PD shall be submitted prior to the issuance of any sign permits in the NC and VC areas.

3.5 LANDSCAPING

A. **Conformance to Zoning Ordinance:** Landscaping shall be provided in accordance with Article IX unless noted below.

B. **Streetscreens:** Streetscreens serve to minimize gaps between buildings along the Frontage Line. Construction of Streetscreens shall meet the following requirements:

1. **Minimum Height:** 4 feet above sidewalk level.
2. **Materials:** Streetscreens shall be constructed of a material matching the adjacent building façade, wrought iron and brick piers, or a landscaping hedge.
3. **Openings:** Streetscreens shall have openings no larger than necessary to allow pedestrian and/or vehicle access.



Example of Streetscreens

C. **Buffers:** Buffers in accordance with Section 19-907 shall not be required except where noted elsewhere in this PD code.

3.6 LIGHTING

A. **Conformance to Zoning Ordinance:** Lighting shall be provided in accordance with Article X.

3.7 FENCING

A. **Conformance to Zoning Ordinance:** Fencing shall be provided in accordance with 19-305.C.11 unless noted below.

B. **Materials:** Fences shall be made of masonry, ornamental metal or durable wood, or any material comparable in appearance and durability. The use of chain link, plastic or wire fencing is prohibited in any front or side yard.

4: BUILDING DESIGN

4.1 HEIGHT

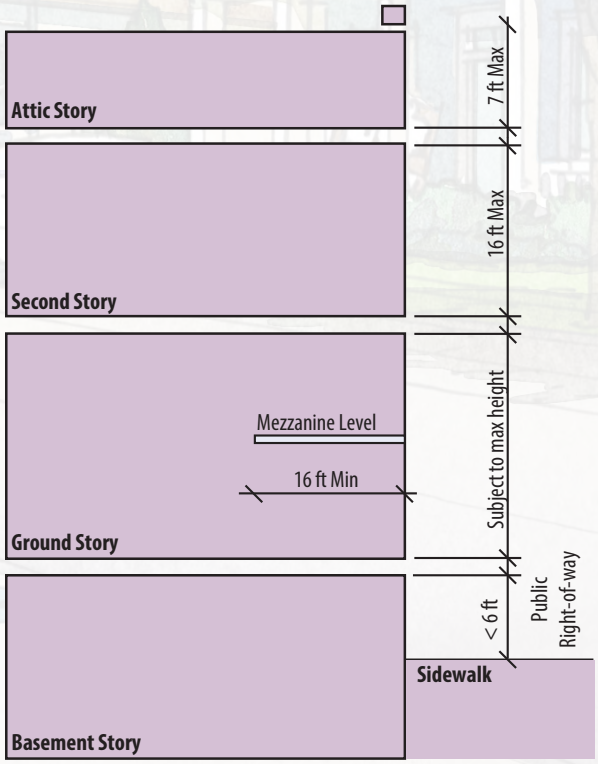
Building heights by district as specified in Section 2 shall be determined according to the provisions below.

A. **Story:** A story is a habitable level within a building of no more than 16 feet in height from finished floor to finished floor except that a ground floor may be taller provided it does not exceed the maximum height in feet for the district.

1. Unoccupied attics less than 7 feet in height and raised basements less than 6 feet in height (as measured from the average grade of the fronting sidewalk) are not considered stories for the purposes of determining building height.

2. A mezzanine shall be considered a story if it is contiguous with at least 60% of the building's front façade, is designed to be occupiable, and maintains an average depth of at least 16 feet.

3. A penthouse shall be considered a story if it exceeds one-third of the area of the roof. The under-roof area with dormers does not count as a story.



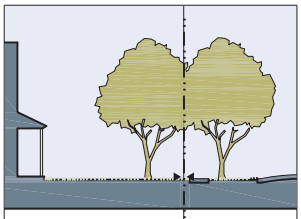
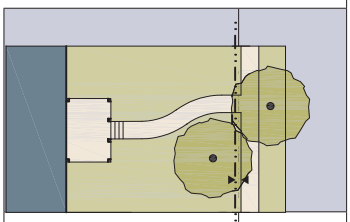
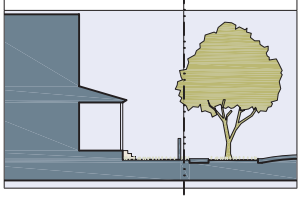
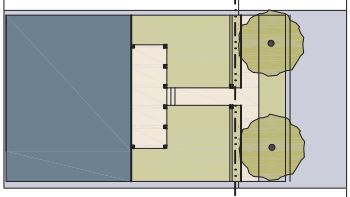
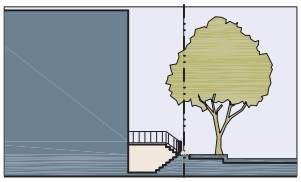
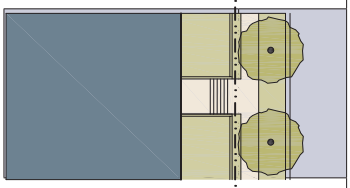
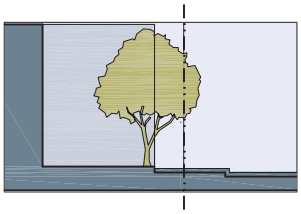
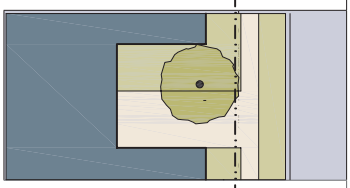
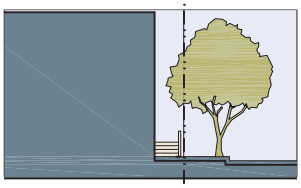
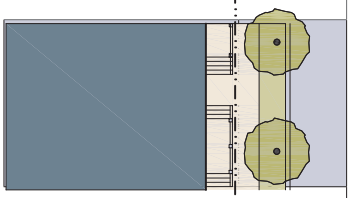
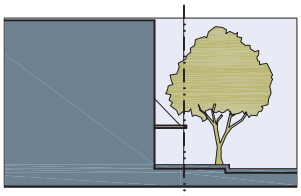
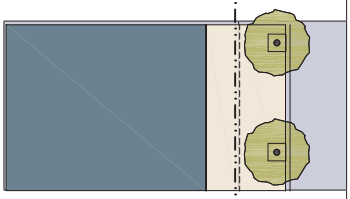
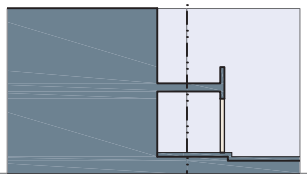
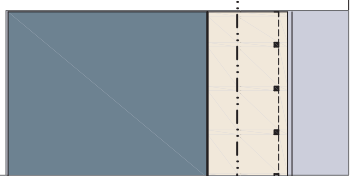
B. **Dimensional Height Standards:** Where a specific dimension is used in the calculation of height it shall be measured from the highest ground level at the structure foundation to the highest point of the structure excluding chimneys and antennas.

C. **Items Not Included in Height Calculations:** The height limitations shall not apply to church spires, belfries, cupolas, and domes not intended for human occupancy, monuments, water towers, mechanical penthouses (provided they are set back 20 feet from the front elevation), observation towers, transmission towers, chimneys, smokestacks, conveyors, flagpoles, masts and antennas (provided evidence from appropriate authorities is submitted to the effect that such building or buildings will not interfere with any airport zones or flight patterns).

D. **Parking Garage Height:** In a Parking Structure or garage, each above-ground level counts as 8/10 (80%) of a Story regardless of its relationship to habitable Stories.

4.2 FRONTAGE TYPES

The table below provides descriptions and diagrams of the permitted Frontage Types in accordance with Section 2.4.

LOCATION	DESCRIPTION	SECTION (LOT PRIVATE FRONTAGE / R.O.W. PUBLIC FRONTAGE)	PLAN (LOT PRIVATE FRONTAGE / R.O.W. PUBLIC FRONTAGE)
PERMITTED AS DEFINED IN SECTION 2.4	▪ Front Yard: a frontage where the façade is set back from the frontage line greater than 15 ft and is not otherwise demarcated front the public right-of-way		
PERMITTED AS DEFINED IN SECTION 2.4	▪ Porch & Fence: a frontage where the façade is set back from the frontage line with an attached porch permitted to encroach. A fence at the frontage line maintains the demarcation of the yard.		
PERMITTED AS DEFINED IN SECTION 2.4	▪ Terrace or Light Court: a frontage where the façade is set back from the frontage line by an elevated terrace or a sunken light court. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. The terrace is suitable for conversion to outdoor cafes.		
PERMITTED AS DEFINED IN SECTION 2.4	▪ Forecourt: a frontage where a portion of the façade is close to the frontage line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other frontage types. Large trees within the forecourts may overhang the sidewalks.		
PERMITTED AS DEFINED IN SECTION 2.4	▪ Stoop: a frontage where the façade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use.		
REQUIRED IN ACTIVE GROUND FLOOR OVERLAY AREA	▪ Shopfront & Awning: a frontage where the façade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use. It has a substantial glazing on the sidewalk level and an awning that may overlap the sidewalk.		
REQUIRED IN ACTIVE GROUND FLOOR OVERLAY AREA	▪ Gallery/Arcade: a frontage where the façade is aligned close to the frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This type is conventional for retail use. The gallery may encroach into the right-of-way.		

4.3 RESIDENTIAL BUILDING DESIGN STANDARDS

A. **Applicability:** The standards of this section shall apply to those structures which have primarily residential Frontages (including Live-Work buildings) including dwellings with more than 2 units, townhomes, and apartments.

B. **Roof and Eaves**

1. Pitched roofs, if provided, shall be symmetrically sloped no less than 8:12, except that porches and attached sheds may be no less than 2:12.
2. Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the Zoning Administrator.
3. Materials: Residential roofs must be clad in wood shingles, standing seam metal, terne, slate, dimensional asphalt shingles or synthetic materials similar and/or superior in appearance and durability.

C. **Frontage Elements**

1. **Pedestrian Entrance from Frontage Required:** All buildings shall provide a functioning entrance facing the Frontage Line. Buildings located on street corners shall have a corner entrance.
2. **Raised Entries:** To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of 24 inches. Secondary subgrade or lightwell entrances are permitted. Exterior entry steps shall have enclosed risers.
3. **Porches and Stoops:** Usable porches and stoops shall form a predominate motif of the building design and be located on the front and/or side of the building to respond to the climatic conditions and the vernacular of the region. Usable front porches are covered and are at least 8 feet deep and 12 feet in width. Stoops and entry-level porches shall not be enclosed with screen wire or glass. Porchs and stoops may encroach into a required front yard or build-to line.
4. **Upper Story Encroachments:** Bay windows, balconies and similar features projecting from the principal building may encroach to within 2 feet of the back of the curb.
5. **Cornices and Gutters:** Cornices, eave overhangs, and similar projections (including gutters) may encroach no more than 2 feet into the public right-of-way, but must clear the sidewalk vertically by at least 8 feet.
6. **Handicapped Ramps:** Ramps for handicap accessibility and fire escapes that are required by the Accessibility Code shall not be closer than 3 feet to any property line.
7. **Steps and Stairs:** Uncovered and unenclosed steps and stairs shall not encroach into the public right-of-way, or a private sidewalk or street.

D. Façade Treatment and Building Walls

Example of Residential Transparency Requirement

1. **Proportion:** All openings, including porches, galleries, arcades and windows, with the exception of storefronts, shall be square or vertical in proportion.

2. **Minimize Blank Walls:** At least 15% of the total wall area of each façade shall be composed of transparent windows (excluding glass block) or doorways (egress only doorway excluded). "Transparent" shall mean clear glass such that there are direct views to the building's interior extending a minimum of 6 feet behind the window during daylight hours. Reflective, highly tinted glass, faux windows or casement display windows are prohibited in meeting this requirement.

3. **Materials:** Building façade materials, with the exception of corner treatments and columns, shall be combined only horizontally, with the heavier (e.g., brick and stone) below the lighter (e.g., siding and stucco). The exterior finish material on all façades shall be limited to brick, stone, wood siding, cementitious (fiber cement) siding, and/or hard coat stucco.

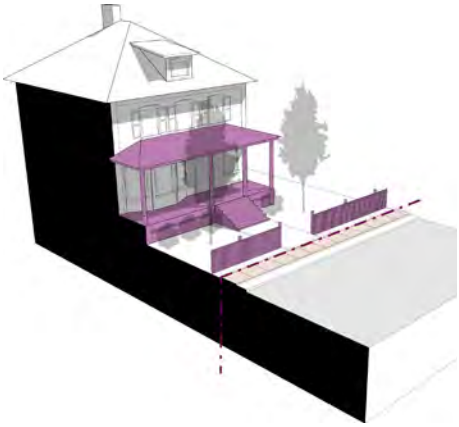
4. **Chimney:** Chimneys, when visible, should be sheathed in brick, stone, or stucco. Chimneys should have a projecting cap and should extend to the ground if located on an outside wall.

5. **Crawlspace:** The crawlspace of buildings, if provided, must be enclosed by brick, stone, or stucco.

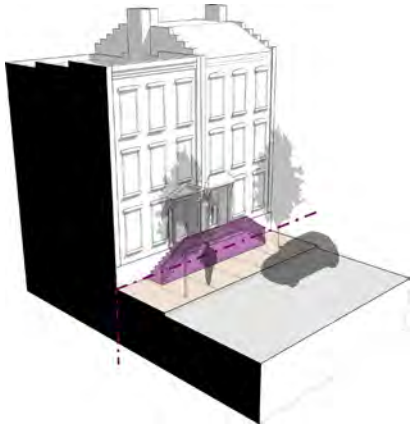
E. Windows and Doors

1. Entry façade window trim shall not be flush with the exterior wall and shall have a minimum relief of 0.25 inch from the exterior wall.

2. Doors that operate as sliders are prohibited along Frontages.


Single Family Home Fence, Porch & Stoop

Duplex Porch & Stoop


Multifamily & Townhome Shared Stoop

4.4 MIXED-USE & COMMERCIAL BUILDING DESIGN STANDARDS

A. **Applicability:** The standards of this section shall apply to those structures which have primarily commercial Frontages (excluding Live-Work buildings).

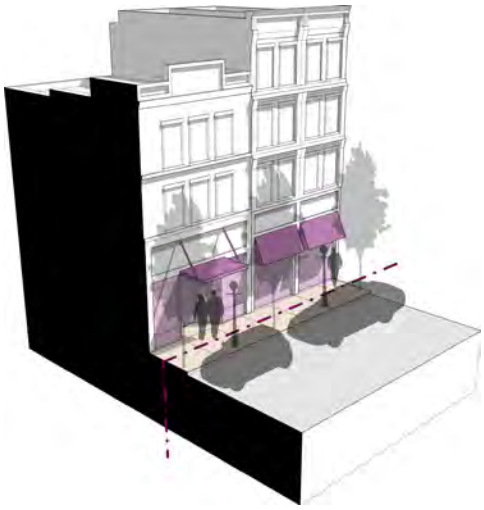
B. **Roof and Eaves**

1. Pitched roofs, if provided, shall be symmetrically sloped no less than 8:12, except that porches and attached sheds may be no less than 2:12.
2. Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the Zoning Administrator.

C. **Frontage Design**

1. **Pedestrian Entrance from Frontage Required:** All buildings and ground level tenants shall provide a functioning entrance, operable during normal business hours for ingress and egress, facing the Frontage Line. Buildings located on street corners shall have a corner entrance.
2. **Maximum Entrance Setback:** Primary pedestrian entrances on the Principal Frontage shall be recessed a maximum of 7 feet from the exterior façade, and shall remain unlocked during normal business hours.
3. **Canopies and Awnings:** Awnings and canopies shall be of fabric, canvas, fixed metal, or similar material. They shall project a minimum of 4 feet from the façade, with a maximum projection over a sidewalk to within 2 feet of a public street curb. The awning or canopy shall have a minimum clearance height of 9 feet above the sidewalk.
4. **Arcades and Galleries:** Arcades and Galleries may encroach to within 2 feet of the back of the curb.
5. **Upper Story Encroachments:** Bay windows, balconies and similar features projecting from the principal building may encroach to within 2 feet of the back of the curb.
6. **Cornices and Gutters:** Cornices, eave overhangs, and similar projections (including gutters) may encroach no more than 2 feet into the public right-of-way, but must clear the sidewalk vertically by at least 8 feet.

Commercial Arcade & Gallery



Canopy & Awning

7. **Handicapped Ramps:** Ramps for handicap accessibility and fire escapes that are required by the Accessibility Code shall not be closer than 3 feet to any property line.

8. **Steps and Stairs:** Uncovered and unenclosed steps and stairs shall not encroach into the public right-of-way, or a private sidewalk or street.

D. Façade Treatment and Building Walls

1. **Minimize Blank Walls:** In order to minimize blank walls, architectural elements like windows and doors, bulkheads, masonry piers, transoms, cornice lines, window hoods, awnings, canopies, and other similar details must be used to articulate all façades. No façade length shall exceed 20 feet without such elements.

2. **Required Transparency Zone:** No less than 60% of the Principal Frontage of the Sidewalk-Story shall be made up of clear glass, including windows and doors. "Transparent" shall mean clear glass such that there are direct views to the building's interior extending a minimum of 6 feet behind the window during daylight hours. Reflective, highly tinted glass, faux windows or casement display windows are prohibited in meeting this requirement.

Example of Commercial Transparency Requirement

3. **Materials:** Building façade materials, with the exception of corner treatments and columns, shall be combined only horizontally, with the heavier below the lighter. The exterior finish material on all Façades shall be limited to brick, stone, and/or hard coat stucco.

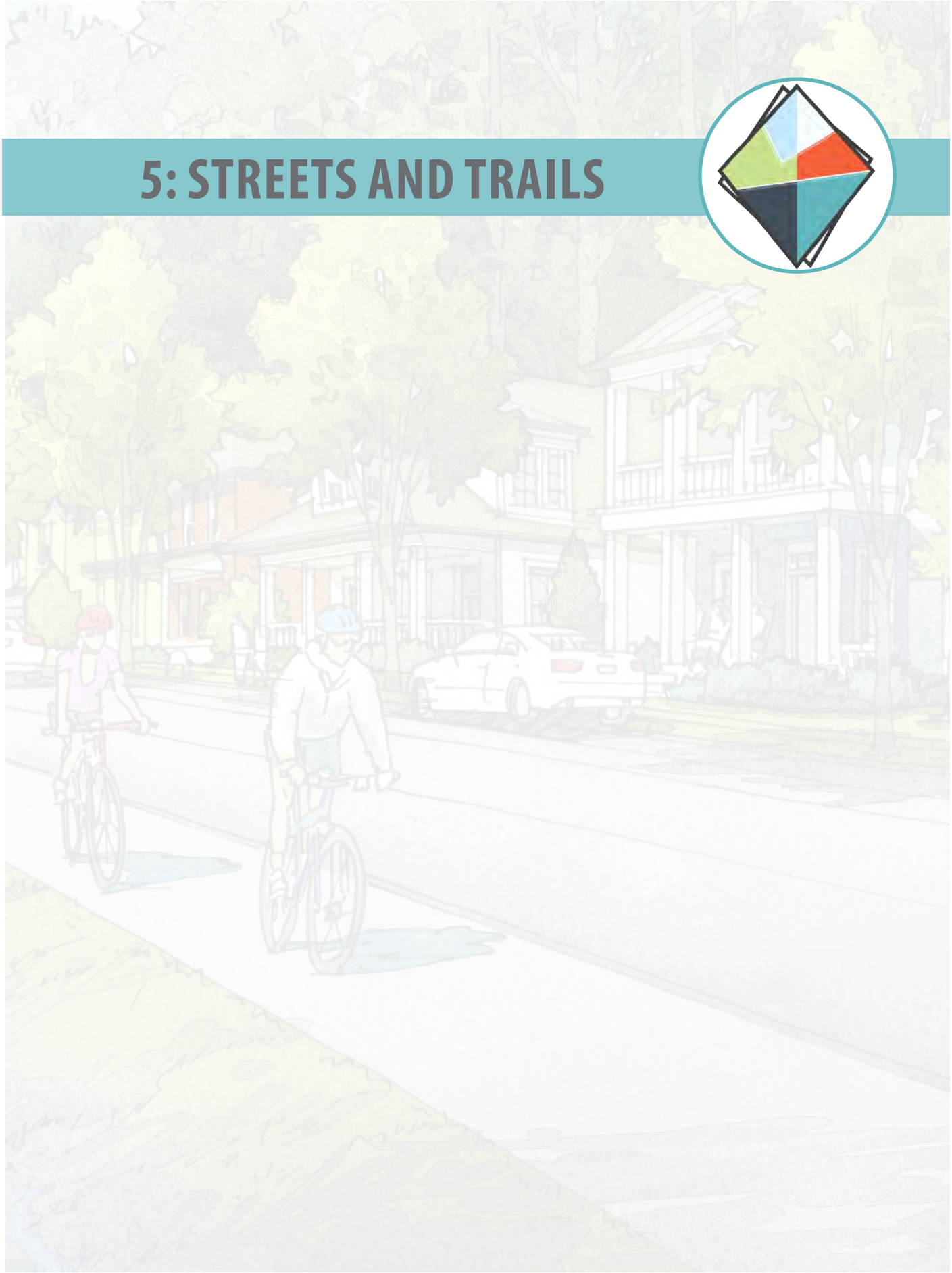
E. Windows and Doors

1. Doors and windows that operate as sliders are prohibited along Frontages.

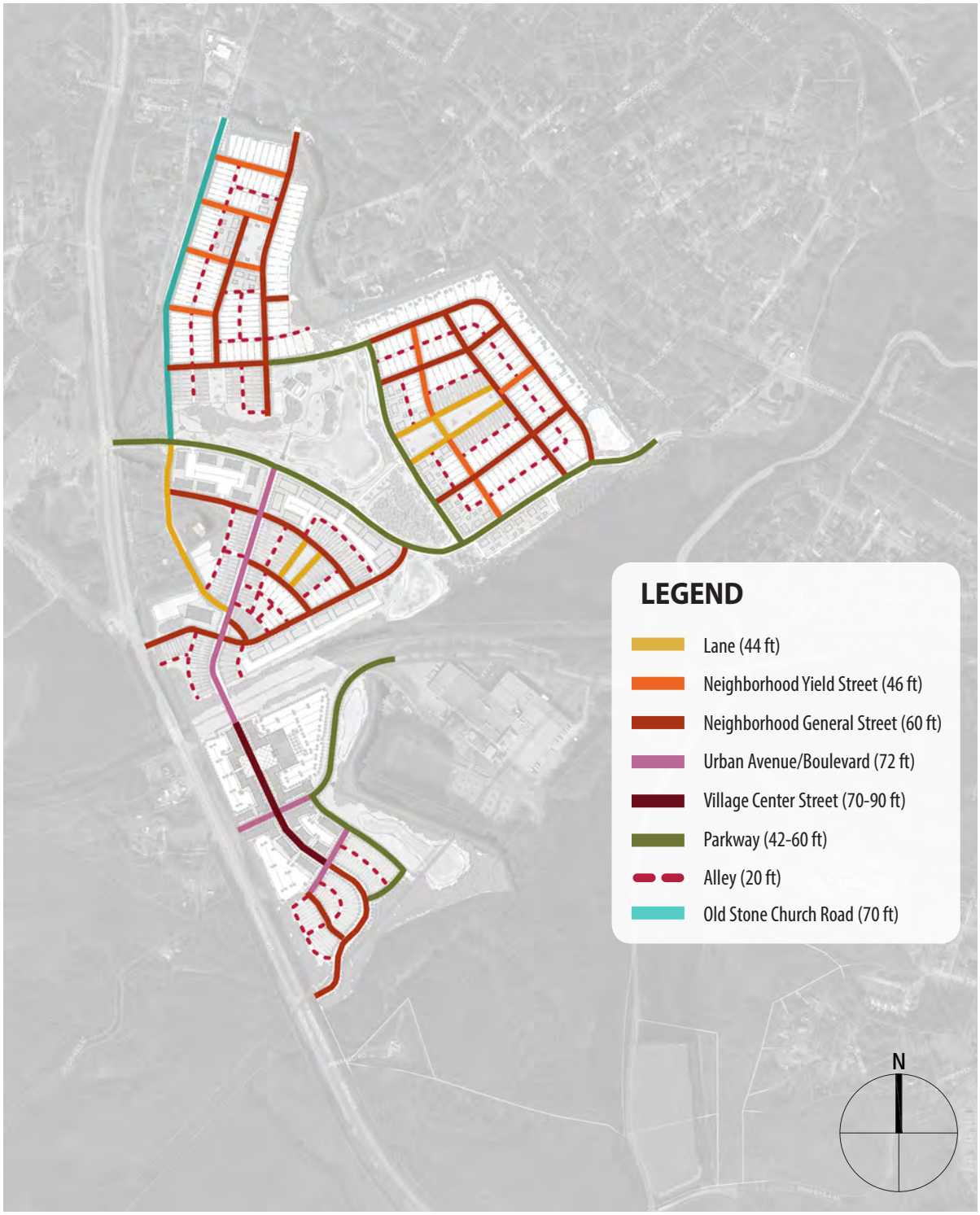
2. Entry façade window trim shall not be flush with the exterior wall and shall have a minimum relief of 0.25 inch from the exterior wall.

3. 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 decorative.

5: STREETS AND TRAILS



5.1 STREET REGULATING PLAN

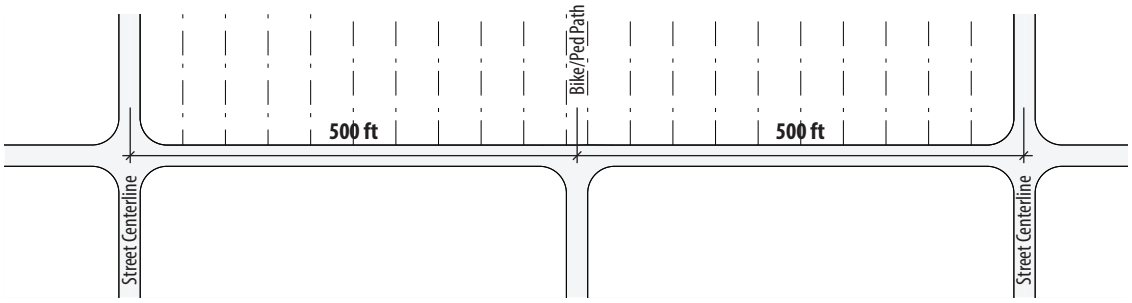


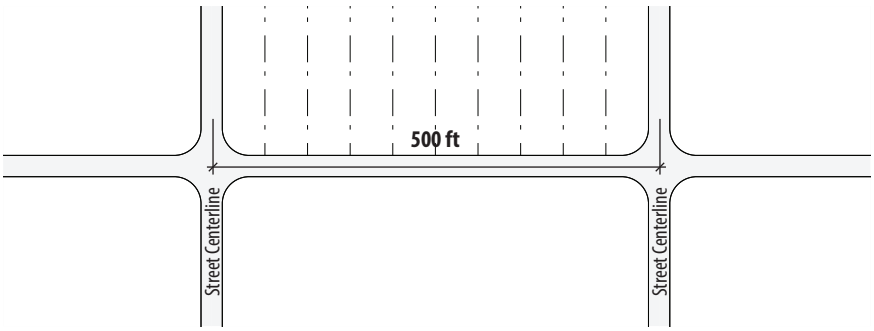
5.2 STREET NETWORK

A. **Street Network Required:** Each development must provide an interconnected network of streets, alleys, lanes, or other passageways.

1. **Connectivity:** Each street shall, to the extent possible, connect to another street.
2. **Grid:** An orthogonal grid is not required.
3. **Dead Ends Prohibited:** Permanent dead end streets and cul-de-sacs are prohibited, except in the case of extreme topographic conditions, as determined by the Zoning Administrator. Temporary closures are permitted.

B. **Maximum Block Length:** No block face shall exceed 500 feet in length as measured from street centerline to street centerline. Where environmental conditions (e.g., streams) or similar constraining conditions (e.g., adjacent improved lots) require the establishment of a block face that is greater than 500 feet in length, a mid-block access way of at least 12 feet in width shall be established to accommodate pedestrian and bicycle movement, as determined by the Zoning Administrator.

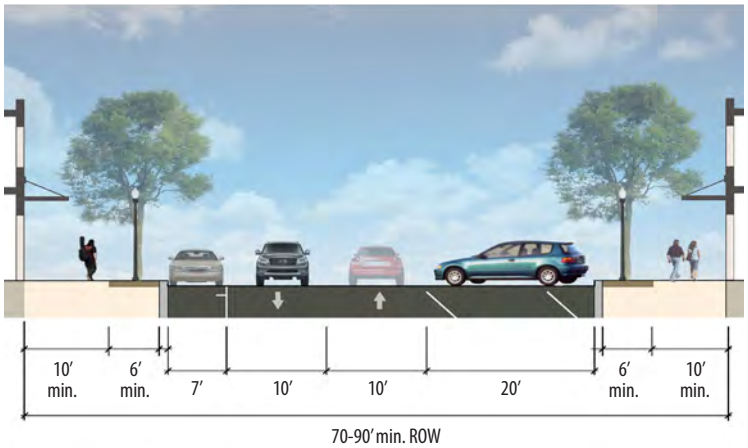




5.3 STREET SECTIONS

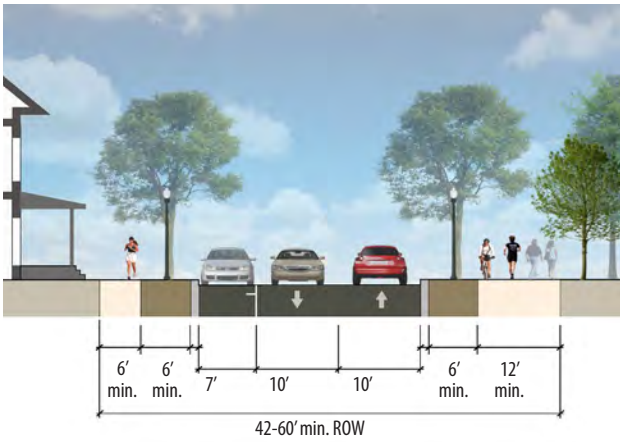
The following street design sections shall be the principal guide when building streets in the development. The street regulating plan (in Section 5.1) defines each street and the sections below show the design intent for each. In the unique situation where this section cannot be achieved because of a physical restraint, the intent of each design must be met. The right-of-way dimensions are the minimum necessary to include all the required minimum elements but shall be increased to accommodate necessary design elements as determined by the Zoning Administrator.

A. VILLAGE CENTER STREET



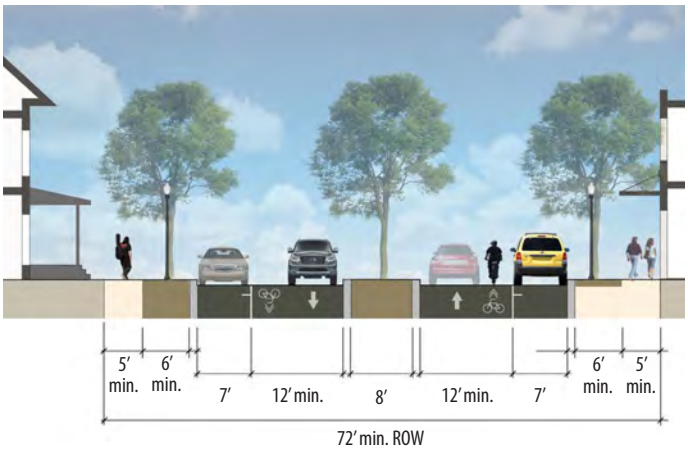
1. Street Type	Village Center Street
2. Description	Village Center Streets are designed to accommodate the highest density of residential and commercial uses and the greatest concentration of pedestrian activity. They are urban in character and carry diverse traffic volumes at low to moderate speeds. Sidewalks are wide to support vibrant pedestrian environments, outdoor displays and/or cafe seating. On-street parking enables convenient access to storefronts.
3. Right-of-Way Width	70-90 ft minimum (depending on whether parking is parallel or angle)
4. Travel Lanes	2 lanes (10 ft each)
5. Design Speed	15 mph
6. Parking Lanes	Parallel & reverse angled on-street
7. Bicycle Facilities	Dedicated bicycle facilities are unecessary, as traffic speeds are very low
8. Planting Strip	Tree wells (6 ft by 6 ft) at grade with sidewalk or planting area (5 ft by 10 ft) with optional 4-6 inch high fence
9. Sidewalk	14 ft on both sides

B. PARKWAY



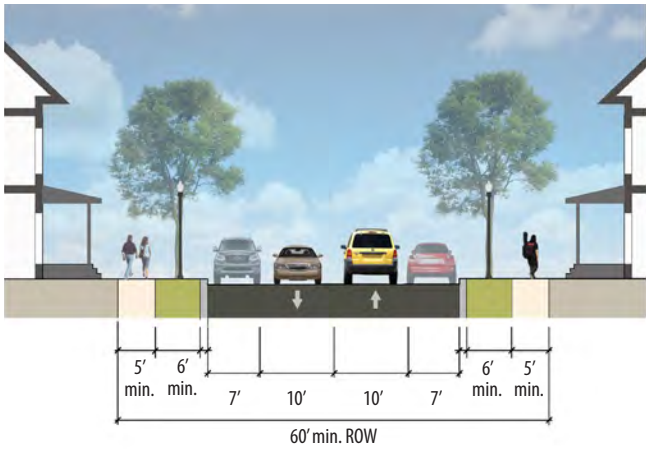
1. Street Type	Parkway
2. Description	Parkways are fronted on one side by a greenway, park, square, plaza, wetland or other open space area. Parkways are suitable to support a broad range of development types on the opposite side, including residential, commercial, mixed-use and civic buildings. Parkways accommodate pedestrians and bicyclists through a greenway located on the open space side. On-street parallel parking is provided on both sides.
3. Right-of-Way Width	42-60 ft minimum (depending on parkway elements included)
4. Travel Lanes	2 lanes (10 ft each)
5. Design Speed	25 - 35 mph
6. Parking Lanes	One side, parallel on-street; optional parallel parking on open space side (increases ROW to 68 ft)
7. Bicycle Facilities	12 ft Multi-use path (greenway)
8. Planting Strip	6 ft on both sides
9. Sidewalk	6 ft on residential side; 12 ft multi-use path on open space side

C. URBAN AVENUE / BOULEVARD



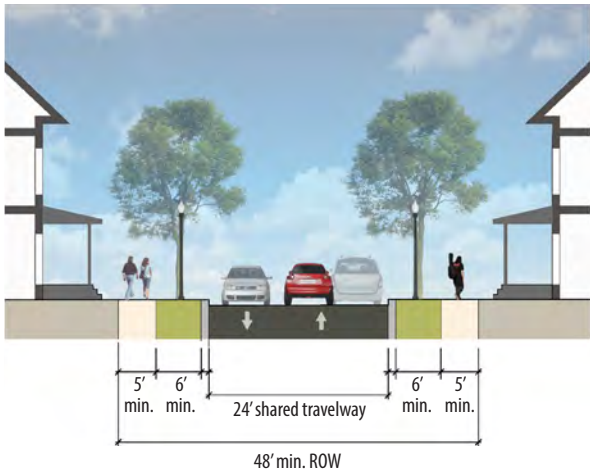
1. Street Type	Urban Avenue / Boulevard
2. Description	Urban Avenues/Boulevards are urban in character and provide low-speed, pedestrian-friendly access to neighborhoods and mixed-use areas. They serve as a primary neighborhood connector, often terminating at prominent buildings or plazas. On-street parking is provided on both sides of the street.
3. Right-of-Way Width	72 ft minimum
4. Travel Lanes	2 lanes (12 ft each) separated by an 8 ft landscaped median
5. Design Speed	20 - 25 mph
6. Parking Lanes	Parallel on-street, both sides
7. Bicycle Facilities	Shared lanes with sharrows
8. Planting Strip	6 ft on both sides
9. Sidewalk	5 ft on both sides

D. NEIGHBORHOOD GENERAL STREET



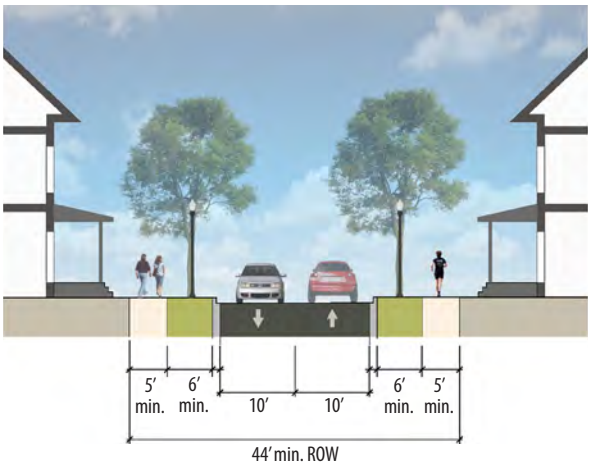
1. Street Type	Neighborhood General Street
2. Description	Neighborhood General Streets are the most common street type. These versatile streets are typically unmarked in residential neighborhoods to allow for informal parking, but can be striped with bike lanes and/or a lane of on-street parking as necessary in more urban situations.
3. Right-of-Way Width	60 ft minimum
4. Travel Lanes	2 lanes (10 ft each)
5. Design Speed	20 - 25 mph
6. Parking Lanes	Parallel on-street, both sides - 1 side only with inclusion of bike lane(s)
7. Bicycle Facilities	Signed route OR Bicycle lanes
8. Planting Strip	6 ft on both sides
9. Sidewalk	5 ft on both sides

E. NEIGHBORHOOD YIELD STREET



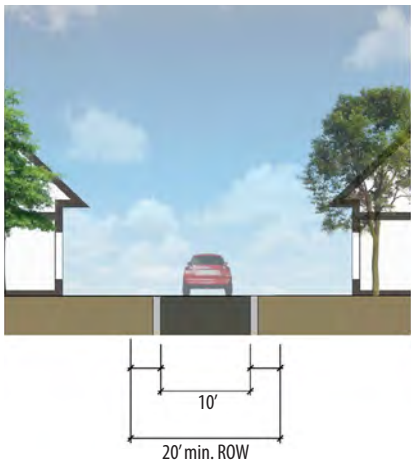
1. Street Type	Neighborhood Yield Street
2. Description	Neighborhood Yield Streets are pedestrian-oriented and residential in character, primarily providing connections within neighborhoods. The traveled way for cars is unmarked and narrow, allowing for a yield flow of traffic around vehicles parked on one side of the street only.
3. Right-of-Way Width	48 ft minimum
4. Travel Lanes	24 ft unmarked shared travelway
5. Design Speed	15 - 20 mph
6. Parking Lanes	1 side only - Unmarked within shared traveled way
7. Bicycle Facilities	Informal - Can accommodate signed routes, but not bicycle lanes or sharrows
8. Planting Strip	6 ft on both sides
9. Sidewalk	5 ft on both sides

F. LANE



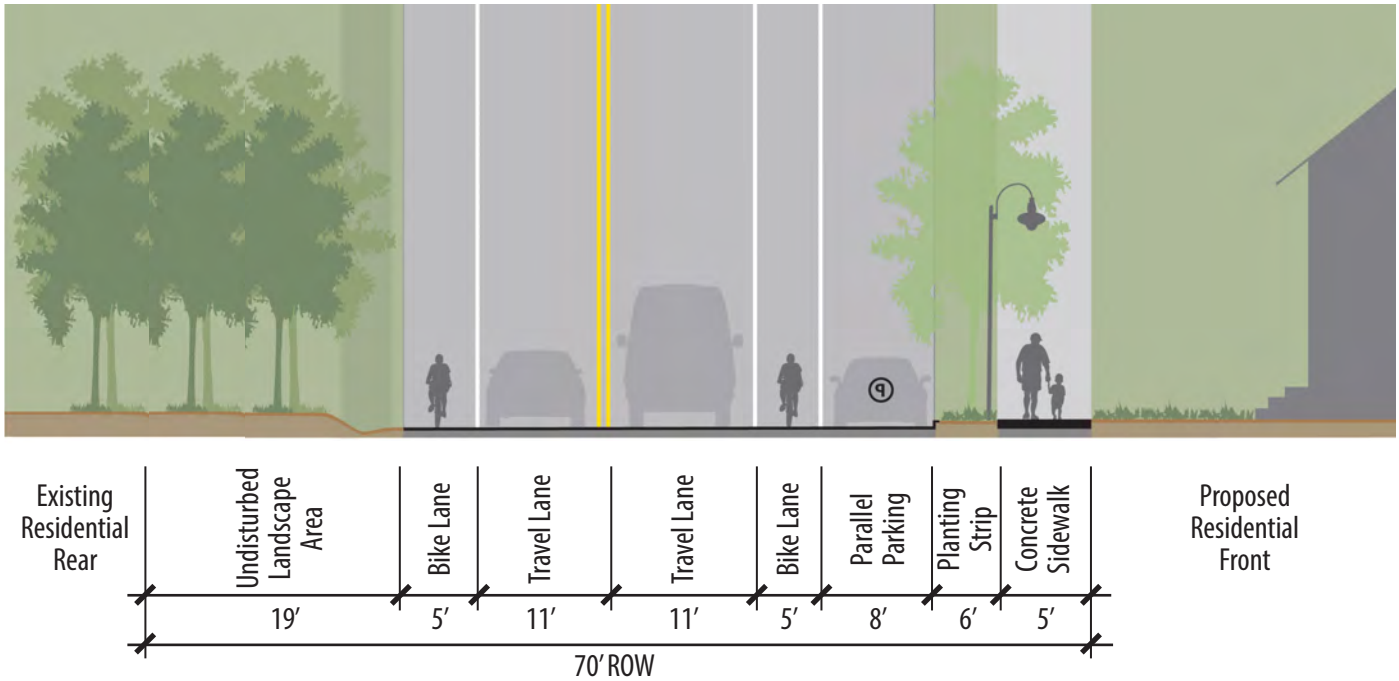
1. Street Type	Lane
2. Description	Lanes are low-volume, low-speed, pedestrian-oriented streets. They provide access within neighborhoods to a limited number of lots and are typically only one to two blocks in length. Lanes have a very narrow pavement width. As such, on-street parking is not permitted and a traffic speed of 15 mph is appropriate. Rear alleys are required when Lanes are the primary fronting street.
3. Right-of-Way Width	44 ft minimum
4. Travel Lanes	2 lanes unmarked (10 ft each)
5. Design Speed	15 - 20 mph
6. Parking Lanes	None
7. Bicycle Facilities	Informal - Can accommodate signed routes, but not bicycle lanes or sharrows
8. Planting Strip	6 ft on both sides
9. Sidewalk	5 ft on both sides

G. ALLEY



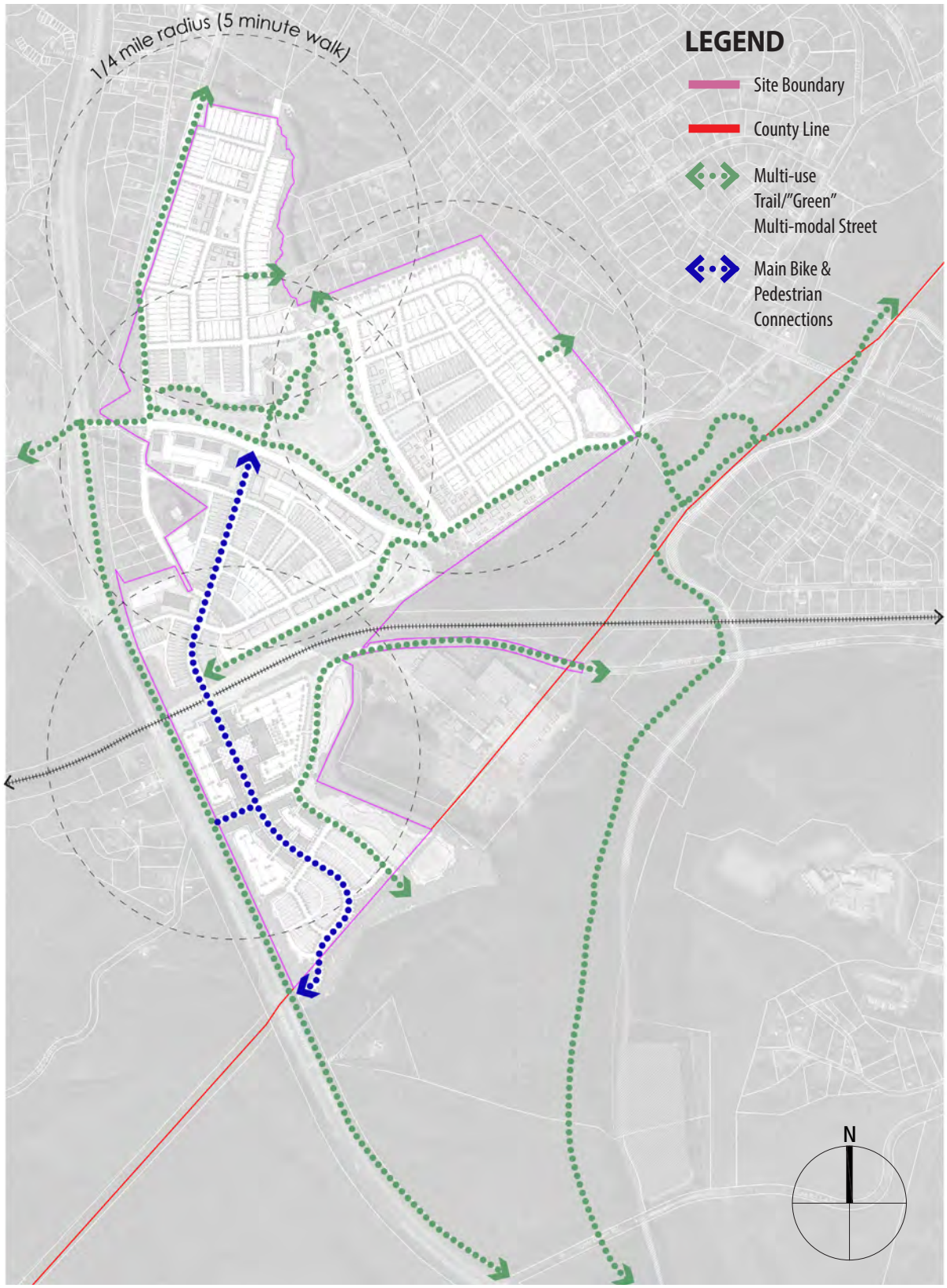
1. Street Type	Alley
2. Description	Alleys are low-speed public rights-of-way providing rear access to parking and residences. Alleys allow for a more narrow lot type, as no driveway is needed along the frontage.
3. Right-of-Way Width	20 ft minimum
4. Travel Lanes	10 ft shared travelway + 1ft concrete edging
5. Design Speed	10 mph
6. Parking Lanes	N/A
7. Bicycle Facilities	N/A
8. Planting Strip	N/A
9. Sidewalk	N/A

H. OLD STONE CHURCH ROAD



5.4 BICYCLE & PEDESTRIAN NETWORK

In addition to the highly connected street network, the master plan envisions an additional layer of on-road and off-road trails for pedestrians and bicyclists that connect to the planned greenway along Eighteen Mile Creek. The diagram is a general concept that will be refined with each subdivision plat.



6: UTILITIES

6.1 EARTHWORK & EROSION CONTROL

The site will be graded to conserve sensitive environmental areas, including streams and wetlands, where possible. Grading will take into account existing drainage patterns and aim to preserve the general direction of stormwater runoff. Erosion control practices shall be incorporated into the project in accordance with the South Carolina Department of Health and Environmental Control (SCDHEC) and City of Clemson standard requirements (including, but not limited to: silt fencing, sediment basins, storm drain inlet protection, stabilized construction entrances, temporary and permanent seeding, etc.). The project will require a Notice of Intent (NOI) be submitted to the SCDHEC prior to beginning any land disturbing activities. The NOI will be used to obtain coverage under South Carolina's Construction General Permit (CGP) for Stormwater Discharges from Large and Small Construction Activities. Following construction and subsequent site stabilization a Notice of Termination (NOT) will be filed with SCDHEC to close coverage under the CGP.

Due to the severity of some of the existing topography on the site (5 to in excess of 20% slopes), the project will be generally be mass-graded in phases as the site develops. Based on the schematic site plans, grading will seek to flatten road grades to accommodate the mixed-use nature of the site and promote pedestrian circulation. Any excess soil that cannot be utilized on-site, debris or unsuitable materials shall be hauled off site.

A geotechnical investigation of the site will be provided and data concerning the suitability of existing site soils, presence of rock, groundwater elevations, etc., should be taken into account during the detailed site grading phase.

6.2 WATER SERVICE

Water service is provided under the authority of the Anderson Regional Joint Water (AJRW) system. The project will tap the existing 24" water main along Highway 76 on the west edge of the project. Fire protection service will be achieved with fire hydrants spaced throughout the site in accordance with fire code requirements. New waterlines will be constructed of ductile iron pipe (DIP) below the proposed street pavement sections. Backflow prevention devices will be located in accordance with state and local requirements.

6.3 SEWER SERVICE

Sanitary sewer service is provided under the authority of the Pendleton/Clemson Wastewater Treatment Plant. An existing 8-inch sanitary sewer line runs through the north side of the project, and connects to an existing 18-inch sanitary sewer along the east side of Eighteen Mile Creek, which crosses the southeast portion of the site. A new 8-inch sanitary sewer service network will be extended throughout the project to service the proposed uses. New sewer services will generally be constructed using DIP pipe and concrete manholes.

6.4 OTHER UTILITIES

Gas, electric, and telecommunications services for the project will be provided through connections to the available existing utility services generally located at the perimeter of the site.

6.5 COMPLIANCE WITH ADOPTED CONSTRUCTION SPECIFICATIONS

All public and private infrastructure built in accordance this PD will comply with the adopted construction specifications effective as of the date of the adoption of this PD. These standards include but are not limited to: streets and sidewalks, water and sewer, storm sewer, lighting, and fire protection.

6.6 STORMWATER MANAGEMENT

Drainage from proposed development generally flows from northwest (Highway 76) to southeast (18 Mile Creek) where it leaves the south end of the site. 18 Mile Creek continues to flow in a southerly direction to Lake Hartwell and subsequently forms the Savannah River. The site will be subject to SCDHEC erosion control and stormwater management regulations. These guidelines require pre-construction stormwater controls for erosion and sediment control, as well as post construction stormwater treatment for water quality and stormwater detention for peak control.

Stormwater will generally be collected in piped systems and conveyed to suitable management devices or outlets. Underground piping will generally be reinforced concrete, though HDPE or PVC piping will be used for smaller roof and area drain systems.

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7: DEFINITIONS

7.1 DEFINITIONS OF TERMS & USES

This Section provides additional definitions for terms in this Code that are technical in nature or that otherwise may not reflect a common usage of the term and that are not otherwise defined in Section 19-107 of the Zoning Ordinance.

Block: The aggregate of private lots, passages, rear lanes and alleys, circumscribed by thoroughfares.

Block Face: The aggregate of all the building façades on one side of a block. The Block Face provides the context for establishing architectural harmony.

Building, accessory: *See Accessory Structure.*

Civic: The term defining not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking.

Civic/Landmark Building: A building designed specifically for a civic function.

Design Speed: Is the velocity at which a thoroughfare tends to be driven without the constraints of signage or enforcement. There are four ranges of speed: Very Low: (below 20 MPH); Low: (20-25 MPH); Moderate: (25-35 MPH); High: (above 35 MPH). Lane width is determined by desired design speed.

Driveway: The point where a street or alley intersects the Frontage Line in order to provide access to circulation and parking that are internal to a site.

Elevation: An exterior wall of a building not along a Frontage Line. See: Façade

Enfront: To place an element along a frontage line, as in "porches enfront the street."

Entrance, Principal: The main point of access of pedestrians into a building.

Floor to Ceiling (F-C): The dimensional measurement from the finished floor level to the finished surface of the ceiling.

Frontage Line: Those lot lines that coincide with a public frontage. Façades along Frontage Lines define the public realm and are therefore more regulated than the elevations that coincide with other Lot Lines.

Infill: A project within existing urban fabric.

Layer: A range of depth of a lot within which certain elements are permitted.

Liner Building: A building specifically designed to mask a parking lot or a parking garage from a Frontage.

Lot Line: The boundary that legally and geometrically demarcates a lot (see Frontage Line). Codes reference lot lines as the baseline for measuring setbacks.

Private Frontage: The privately held layer between the frontage line and the Principal Building façade. The structures and landscaping within the Private Frontage may be held to specific standards. The variables of Private Frontage are the depth of the setback and the combination of architectural elements such as fences, stoops, porches and galleries.

Public Frontage: The area between the curb of

the vehicular lanes and the Frontage Line. Elements of the Public Frontage include the type of curb, walk, planter, street tree and streetlight.

Public Space: An outdoor area dedicated for public use including open spaces that are more natural/passive and civic/park spaces that are more formal/active.

Shared Parking: An accounting for parking spaces that are available to more than one function. The requirement is reduced by a factor, shown as a calculation. The Shared Parking ratio varies according to multiple functions in close proximity which are unlikely to require the spaces at the same time.

Sidewalk Story: The first story of a building that is directly accessible from the Principal Entrance on the Frontage Line. The Sidewalk Story may be raised several feet to accommodate a raised entry such as a Stoop.

Streetscape: The urban element that establishes the major part of the public realm. The streetscape is composed of thoroughfares (travel lanes for vehicles and bicycles, parking lanes for cars, and sidewalks or paths for pedestrians) as well as the visible private frontages (building façades and elevations, porches, yards, fences, awnings, etc.), and the amenities of the public frontages (street trees and plantings, benches, streetlights, etc.).

Streetscreen: A freestanding wall built along the Frontage Line, or coplanar with the façade, often for the purpose of masking a parking lot from the street