



City of Clemson
PLANNING & CODES ADMINISTRATION

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To: Planning Commissioners
From: Jennifer Folz, Planner
Re: Final Edits to the Zoning Ordinance Rewrite
Date: December 4, 2013

The following items have been adjusted and changed in the Zoning Ordinance Rewrite since the last workshop held between Planning Commissioners and staff. These changes include the addition of Food Trucks as a permitted use in all commercial districts, mini-golf courses as a special exception in CP-1, CP-2, CP-3, and OR districts, and the addition of language to allow temporary real estate signs in both residential and commercial districts without a sign permit.

Staff also added a Caretaker Unit for Student Fellowship as a conditional use in the CM district.

Staff heard valid concerns and gathered comments during the public zoning ordinance workshops. There were several folks interested in the newly proposed CM commercial mixed-use district and how it affected adjacent neighborhoods. People liked the new standards and agreed that it is a more appropriate zoning for the area, but suggested additional buffering and noise protections. To address these concerns, it was suggested the height of the CM district be lowered to 40' with similar buffer standards that are in place currently, and give the option of increasing the height to 50' if the buffer is increased by 10'. Staff adjusted the ordinance to these standards. Staff also added in language to C and CM mixed-use structure conditional uses, and to the Architectural Review Districts #1, #2, and #6 to address balconies location and style.

The pages with changes have been printed out and included in this packet for your review.

ARTICLE IV. NON-RESIDENTIAL DISTRICTS

P = Permitted Use C = Conditional Use SE = Special Exception A=Accessory Dash (-) = Use not Permitted												
USE CATEGORY	USE TYPE	NAICS Code	C	CM	CP-1	CP-2	CP-3	OP	RIL	OR	M	C/SE Reference
	Hotels (except Casino Hotels) and Motels between 66' and 80' in height	721110	SE	-	-	-	-	-	-	-	-	
	Full-service Restaurants	722110	P	P	P	P	P	-	P	A ³	A ⁵	Section 19-402 Endnotes 3,5
	Limited-service Restaurants	722211	P ²	P ²	P ²	P	P	P ²	P	A ³	A ⁵	Section 19-402 Endnotes 2,3,5
	Cafeteria, Grill Buffet, and Buffet	722212	P	-	-	P	P	-	-	-	A ⁵	Section 19-402 Endnote 5
	Drinking Places	722410	P	C	C	P	P	-	-	A ³	A ⁵	Section 19-402 Endnotes 3,5
	Snack and Beverage Bars	722213	A	A	A	A	A	A	A	A ³	A ⁵	Section 19-402 Endnotes 3,5
	Caterers	722320	P	P	P	P	P	P	P	-	-	
	Special Food Services (Mobile food trucks)	7223	C	C	C	C	C					
	Mobile Food Services	722330	-	-	-	-	P	-	P	-	-	
Automotive Repair and Maintenance	Automotive Mechanical and Electrical Repair and Maintenance	811111 to 811113 811118	-	-	-	SE	C	-	-	-	-	
Automotive Body, Paint, Interior, and Glass Repair	Automotive Body, Paint, and Interior Repair and Maintenance	811121 811198	-	-	-	-	C	-	-	-	-	

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<p>or site. An additional five feet of width for a pedestrian sidewalk shall be provided.</p> <p>h) One eight foot wide entrance doorway providing pedestrian access to the interior of the principal use structure may be permitted per street frontage.</p>	
d. Drinking Places	
1) Conditional Use Standards <i>[CM & CP-1 Districts Only]</i>	
a) No outdoor seating shall be permitted.	
e. Special Food Services (Mobile Food Trucks)	
1) Conditional use Standards <i>[C, CM, CP-1, CP-2, & CP-3 Districts Only]</i>	
<p>a) Shall be allowed from 6am to 3am with specific hours indicated on use permit.</p> <p>b) If located within 400 feet of a residentially zoned parcel, vendor can only operate between 9am and 9pm.</p> <p>c) All sales shall be conducted 10 feet from all public rights-of-way.</p> <p>d) Shall obtain, maintain, and display permit from South Carolina Department of Health and Environmental Control (DHEC)</p> <p>e) All mobile food vehicles shall leave the food vending site every night and be parked so that the vehicle is not visible from public rights-of-way.</p> <p>f) Shall be located 100 feet away from door of an established eating place, unless the owner of the eating place provides letter of consent.</p> <p>g) Shall maintain written permission from the private property owner's written permission authorizing lease of the vending location.</p> <p>h) Shall receive permit to operate a food truck from the City.</p> <p>i) Shall operate no more than 10 consecutive hours within a calendar day and at all other times removed from the parcel all materials associated with the business.</p> <p>j) Trash receptacle must be provided and located no more than 10 feet from mobile food vendor</p> <p>k) Vendor shall be responsible for removing all trash at the end of each business day.</p> <p>l) Shall provide one parking space per 250 square feet of mobile food vending unit.</p> <p>m) Shall not locate in any minimum required parking spaces for other businesses on the site. May be shared with zoning administrator approval. If enough parking cannot be provided it may not be located on the site.</p>	
2. Automotive Repair and Maintenance	
a. Automotive Mechanical and Electrical Repair and Maintenance	
1) Conditional Use Standards <i>[CP-3 District Only]</i>	
a) Service areas, including storage of customer vehicles/equipment left for repair, must be located behind a wall or opaque fence at least six feet high.	

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USE CATEGORY	USE TYPE	NAICS Code	C	CM	CP-1	CP-2	CP-3	OP	RIL	OR	M	C/SE Reference
H. ARTS, ENTERTAINMENT, AND RECREATION												
Performing Arts, Spectator Sports, and Related Industries	Performing Arts	71111 to 71112 711130	P	-	-	P	P	-	-	-	-	
	Motion Picture Theaters (except Drive-ins)	512131	P	P	-	P	P	-	-	-	-	
Amusement and Recreation	Amusement Arcades	713120	P	P	P	P	-	-	-	A ³	-	Section 19-402 Endnote 3
	Fitness and Recreational Sports Centers	713940	-	P	P	P	P	-	-	A ³	-	Section 19-402 Endnote 3
	Golf Courses and Country Clubs	713910	-	-	-	-	P	-	-	P	-	
	Marinas	713930	-	-	-	-	-	-	-	P	-	
	All Other Amusement and Recreation Industries, Riding Stables, and Archery Ranges	713990	-	-	-	-	P	-	-	P	-	
	Mini Golf Course	713990	-	-	SE	SE	SE	-	-	SE	-	
Recreational Vehicle Parks & Campgrounds	Recreational Vehicle Parks & Campgrounds	72121	-	-	-	-	-	-	-	C	-	
I. OTHER USES												
Convention Centers		531120	-	-	-	P	P	-	-	P	-	
Outdoor Event Facilities			-	-	-	-	-	-	-	SE	-	
Sexually Oriented Businesses			-	-	-	C	-	-	-	-	-	
Telecommunication Facilities			SE	SE	SE	SE	SE	SE	SE	SE	SE	
Farmers Market			-	-	-	P	P	-	-	P	-	

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1) Conditional Use Standards [CP-1, CP-2, CP-3, & RIL Districts Only]	
<ul style="list-style-type: none"> a) Service areas, including storage of customer vehicles left for repair, must be located behind a wall or opaque fence at least six feet high. b) The entrance to any service bays shall not be located on the front façade facing the primary street frontage for the parcel. c) No service area shall be located in front of the principal building. d) No junked or salvaged vehicles shall be kept on the premises. e) Canopies over gasoline islands, gasoline pumps, and air outlets shall be located behind the front building line of the principal structure. f) Canopies over gasoline islands shall be architecturally compatible to the principal structure. 	
H. ARTS, ENTERTAINMENT, AND RECREATION	
1. Amusement and Recreation	
a. Mini Golf Courses	
1) Special Exception Standards [CP-1, CP-2, CP-3 & OR Districts Only]	
<ul style="list-style-type: none"> a) Submit site plan to Board of Zoning Appeals, inclusive of any plan/site features. b) Shall not operate after 11:00 p.m. nor before 6:00 a.m. when located adjacent to residentially zoned property. c) All outdoor speakers or paging systems shall not be directed toward property lines and shall not be audible at the property line of adjacent residential properties. All noise shall be contained on the site through the use of architectural and landscape means. d) Shall adhere to the buffer standards for the zoning district, unless the Board of Zoning Appeals require increased buffers from adjacent properties. e) Number of parking spaces will be set by the Board of Zoning Appeals based on size and number of holes, and shall be pervious. f) Lighting shall adhere to the standards set forth in Section 19-1006 of this ordinance. 	See Section 19-1006

ARTICLE VII. SIGN REGULATIONS

1. Maximum number of signs: One sign for main entrance to the establishment;
 2. Maximum sign area: Six square feet;
 3. Maximum height: Seven feet above grade;
 4. Location: Sign shall be mounted securely on a building wall;
 5. Design: Sign shall be completely enclosed and shall not extend more than six inches from the face of the building; and
 6. Illumination: Internally with maximum 40 watt light source; and
- H. Traffic control signs on private property, the face of which meet department of transportation standards.
- I. Signs not exceeding three square feet identifying offices for on site management only, in all R and RM Districts.

Section. 19-704. Temporary Signs Exempt from Permit Requirement

A permit is not required for the following types of temporary signs in any zoning district, except where specifically required in an architectural review district:

- A. Temporary unlighted sign describing construction project, identifying participants, and not exceeding 48 square feet in area, provided, however, such signs are removed within three days following completion of construction;
- B. Temporary unlighted real estate sign on residentially zoned property being sold or leased, not exceeding nine square feet in area;
- C. Temporary unlighted real estate sign on commercially or industrially zoned property being sold or leased, not exceeding 28 square feet in area;
- D. Lighting and banners installed as part of a community decoration program or event approved by the city council;
- E. Sign displaying menu, services, or merchandise items on the premises are permitted in RLC, C, CP-1, CP-2, CP-3, and OC districts if the following conditions are met:
 1. Maximum number of signs permitted shall be one sign for the main entrance to the establishment;
 2. Maximum sign area shall not exceed six square feet per side with a maximum of two sides per sign;



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September 27, 2013

Sharon Richardson
City Of Clemson
Director of Planning and Codes
1250 Tiger Blvd, Suite 4
Clemson, S.C. 29631

Dear Ms. Richardson,

I am writing to you in regard to the new Baptist Collegiate Ministry center and property that has been developed at 183 Old Greenville Highway in Clemson. We are grateful for this new addition to our almost 90-year presence in the Clemson community. It is my understanding that through your communication with Mills Buxton of McAlister Development that you are familiar with the rather unique circumstances through which we have become the recipients of this new building and property. We entered into a property exchange agreement with McAlister Development whereby they would purchase an alternate piece of property and build a new building for us in exchange for our former facility and property at 106 Daniel Drive in Clemson. In essence, we communicated with Mr. Buxton that we wanted the new facility to have functional space just like our former facility, and though it is larger and has modern updates (including a sprinkler system and monitored fire alarm), the functional space in the new building is an almost exact reproduction of what our former facility had. It was our understanding that we would be able to operate and utilize the facility just as we had at our former location.

As I believe you are aware, we discovered otherwise this week following a visit from the fire marshal there in Clemson. In our former facility, we had two members of our ministry/staff that lived in the building on Daniel Drive. Their function was to look after the property, help with the security of the facility and to have a 24/7 presence in the building during the school year (a practice that had been in place since the early 1980s). We did not and do not want to have marketable apartments or general student housing in that facility. We simply desire to have a room with live-in help with the function and security of the building, which is designed to serve Clemson students and our churches. Based on how we had operated at our former location, we moved forward to have students/staff staying in rooms at the new facility as the building opened this fall.

With the fire marshal's visit, we discovered that there were some changes that would need to be made to the facility to comply with people staying in the facility. We are certainly ready to work with McAlister to make those changes as needed to ensure the safety of those involved. But subsequently we have discovered that our current zoning for that facility doesn't allow for overnight occupants. Obviously, this is a terribly concerning situation for us and we would like to request some type of

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variance or change to the zoning so that we can have caretakers for the facility stay on sight during the school year.

I would welcome the opportunity to work with you and others in Clemson to see if we can resolve this matter in an effective and mutually agreeable manner. Please feel free to contact me at 803-227-6156 with questions or potential solutions you may have.

Thank you for your consideration of this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Owens". The signature is fluid and cursive, with a large initial "K" and "O".

Ken Owens, Director
Collegiate Ministry Group
South Carolina Baptist Convention

Cc Mills Buxton, McAlister Development
Doug Hunt, Baptist Collegiate Minister, Clemson University

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USE CATEGORY	USE TYPE	NAICS Code	C	CM	CP-1	CP-2	CP-3	OP	RIL	OR	M	C/SE Reference
	Child Day Care Services	624410	P	C	P	P	P	C	C	-	A	
	Adult Day Care Services	624120	P	P	P	P	P	P	P	-	-	
Educational Services	Kindergarten, Elementary and Secondary Schools	6111	-	-	C	-	-	-	-	-	-	
	Colleges, Universities, other Professional, Technical and Trade Schools, and Educational Support Services	6112 to 6117	C	-	-	P	P	-	P	-	-	
Religious, Civic, and Similar Organizations	Religious Organizations (except student fellowship areas)	8131	P	P	P	P	P	P	P	-	-	
	Student fellowship areas	813110	-	P	-	-	-	-	-	-	-	
	Student fellowship areas (with caretaker apartment)	813110	-	C	-	-	-	-	-	-	-	
	Civic, Business, Professional, Labor, Political, and Similar Organizations	8134 8139	P	P	-	P	-	-	-	-	-	
Public Recreational Facilities	Public Recreational Facilities, Passive	NA	P	P	P	P	P	P	P	P	-	
	Public Recreational Facilities, Active	NA	-	P	P	P	P	-	-	P	-	

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<ul style="list-style-type: none"> a) Compliance with all state licensing requirements for Child Day Care Services. Copies of all state permits shall be filed with the Zoning and Codes Administrator annually prior to renewal of City Business License. b) A fenced play area shall be provided having a minimum height of four feet, subject to the fencing and wall requirements of the district. c) Areas for loading and unloading children shall <u>not</u> be provided within any public right-of-way. d) Fixed play equipment shall be no closer than 20 feet to abutting any residential lot line. 	
5. Educational Services	
a. Kindergarten, Elementary and Secondary Schools	
1) Conditional Use Standards <i>[CP-1 District Only]</i>	
<ul style="list-style-type: none"> a) Areas for loading and unloading children shall <u>not</u> be provided within any public right-of-way. b) Fixed play equipment or athletic fields shall be closer than 20 feet to abutting any residential lot line. c) A minimum of one acre shall be required. 	
b. Colleges, Universities, other Professional, Technical and Trade Schools, and Educational Support Services	
1) Conditional Use Standards <i>[C District Only]</i>	
<ul style="list-style-type: none"> a) Administrative and academic space only. b) No outdoor or industrial trade training or laboratory (not including computer labs) shall be permitted. 	
6. Religious, Civic, and Similar Organizations	
a. Student Fellowship Areas (including caretaker apartment)	
1) Conditional Use Standards <i>[CM District Only]</i>	
<ul style="list-style-type: none"> a) One caretaker dwelling unit may be located within the principal use structure on any grade/floor provided no access to the dwelling unit shall be permitted along the exterior of the building. b) The dwelling unit may not exceed 500 square feet. c) Maximum occupancy of the dwelling unit shall be two. 	
C. MANUFACTURING, WHOLESALE TRADE, WAREHOUSING, AND STORAGE	
1. Manufacturing	
a. Commercial Screen Printing	
1) Conditional Use Standards <i>[C District only]</i>	

ARTICLE IV. NON-RESIDENTIAL DISTRICTS

Section 19-404. Density, Bulk, and Dimensional Requirements for Principal and Accessory Uses and/or Structures in the Non-residential Districts

- A. The minimum standards for density, bulk, and other related dimensional requirements are hereby established in Table 19-404-1 for all non-residential districts. Section endnotes are provided to clarify specific requirements that apply to the uses designated.
- B. In addition to the requirements of Table 19-404-1, the design requirements in Article XI Architectural Review Districts may also apply.

Table 19-404-1. Density, Bulk, and Dimensional Requirements for Principal and Accessory Uses and/or Structures in the Non-residential Districts

USE	DISTRICTS									
	C	CM	CP-1	CP-2	CP-3	OP	RIL	OR	M	Reference
A. MINIMUM DIMENSIONAL AND/OR BULK STANDARDS FOR ALL NON-RESIDENTIAL DISTRICTS										
1. Front setback, max.	3'/15' ¹	8'/15' ¹	8'	35'	35'	25'	35'			See Section 19-404-1. Endnote 1
2. Front setback, min.	0'	0'	8'	8'	15'	8'	35'	25'	50' ²	See Section 19-404-1. Endnote 2
3. Side setback, min.	0'	0'	0'	0'	0'	0'	25'	10'	50' ²	See Section 19-404-1. Endnote 2
4. Rear setback, min.	10'	10' ³	25'	25' ⁴	25'	25'	35'	25'	100' ²	See Section 19-404-1. Endnotes 2,3,4
5. Lot area, min. (acres)							1	2	25 ^{2,5}	See Section 19-404-1. Endnotes 2,5
6. Lot width at front building Line, min.							100' ⁶		500' ³	See Section 19-404-1. Endnotes 3,6
7. Structure height, max.	65/80' ⁷	40'/65' ^{8,9}	40'	40'/65' ¹⁰	40'	35'	50'		65' ³	See Section 19-404-1. Endnotes 3,7,8,9,10
8. Building height, min.	24'	24'								

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USE	DISTRICTS									Reference
	C	CM	CP-1	CP-2	CP-3	OP	RIL	OR	M	
9. Gross floor area for retail establishments per floor ¹¹ , max. (square feet)			3,000			2,500				See Section 19-403-1. Endnote 11
10. Gross floor area for retail establishments for all floors occupied by a single business ¹² , max. (square feet)			12,000							See Section 19-403-1. Endnote 12
11. Drive-in or drive-thru services - Conditional Use Standards [CP-2, CP-3, & OP Districts Only]				C	C	C	C			<p>a. A minimum stacking distance of 120 feet shall be provided to accommodate vehicles queuing in the drive-in/thru lanes.</p> <p>b. Entrances to drive-in/thru lanes shall be a minimum of 25 feet from the parcel entrance onto the public right-of-way.</p> <p>c. Drive-in/thru lanes shall be a minimum of 11 feet in width.</p> <p>d. Operation of drive-in/thru lanes, other than those accessing an ATM, shall be limited to the hours if 7 a.m. to 10 p.m. if the property abuts a residential use or district.</p>
12. Impervious surface ratio, max.							60%		60%	
13. Access requirements, min.										See Section 19-609.
14. Parking/Bike Requirements										See Section 19-642 J.
15. Signage Requirements										See Division 3.
16. Lighting Requirements										See Division 7.
17. Landscape and/or Bufferyard Requirements										See Division 5.
18. Dumpsters and Solid Waste Collection Receptacles										See Section 19-655 J.
19. Utilities										See Article VI 19-608
20. Architectural Design Standards										See Article VII.

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- ¹ The maximum front setback in the C and CM Districts shall be three feet unless an outdoor cafe, courtyard, or similar space is provided in front of the building line. In such cases, the maximum front setback shall be 15 feet, except that a porte cochere or similar covered area serving a hotel's main entrance may have a maximum depth of 20 feet.
- ² Minimum lot size applies to both a standalone industrial facility or a multi-tenant business or development park/campus.
- ³ Parcels in the CM District whose rear property line abuts a public alley or right-of-way shall provide a 10 foot Type "A" Bufferyard directly abutting the alley or right-of-way.
- ⁴ Minimum rear setback for properties abutting US Army Corp of Engineers' land shall be five feet.
- ⁵ 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.
- ⁶ Minimum Lot Width at Front Building Line shall apply to standalone uses on one acre parcels
- ⁷ Hotels may be permitted to have a maximum height of 80 feet in the C District subject to the approval of a special exception in the C District.
- ⁸ Principal use structures in the CM District shall have a maximum 40 foot height unless the buffer is expanded by 10 feet when adjacent to residential parcels. Such parcels may have a maximum height of 50 feet.
- ⁹ Principal use structures in the CM District shall have a maximum 50 foot height except however, for parcels entirely surround by any combination of U.S. Army Corps of Engineers parcels, property of the City of Clemson, or a public right-of-way. Such parcels may have a maximum height of 65 feet;
- ¹⁰ Hotels may be permitted to have a maximum height of 65 feet in the CP-2 District subject to the approval of a special exception in the CP-2 District.
- ¹¹ Maximum gross floor area for retail establishments shall not exceed the permitted square feet on any one floor.
- ¹² Maximum gross floor area of a single business occupying more than one floor of a building.

ARTICLE IV. NON-RESIDENTIAL DISTRICTS

Section 19-405. Standards for Conditional Use and Special Exceptions for Non-residential Districts

The standards for conditional use and special exceptions in the non-residential districts are hereby established in Table 19-405.

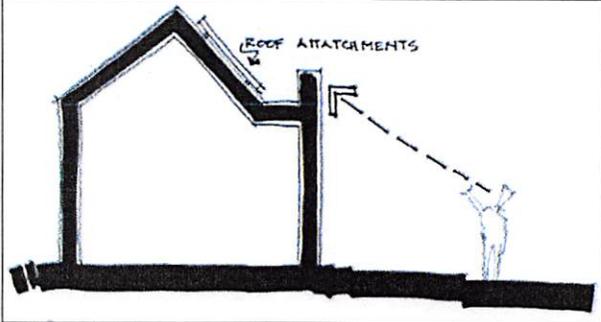
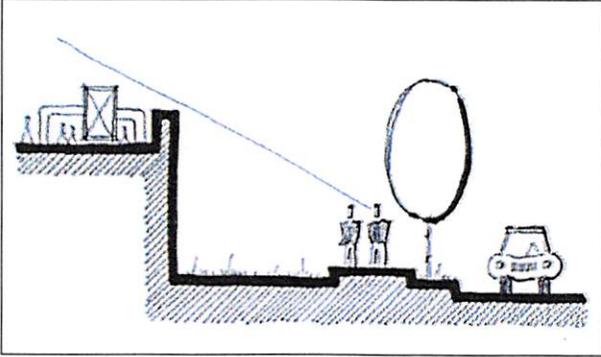
Table 19-405. Table of Standards for Conditional Uses and Special Exceptions in Non-residential Districts

A. RESIDENTIAL USES	
1. Residential Developments, Various	
a. Mixed-use Structures	
1) Conditional Use Standards [C District Only]	
<ul style="list-style-type: none"> a) Principal use structure(s) that front College Avenue shall have service, retail, or office uses along 100 percent of the façade that abuts the street, sidewalk, or grade level. b) Service, retail, or office uses shall occupy a space along the frontage of the principal use structure that has a minimum depth of 25 feet. c) No more than one entrance, not exceeding 25 feet in width per street frontage, may be allowed to provide vehicular access to the interior of the building or site. An additional five feet of width for a pedestrian sidewalk shall be provided. d) One eight foot wide entrance doorway providing pedestrian access to the interior of the principal use structure may be permitted per street frontage. e) Balconies shall comply with the following: <ul style="list-style-type: none"> i. Shall not extend past the property line; ii. Shall not overhang any public or private sidewalks; and iii. Balconies shall be prohibited for portions of buildings abutting residentially zoned R-20 and R-12 properties. f) Dwelling units are permitted subject to the following: <ul style="list-style-type: none"> i. Dwelling units are only allowed on floors above the grade level for any portion of a principal use structure(s) that abuts a public right-of-way or sidewalk or any property owned by the City of Clemson or the US Army Corps of Engineers other than for properties fronting Daniel Drive as noted in subparagraph b.; ii. For portions of a mixed use structure(s) not covered in subparagraph (e) (i), dwelling units may be located within the principal use structure(s) on any grade/floor provided no access to the dwelling units shall be permitted along the exterior of the building other than as provided by subparagraph (d); and iii. Each dwelling unit shall have minimum floor area of 350 square feet. g) On-site management shall be required for short-term rentals of any dwelling unit of 	

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less than 30 days of occupancy.	
2) Conditional Use Standards [CM District Only]	
<ul style="list-style-type: none"> a) Service, retail, or office uses shall occupy a space along the frontage of the principal use structure that has a minimum depth of 25 feet. b) No more than one entrance, not exceeding 25 feet in width per street frontage, may be allowed to provide vehicular access to the interior of the building or site. An additional five feet of width for a pedestrian sidewalk shall be provided. c) One eight foot wide entrance doorway providing pedestrian access to the interior of the principal use structure may be permitted per street frontage. d) Balconies shall comply with the following: <ul style="list-style-type: none"> i. Shall not extend past the property line; ii. Shall not overhang any public or private sidewalks; and iii. Balconies shall be prohibited for portions of buildings abutting residentially zoned R-20 and R-12 properties. e) Dwelling units shall be above the grade level floor(s) and fully contained within a principal use building. f) Each dwelling unit shall have minimum floor area of 350 square feet. g) On-site management shall be required for short-term rentals of any dwelling unit of less than 30 days of occupancy. 	
3) Conditional Use Standards [CP-2 & CP-3 Districts Only]	
<ul style="list-style-type: none"> a) Each dwelling unit shall have minimum floor area of 350 square feet. b) Dwelling units shall be above the grade floor level(s) and fully contained within a principal use building; Principal use structures that face Tiger Blvd (Hwy 123), Old Greenville Hwy (Hwy 93), Anderson Hwy (Hwy 76), or property owned by the U.S. Army Corps of Engineers shall have service, retail, or office uses along 100 percent of that facade at street or sidewalk level. c) When required, service, retail, or office uses shall occupy a space that has a minimum depth of 25 feet. d) No more than one entrance, not exceeding 25 feet in width per street of frontage, may be allowed to provide vehicular access to the interior of the building or site. An additional five feet of width for a pedestrian sidewalk shall be provided. e) Parking may be provided underneath principal use structures located within the interior of the lot provided the exterior façade is designed to hide the parking from the exterior. The architectural treatment shall be compatible with the facades of the other buildings on the site. 	

ARTICLE XI ARCHITECTURAL REVIEW

"✓" = required "-" = not required					
STANDARD	AR DISTRICT				
	#1	#2	#3	#5	#6
e. Exterior Building Design—Fenestration					
1) 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.	✓	✓	-	-	✓
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.	✓	✓	-	-	✓
f. Exterior Building Design—Rooftop Elements					
1) All rooftop amenities shall have a direct relationship to the principal building or complex regarding building materials, barriers, and other amenities.	✓	✓	✓	✓	✓
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.	✓	✓	✓	✓	✓
					
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.	✓	✓	✓	✓	✓
3) Balconies shall be compatible with the scale, location, and use of the structure.	✓	✓	✓	✓	✓
h. Mechanical Equipment And Service					
1) Rooftop mechanical equipment shall be screened from view at street level.	✓	-	-	-	-
					
2) Utility equipment may be located within the area between the right-of-way and	✓	✓	-	-	✓