

2015-R-17 Mixed-Use Structures in the C, CM, CP-2, and CP-3 Districts

AN ORDINANCE TO AMEND SECTION 19-405 STANDARDS FOR CONDITIONAL USE AND SPECIAL EXCEPTIONS FOR NON-RESIDENTIAL DISTRICTS TO REVISE THE STANDARDS FOR MIXED-USE STRUCTURES IN THE C, CM, CP-2, AND CP-3 DISTRICTS AND ADD A DEFINITION OF FLOOR TO SECTION 19-107.

Section 19-107 Definitions is hereby amended to add the following:

Floor shall mean a conditioned space defined by the vertical separation of no less than eight feet between the building slab or the floor of an individual story of the building and the ceiling enclosing the story.

Section 19-405. Standards for Conditional Use and Special Exceptions for Non-residential Districts, Table 19-405. Table of Standards for Conditional Uses and Special Exceptions in Non-residential Districts, 1. a. 1, 1. a. 2, and 1. a. 3 are hereby amended as follows:

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) <i>Principal use structure(s) that:</i> <ul style="list-style-type: none"> i. <i>Front a public right-of-way shall have service, retail, or office uses along 100 percent of the façade that abuts the street, sidewalk, or grade level with the exception of Addison Lane and Daniel Drive.</i> ii. <i>Principal use structure(s) that otherwise abut a public sidewalk, City of Clemson property or property owned by the US Army Corps of Engineers shall have service, retail, or office uses along a minimum of 50% of the façade. On-site amenities may utilize the remaining frontage; and</i> iii. <i>Onsite leasing and/or management offices, as well as, onsite amenity facilities shall not occupy any of the frontage of College Avenue and shall comprise no more than 25% of the total frontage of any other public right-of-way.</i> b) <i>Service, retail, or office uses shall occupy a space along the frontage of the principal use structure at ground level that has a minimum depth of 25 50 feet.</i> c) <i>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.</i> 	

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<ul style="list-style-type: none"> d) All parking provided within or under a mixed-use building must be designed to allow for maneuvering space sufficient to allow each vehicle to individually enter and exit the structure, as well as, all other design requirements of Article VIII. e) Surface parking shall not be allowed abutting a public right-of-way, sidewalk, City of Clemson property or property owned by the US Army Corps of Engineers. f) One eight foot wide entrance doorway providing pedestrian access to the interior of the principal use structure may be permitted per street frontage. g) 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. h) 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 a) i.; ii. For portions of a mixed use structure(s) not covered in subparagraph (h) (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 (f). All structures must be mixed-use; and iii. Each dwelling unit shall have minimum floor area of 350 square feet. i) On-site management shall be required for short-term rentals of any dwelling unit of less than 30 days of occupancy. 	
<p>2) Conditional Use Standards <i>[CM District Only]</i></p>	
<ul style="list-style-type: none"> a) Principal use structure(s) that: <ul style="list-style-type: none"> i. Front a public right-of-way shall have service, retail, or office uses along 100 percent of the façade that abuts the street, sidewalk, or grade level with the exception of frontages along Addison Lane, Knox Lane and Hillcrest Drive; ii. Principal use structure(s) that otherwise abut a public sidewalk, City of Clemson property or property owned by the US Army Corps of Engineers shall have service, retail, or office uses along a minimum of 50% of the façade. On-site amenities may utilize the remaining frontage; and 	

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<p>iii. Onsite leasing and/or management offices, as well as, onsite amenity facilities shall not occupy any of the frontage of College Avenue and shall comprise no more than 25% of the total frontage of any other public right-of-way.</p> <p>b) Required service, retail, or office uses shall occupy a space along the frontage along a public right-of-way of the principal use structure that has a minimum depth of 25 50 feet, unless completely surrounding a public plaza as described in Section 19-404 Table 19-404-1 endnote 2.e.</p> <p>c) All parking provided within or under a mixed-use building must be designed to allow for maneuvering space sufficient to allow each vehicle to individually enter and exit the structure, as well as, all other design requirements of Article VIII.</p> <p>d) Surface parking shall not be allowed abutting a public right-of-way, sidewalk, City of Clemson property or property owned by the US Army Corps of Engineers.</p> <p>e) 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.</p> <p>f) One eight foot wide entrance doorway providing pedestrian access to the interior of the principal use structure may be permitted per street frontage.</p> <p>g) Balconies shall comply with the following:</p> <ul style="list-style-type: none">i. Shall not extend past the property line;ii. Shall not overhang any public or private sidewalks; andiii. Balconies shall be prohibited for portions of buildings abutting residentially zoned R-20 and R-12 properties. <p>h) Dwelling units shall be above the grade level floor(s) and fully contained within a principal use building.</p> <p style="padding-left: 40px;">Dwelling units are permitted subject to the following:</p> <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 (except Addison Lane or Knox Lane) or sidewalk or any property owned by the City of Clemson or the US Army Corps of Engineers;ii. For portions of a mixed use structure(s) not covered in subparagraph (h) i., dwelling units may be located within the principal use structure(s) on any grade/floor provided no access to the individual dwelling units shall be permitted along the exterior of the building other than as provided by subparagraph (f). All structures must be mixed-use; andiii. Each dwelling unit shall have minimum floor area of 350 square feet.	
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<ul style="list-style-type: none"> i) Each dwelling unit shall have minimum floor area of 350 square feet. j) On-site management shall be required for short-term rentals of any dwelling unit of less than 30 days of occupancy. 	
<p>3) Conditional Use Standards [CP-2 & CP-3 Districts Only]</p>	
<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. a) 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; ii. For portions of a mixed use structure(s) not covered in subparagraph (a) (i), dwelling units may be located within the principal use structure(s) on any grade/floor provided no access to the individual dwelling units shall be permitted along the exterior of the building other than a common entrance serving the interior of the structure(s). All structures must be mixed-use; and iii. Each dwelling unit shall have minimum floor area of 350 square feet. b) Frontage occupancy requirements for nonresidential uses in principal mixed-use structures that face Tiger Blvd (Hwy 123), Old Greenville Hwy (Hwy 93), Anderson Hwy (Hwy 76), Keowee Trail, Wall Street, or property owned by the U.S. Army Corps of Engineers shall meet the following requirements: <ul style="list-style-type: none"> i. Shall have service, retail, or office uses along 100 percent of that facade at street or sidewalk level ii. Spaces provided for these uses shall occupy a space with a minimum depth of 50 feet. iii. Site leasing and/or management offices shall occupy no more than 25% of the frontage occupancy for the combined frontage of the site; and iv. Site amenity facilities may be located along frontages of US Army Corps of Engineers lands but may not comprise more than 25% of said frontage. 	

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<p>c) 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.</p> <p>d) 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.</p>	
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