HIGHWAY 76 SOUTH PLANNED DEVELOPMENT CODE

PACOLET MILLIKEN ENTERPRISES, INC.
DATE: 09.22.15

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

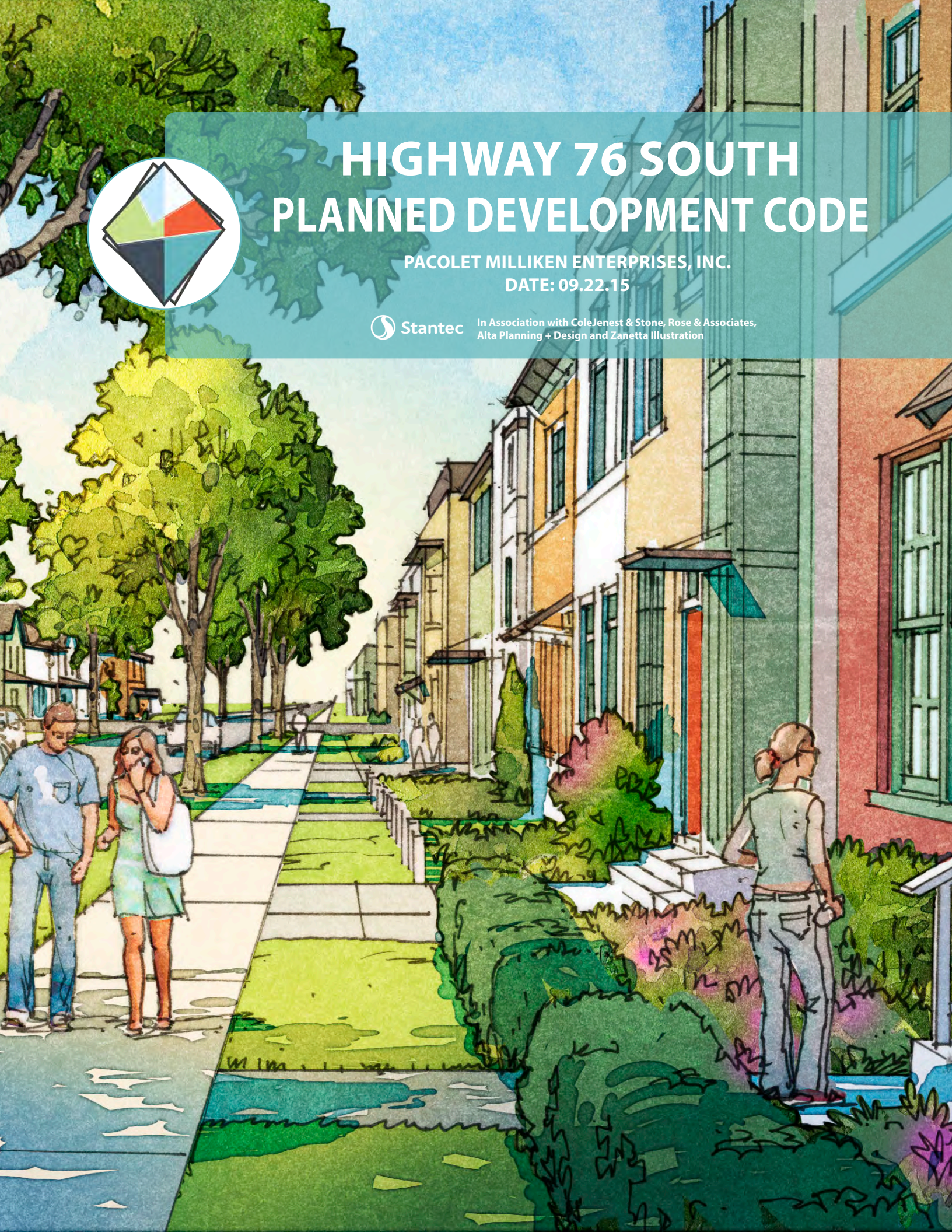

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TABLE OF CONTENTS

1: ADMINISTRATION 1

1.1 JURISDICTION 1
1.2 AUTHORITY 1
1.3 ADJUSTMENTS 2
1.4 DEVELOPMENT AGREEMENT - PHASING AND DEDICATION 3

2: DISTRICT STANDARDS.....5

2.1 REGULATING DISTRICTS 5
2.2 REGULATING PLAN 6
2.3 TABLE OF PERMITTED AND PROHIBITED USES 7
2.4 DISTRICTS & DIMENSIONAL STANDARDS 8

3: SITE STANDARDS 17

3.1 ENVIRONMENTAL PROTECTION 17
3.2 PARKING 17
3.3 DRIVEWAYS 19
3.4 LANDSCAPING 20
3.4 FENCING 20
3.5 LIGHTING 21
3.6 SIGNAGE 21

4: BUILDING DESIGN STANDARDS .23

4.1 HEIGHT 24
4.2 FRONTAGE TYPES 25
4.3 RESIDENTIAL BUILDING DESIGN STANDARDS 26
4.4 MIXED-USE & COMMERCIAL BUILDING DESIGN STANDARDS 28

5: STREETS AND TRAILS 31

5.1 STREET REGULATING PLAN 32
5.2 STREET NETWORK 33
5.3 STREET SECTIONS 34

6: DEFINITIONS.....39

6.1 DEFINITIONS OF TERMS & USES 39
6.2 DEFINITIONS OF LAND USES 40

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, State of South Carolina, and described and shown in the legal description attached hereto as Exhibit A. The parcel is located in the County of Pickens and the County of Anderson, South Carolina. 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 September 22, 2015
4. Exhibit D Conceptual Grading Plan, Prepared by ColeJenest & Stone, Dated September 22, 2015
5. Exhibit E Conceptual Water & Sewer Plan, Prepared by ColeJenest & Stone, Dated September 22, 2015
6. Exhibit F Conceptual Drainage Plan, Prepared by ColeJenest & Stone, Dated September 22, 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 following criteria area established to manage changes:

A. **Zoning Administator Authority:** Changes permitted subject to Zoning Administrator review:

1. All dimensional standards and measurements on a lot by lot basis up to 20% of the original requirement subject to a determination of unique conditions.
2. The arrangement of streets and blocks subject to the provisions of the Section 5.2
3. The allocation of housing units and density in accordance with the table in Section 3.2 of the Master Plan, however the total amount of permitted housing units and non-residential development may not be increased
4. The adjustment of the NG, NC, and VC district boundaries as a result of street and block refinements with more detailed engineering phases
5. The contiguous expansion of the VC district up to 20% in area
6. The re-distribution of the open space depicted in the Conceptual Master Plan
7. Locations of planned trails and trail connections
8. Locations for planned utilities and drainage infrastructure including the use of off-site areas
9. The modification of any site design, building design, or street standard subject to the use of a comparable material, technique, or configuration.

B. **Planning Commission Authority:** Changes permitted subject to Planning Commission review:

1. The allocation of housing units and density that exceed any value in the table in Section 3.2 of the Master Plan, however the total amount of permitted housing units and non-residential development may not be increased
2. The required buffer and setback in the NE district subject to specific lot conditions
3. The reduction of the total amount of open space depicted in the Conceptual Master Plan by no more than 20%

4. The reduction of any required stream or wetland buffer
5. The enlargement of the NC and VC district areas
6. The significant alteration or elimination of any "Major Concept" identified in Section 3.1of the Master Plan

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 REGULATING DISTRICTS

A. **Districts Established:** This Planned Development Code creates districts that serve to further detail and manage the planned opportunities and expectations identified in the Master Plan. In general the districts operate as follows:

Neighborhood Edge (NE)
Detached Homes
Preserved backyard vegetation (50 ft tree save area)
Maximum Height: 2 ½ Stories

Neighborhood General (NG)
Detached Homes (alley & driveway), Townhomes, Mansion Apartments (up to 4 units)
Maximum Height: 3 Stories

Neighborhood Core (NC)
Full housing diversity, mixed-use up to 15,000 sf per tenant
Maximum Height: 4 Stories

Village Center (NC)
Multi-story, mixed-use buildings
Housing and non-residential uses
Minimum Height: 2 stories
Maximum Height: 6 stories

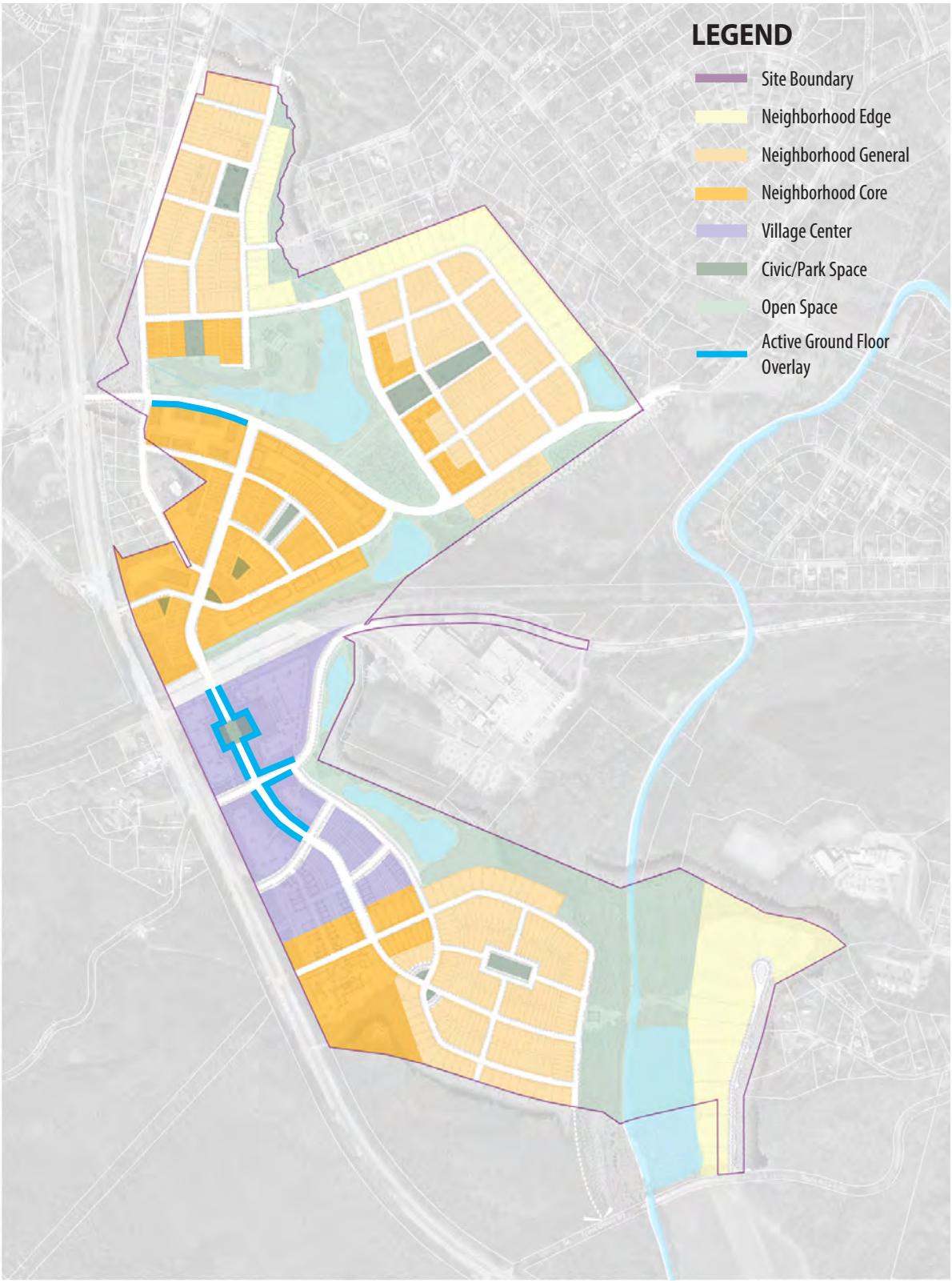
Civic/Park Space (CS)
Usuable parks should be within a 5 minute walk of every home

Open Space (OS)
Stream Buffers: 100 ft
Eighteen Mile Creek Buffer: 150 ft

B. **Civic/Park Space (CS) and Open Space (OS):** 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 more of a natural state are intended to serve as a guide for the preservation and construction of these spaces. The 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 do accommodate low impact human use. By contrast, Civic/Park Spaces are more active gathering spaces that are designed for frequent human use.

C. **Active Ground Floor Overlay:** Where designated on the Regulating Map, Frontages shall be shopfront & awning, gallery, or arcade only. Around the village center plaza, the ground floor tenants facing the fronting street shall be active uses (retail, restaurants, or entertainment) only.

2.2 REGULATING PLAN



2.3 TABLE OF PERMITTED AND PROHIBITED USES

Uses shall be designated 'Permitted' or 'Prohibited' according to the table below.

USE TYPE	VC	NC	NG	NE
A. Residential				
Single-Family Dwelling	—	■	■	■
Two-Family Dwelling	■	■	■	—
Four-Family Dwelling	■	■	■	—
Multiple-family Dwelling (> 4 units)	■	■	■	—
Accessory Dwelling Unit	—	■	■	■
Live-Work Unit	■	■	■	—
Group Home	■	■	■	—
B. Lodging				
Inn (≤ 19 rooms)	■	■	—	—
Hotel (≥ 20 rooms)	■	—	—	—
C. Office/Retail				
Adult Uses	—	—	—	—
Office	■	■	—	—
General Retail (up to 15,000 sf)	■ [2]	■	—	—
General Retail (> 15,000 sf)	■ [2]	—	—	—
Restaurant	■ [2]	■	—	—
Package Liquor Store	■	—	—	—
D. Civic				
Cemetery	—	■	■	■
Community Garden	■	■	■	■
Cultural or Community Facility	■	■	■	■
Day Care Center/Pre-School	■	■	■	■
Entertainment Use	■ [2]	—	—	—
College/University	■	■	—	—
School	■	■	■	—
Religious Institution	■	■	■	■

■ *Permitted* — *Prohibited*

[1] *Permitted Use in rear yard only*

[2] *Required uses in the Active Ground Floor Overlay around the Village Center Plaza*

USE TYPE	VC	NC	NG	NE
E. INDUSTRIAL				
Artist Studio/Light Manufacturing Workshop	■	■	—	—
Electric Substation	■	■	—	—
Heavy Industry/Manufacturing	—	—	—	—
Sewer and Waste Facility	—	—	—	—
Warehouse	—	—	—	—
Wireless Transmission Tower	—	—	—	—
F. VEHICLE-RELATED USES				
Automobile Service	■	—	—	—
Drive -Through Facility	—	—	—	—
Gas Station	■	—	—	—
Parking Structure	■ [1]	■	—	—
Public Surface Parking Lot	■	■	■	—

■ *Permitted* — *Prohibited*

[1] *Permitted Use in rear yard only*

[2] *Required uses in the Active Ground Floor Overlay around the Village Center Plaza*

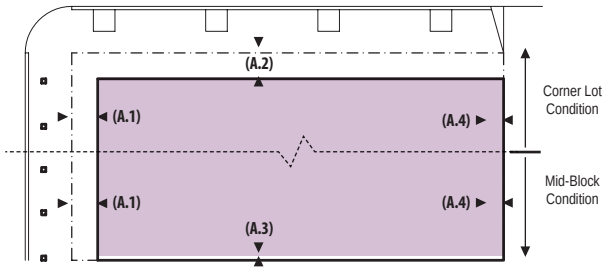
2.4 DISTRICTS & DIMENSIONAL STANDARDS

A. VILLAGE CENTER (VC)

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

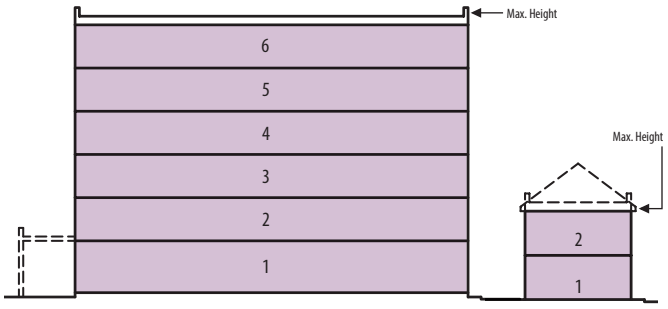
1. Building Placement	Minimum	Maximum
a. Front Setback from right-of-way	0 ft	6 ft
b. Side Setback from right-of-way	0 ft	10 ft
c. Side Setback from adjacent lot	0 ft	5 ft or 0 ft if attached
d. Rear Setback	5 ft or 0 ft from alley	n/a
e. Accessory Structure Side Setback (corner)	3 ft	
f. Accessory Structure 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



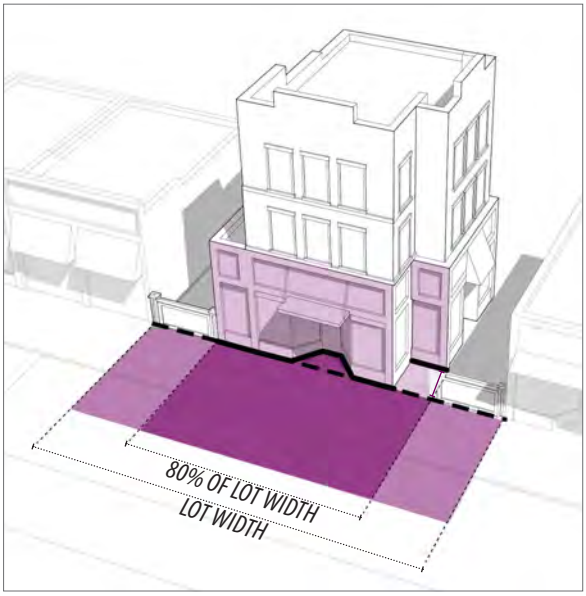
2. Building Height	Minimum	Maximum
a. Building Height	2 1/2 stories	6 stories
b. Accessory Building Height	n/a	2 stories

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

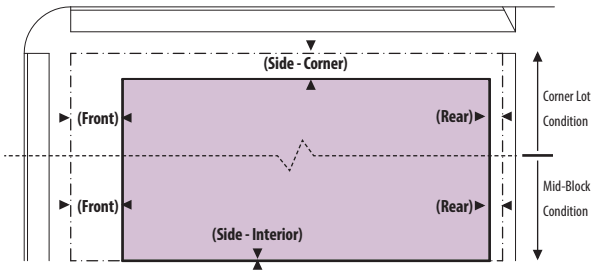
The Village Center district is the mixed-use heart of the area, comprised of higher density (up to 6 stories) residential homes and various types of commercial properties. Residential offerings include live-work units, townhomes and apartments homes, at times with ground floor commercial below. Commercial 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.

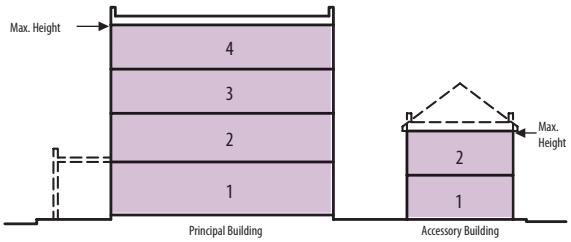
1. Building Placement	Minimum	Maximum
a. Principal Structure Front Setback	0 ft	12 ft
b. Principal Structure Side Setback (corner)	0 ft	n/a
c. Principal Structure Side Setback (interior)	0 ft	n/a
d. Principal Structure Rear Setback	5 ft min (0 ft with alley)	
e. Accessory Structure Side Setback (corner)	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



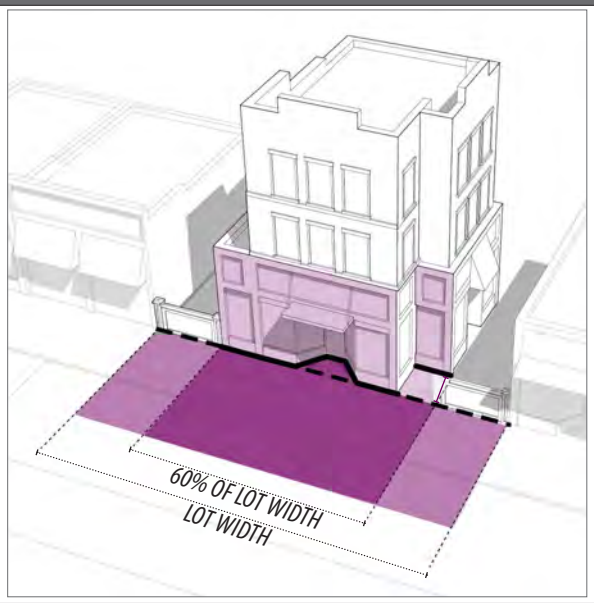
2. Building Height	Minimum	Maximum
a. Principal Structure Building Height	n/a	4 stories
b. Accessory Structure Building Height	n/a	2 stories

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

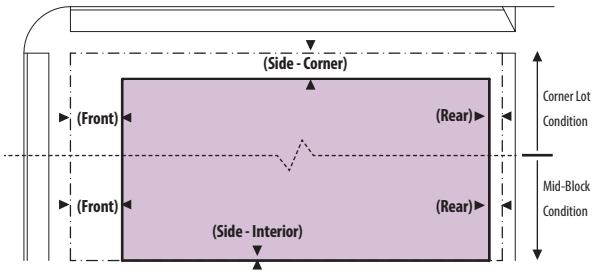
The Neighborhood Core (NC) districts are comprised of higher density (up to 4 stories) predominantly residential development, office and small scale retail shops. As such, they are primarily located adjacent to the Village Center. This district has a mix of residential offerings including townhomes, 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.

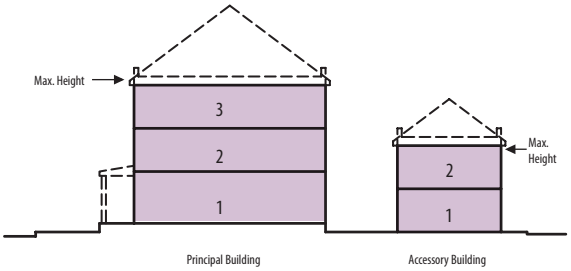
1. Building Placement	Minimum	Maximum
a. Principal Structure Front Setback	0 ft	20 ft
b. Principal Structure Side Setback	0 ft	n/a
c. Principal Structure Corner Side Setback	0 ft	n/a
d. Principal Structure Rear Setback	20 ft (15 ft from Alley Centerline)	
e. Accessory Structure Side Setback (corner)	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

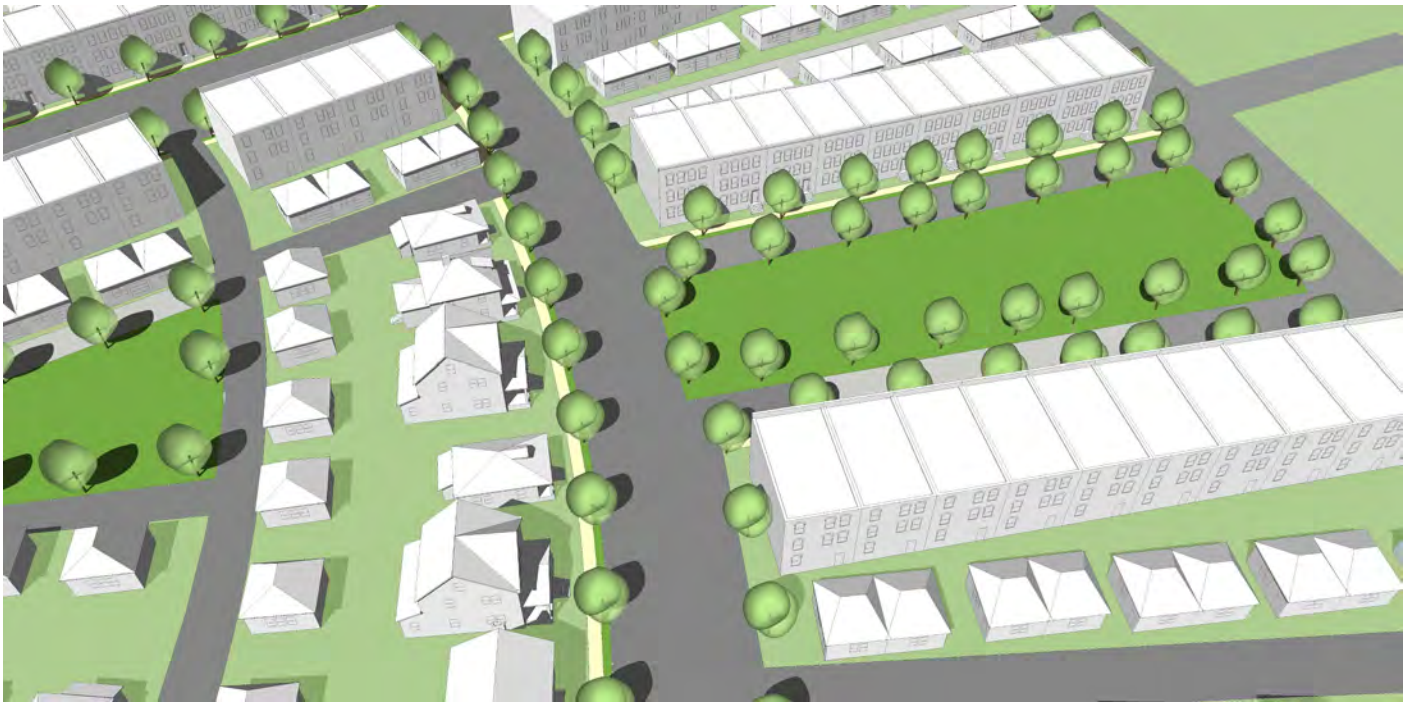


2. Building Height	Minimum	Maximum
a. Principal Structure Building Height	n/a	3 stories
b. Accessory Structure Building Height	n/a	2 stories

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

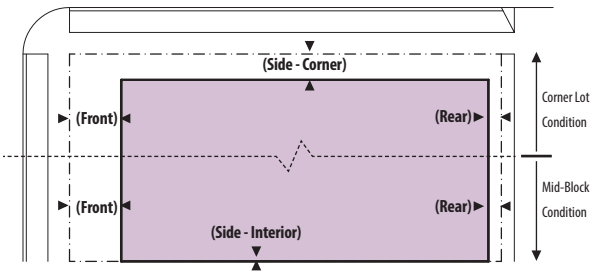
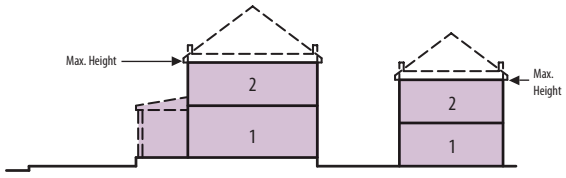


▲ **NEIGHBORHOOD GENERAL (NG) DISTRICT**

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.

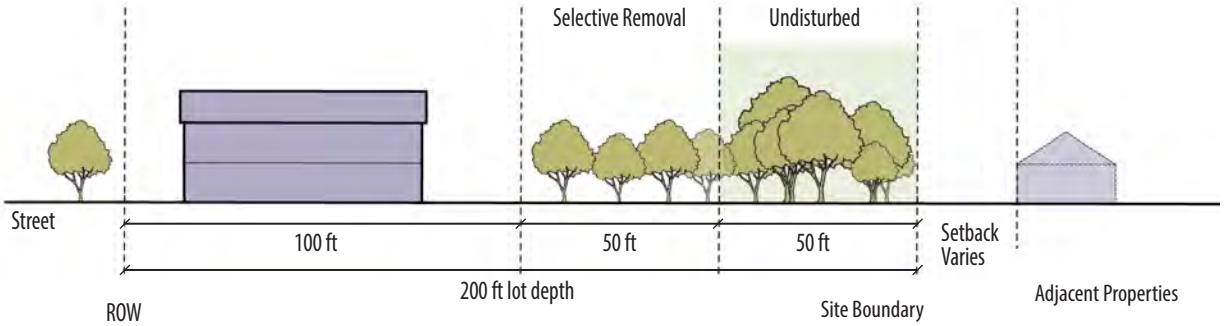
D. NEIGHBORHOOD EDGE (NE)

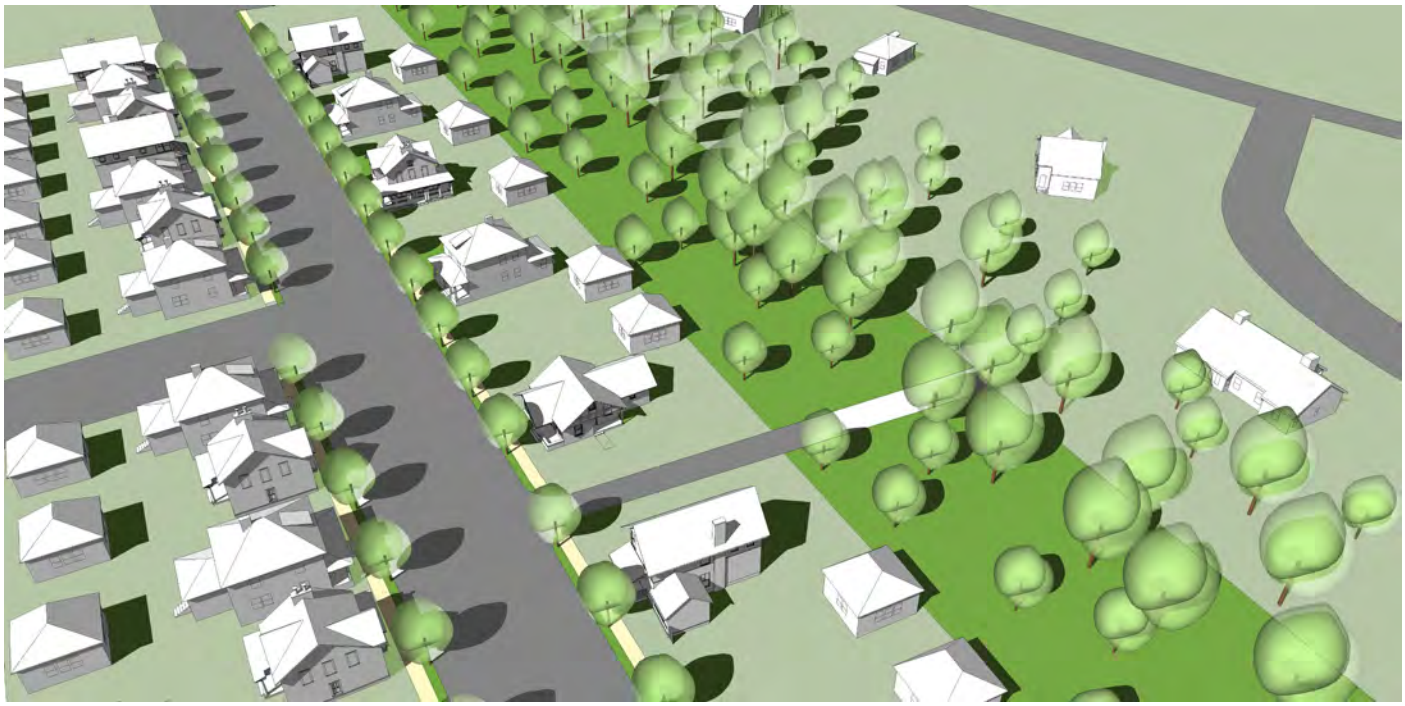
All properties within the NE District shall be subject to the following standards.

1. Lot Standards	Minimum	Maximum	
a. Lot Depth	200 ft	n/a	
2. Building Placement	**Minimum**	**Maximum**	**Setback Measurements**
a. Principal Structure Front Setback	20 ft	n/a	
b. Principal Structure Side Setback	10 ft	n/a	
c. Principal Structure Corner Side Setback	15 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	
3. Building Height	**Minimum**	**Maximum**	**Building Height Measurements (see 4.1)**
a. Principal Structure Building Height	n/a	2 stories	
b. Accessory Structure Building Height	n/a	2 stories	
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 adjacent existing property)
b. Selective Tree Removal Zone: 50 feet - Vegetation in the Selective Tree Removal Zone may be disturbed selectively to clear out underbrush 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

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

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

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

3.2 PARKING

A. Vehicle Parking Requirements: The table below shows the number of parking spaces required for each use type as established in Section 2.3 (Table of Permitted and Prohibited Uses.)

REQUIRED NUMBER OF VEHICLE PARKING SPACES		
	Minimum	**Maximum**
Residential	None	1.5 / dwelling
Lodging	None	1.0 / bedroom
Office	2.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.
Retail	2.0 / 1000 sq. ft.	4.0 / 1000 sq. ft.
Civic	None	3.0 / 1000 sq. ft.
Industrial	None	3.0 / 1000 sq. ft.
Vehicle-Related	None	3.0 / 1000 sq. ft.

1. **On-Street Parking:** On-street parking available along the Frontage Lines that correspond to each lot shall be counted toward the parking requirement of the building on the lot.
2. **Public Parking:** The required parking for non-residential uses may be provided by publicly available parking within 1000 feet of the site that it serves, subject to approval by the Zoning Administrator.

B. Parking Configuration:

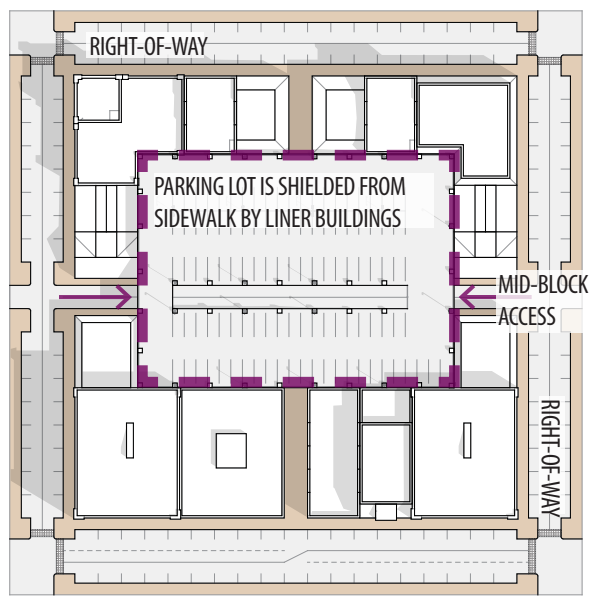
1. **Location:** Off-Street parking shall be located according to the standards

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 inthe 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 Planning Commission approval	Not Permitted	Permitted	Permitted
NC	Required	Subject to Planning Commission approval	Not Permitted	Permitted	Permitted
VC	Required	Not Permitted	Not Permitted	Subject to Planning Commission 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.



Parking Location

C. **Bicycle Parking:** Bicycle parking is required for all non-residential uses and for residential uses with more than 4 units per building.

1. **Minimum Number of Spaces:** A minimum of one bicycle parking space for every 4 vehicle parking spaces shall be provided. Per this calculation, no more than 20 bicycle parking spaces shall be required, but more than 20 spaces are permitted at the discretion of the applicant.

2. **Required Racks:** "Inverted U" type racks or other racks that support the bicycle at two points on the bicycle frame are required. A single inverted U rack shall count as 2 bicycle spaces.

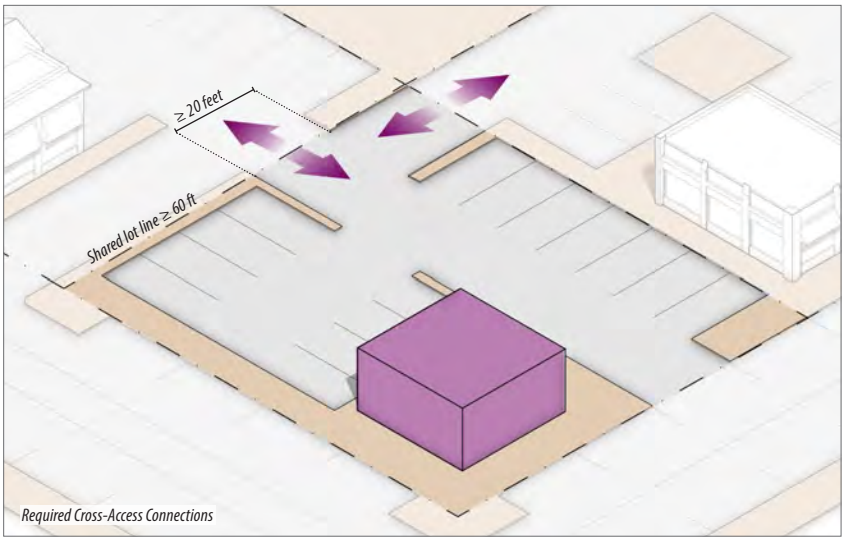
D. **Parking Structure**

1. **Pedestrian Entrances:** A pedestrian entrance to all parking structures shall be provided directly from a Frontage Line. For underground 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, 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.



Required Cross-Access Connections

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.

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. If applicable, the connection aligns 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 LANDSCAPING

A. **General Planting Standards:** Trees and shrubs shall be either indigenous to the area or have a proven performance value in the area over time, be tolerant of urban environments, and be shall be in accordance with the following:

1. **Canopy Trees:** Canopy Trees shall be an expected mature height of 35 feet or greater and an expected mature crown spread of 30 feet or greater. When planted, canopy trees must be a minimum of 8 feet high, and have a minimum caliper of 2 inches as measured at breast height (or approximately 4.5 feet above grade – DBH). Multi-stemmed trees shall have at least 3 stalks (minimum 1-inch DBH) and be at least 8 feet in height when planted.

2. **Understory:** Understory Trees shall be a minimum of 6 feet high and 1-inch DBH when planted. When mature, understory trees shall be between 15 and 30 feet in height.

3. **Evergreen:** Evergreen Trees shall have green foliage that lasts through all seasons and an expected mature height of 20 feet or greater. Evergreen trees shall be a minimum of 8 feet in height and have a 2-inch DBH when planted.

B. **Parking Lot Landscaping:** The following provisions for parking lot landscaping shall apply to all parking lots containing more than 12 spaces.

1. **Parking Lot Islands / Planting Areas**

   a. A minimum of 1 canopy tree or 2 understory trees per 12 parking spaces is required.

   b. All trees and plantings shall be in planting areas or landscape islands, protected by curbs or wheel stops, with a minimum area of 180 square feet and a minimum width of 10 feet.

   c. Parking lot islands or planting areas with a minimum of 1 canopy tree or 2 understory trees shall be placed at the end of every row of parking.

   d. No parking space shall be more than 50 feet from the base of a tree.

2. **Pedestrian Access:** Sidewalks or paths shall be provided within required landscaped areas as necessary to connect to access ways.

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

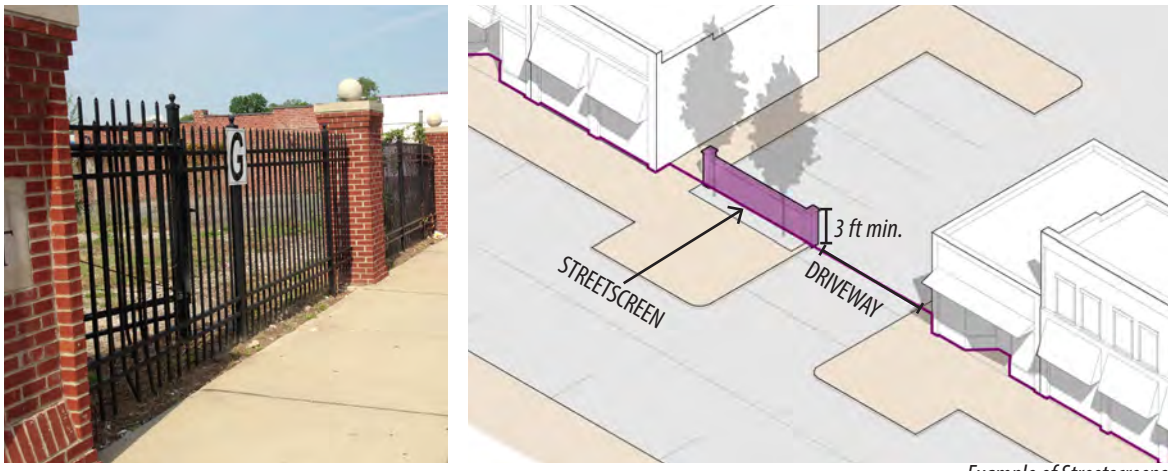
1. **Minimum Height:** 3 feet above sidewalk level.

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.

3.4 FENCING

A. **Encroachment and Height:** Fences and garden/yard walls may encroach into required yards but, if higher than 3.5 feet, may not be placed within the site visibility triangle of a public street, private street or driveway contained either on the property or on an adjoining property or in any front yard.



Example of Streetscreens

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.

3.5 LIGHTING

A. **Street Lighting:** Street lighting shall be placed on all streets (except alleys and rear lanes) to allow for the safe use of streets by both pedestrians and vehicles. All street lighting shall be placed in accordance with the following minimum design standards:

1. **Location:**

   a. **Streetscape:** Street lighting shall be installed along all sidewalks as a streetscape element as required in Article 5.

   b. **Intersections:** Lighting shall be placed at all street intersections and is preferred at street curves.

2. **Scale and Type:** Pedestrian-scaled street lighting (no taller than 20 feet) using decorative acorn, globe, or pendant style fixtures shall be required. Such lighting shall be prioritized over automobile lighting in all districts. Lighting shall be placed in a manner to limit the casting of shadows on sidewalks.

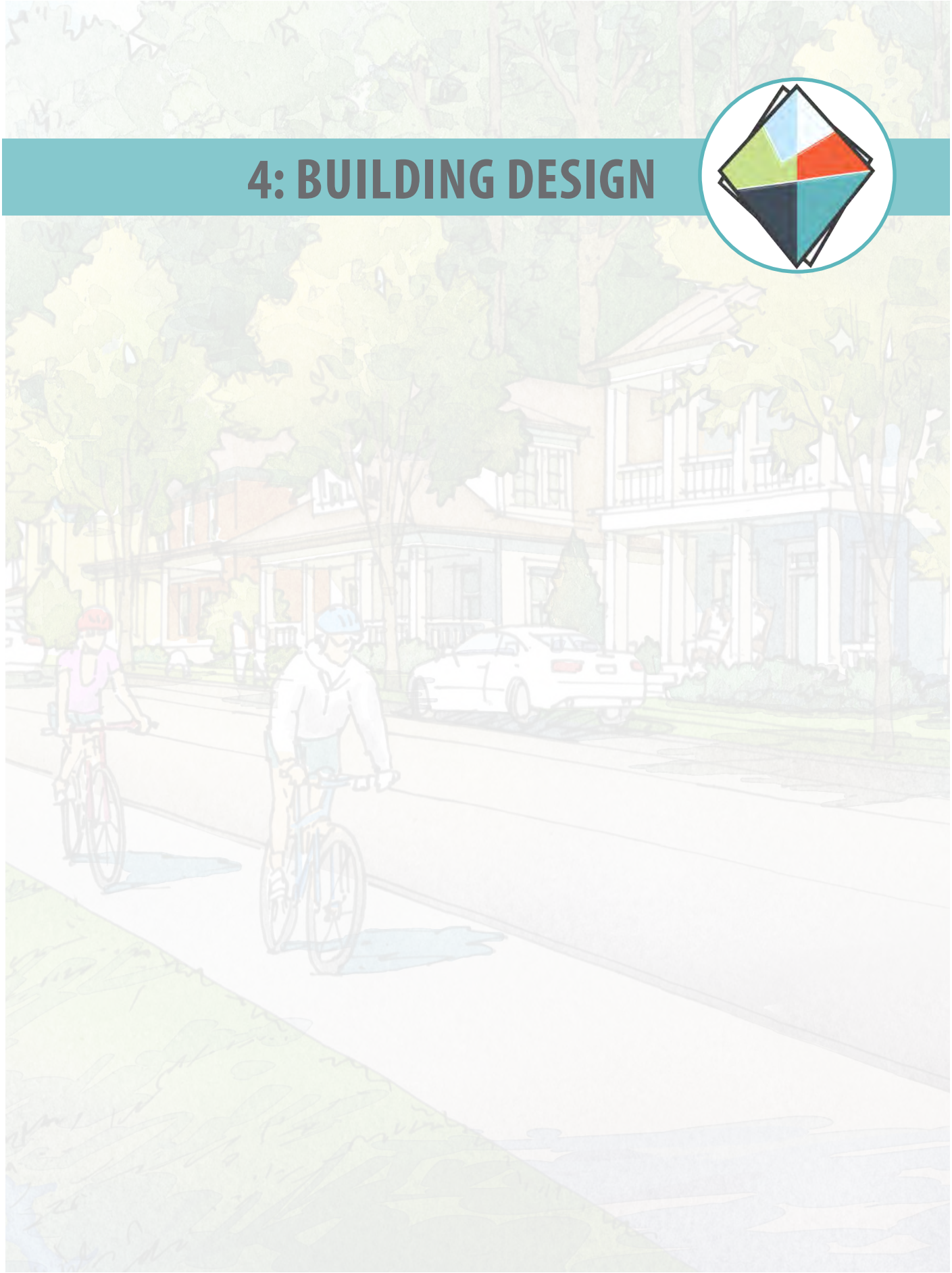
3. **Cutoff Fixture Required:** All street lights shall utilize a cutoff fixture. Where buildings are close to the street (less than 15 feet from the right-of-way), full cutoff fixtures are required to limit glare and light spillage on upper levels.

B. **Building and Landscaping Lighting:** Lighting shall be located, aimed, and shielded so that direct illumination is focused exclusively on the building façade, plantings, or other site features and does not glare into adjoining properties or the street right-of-way.

3.6 SIGNAGE

The Standards of the City of Clemson, SC Zoning Ordinance Section 19-706 are hereby incorporated by reference.

4: BUILDING DESIGN

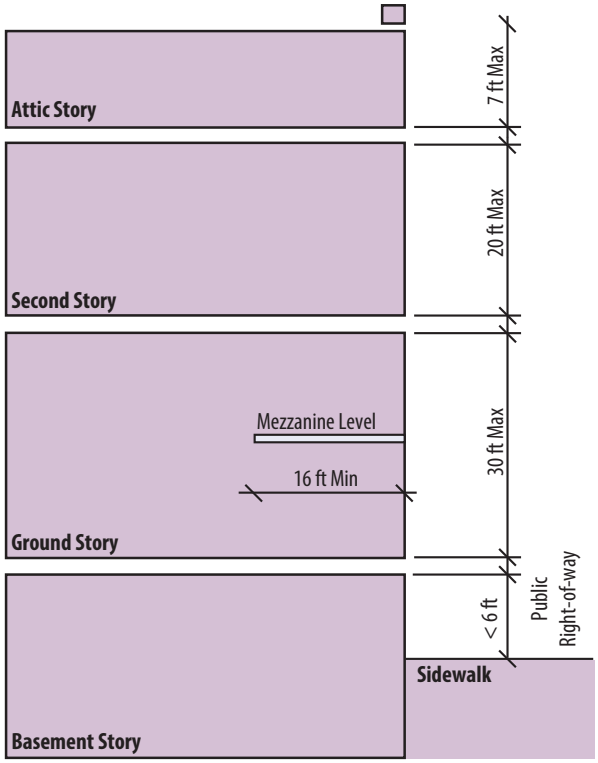


4.1 HEIGHT

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 20 feet in height from finished floor to finished floor except that a ground floor may be 30 feet from finished floor to finished floor.

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.



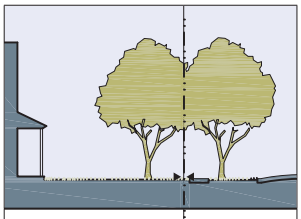
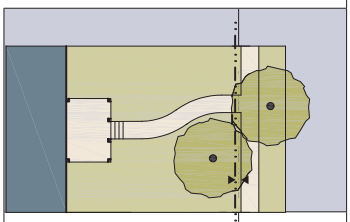
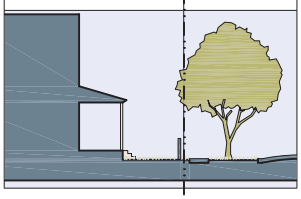
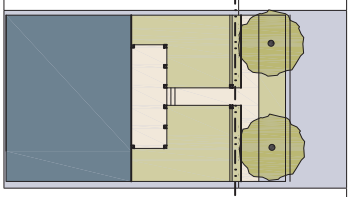
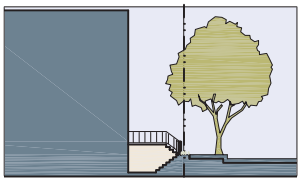
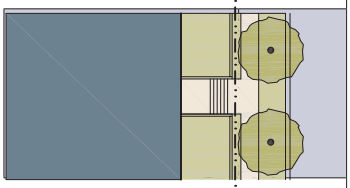
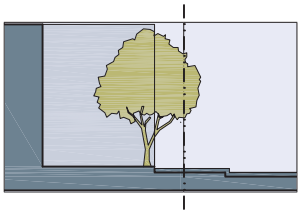
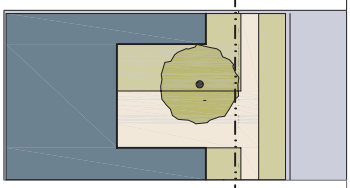
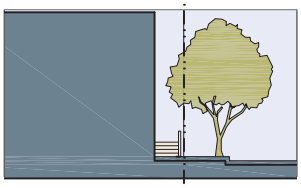
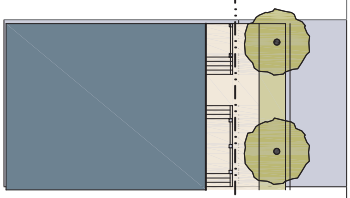
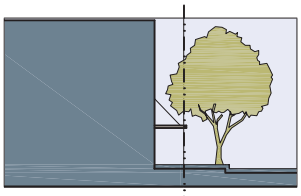
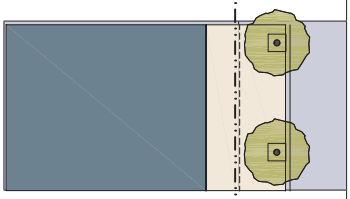
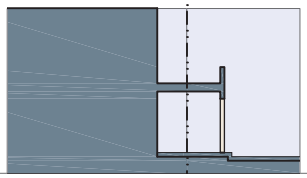
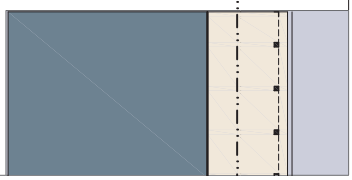
B. **Dimensional Height Standards:** Where a specific dimension is used in the calculation of height it shall be measured from the highest ground level at the structure foundation to the highest point of the structure excluding chimneys and antennas.

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		
	▪ 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.		
	▪ 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.		
	▪ 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.		
	▪ 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.		
	▪ 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 may 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.
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 below the lighter. The exterior finish material on all Façades shall be limited to brick, stone, wood siding, cementitious (fiber cement) siding, and/or hard coat stucco.

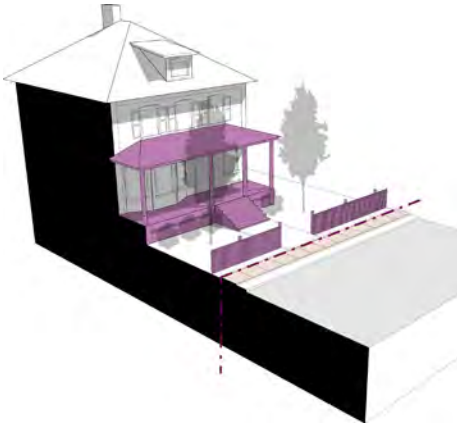
4. **Chimney:** Chimneys shall extend to the ground.

5. **Crawlspace:** The crawlspace of buildings, if provided, must be enclosed.

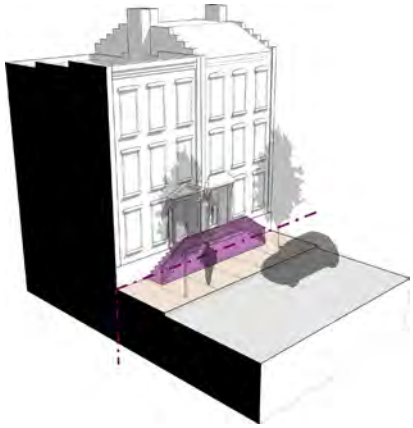
E. Windows and Doors

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 and windows 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).

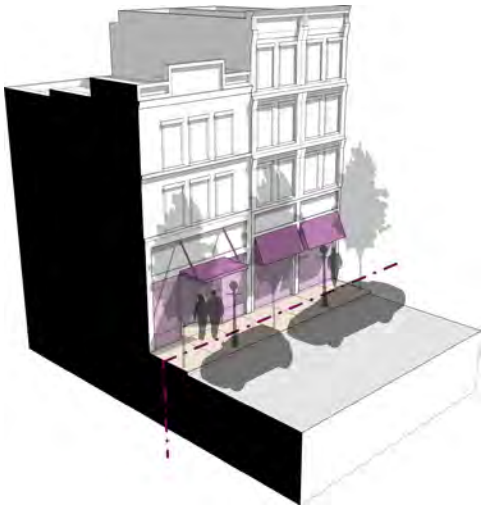
B. **Roof and Eaves**

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 may 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 8 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.

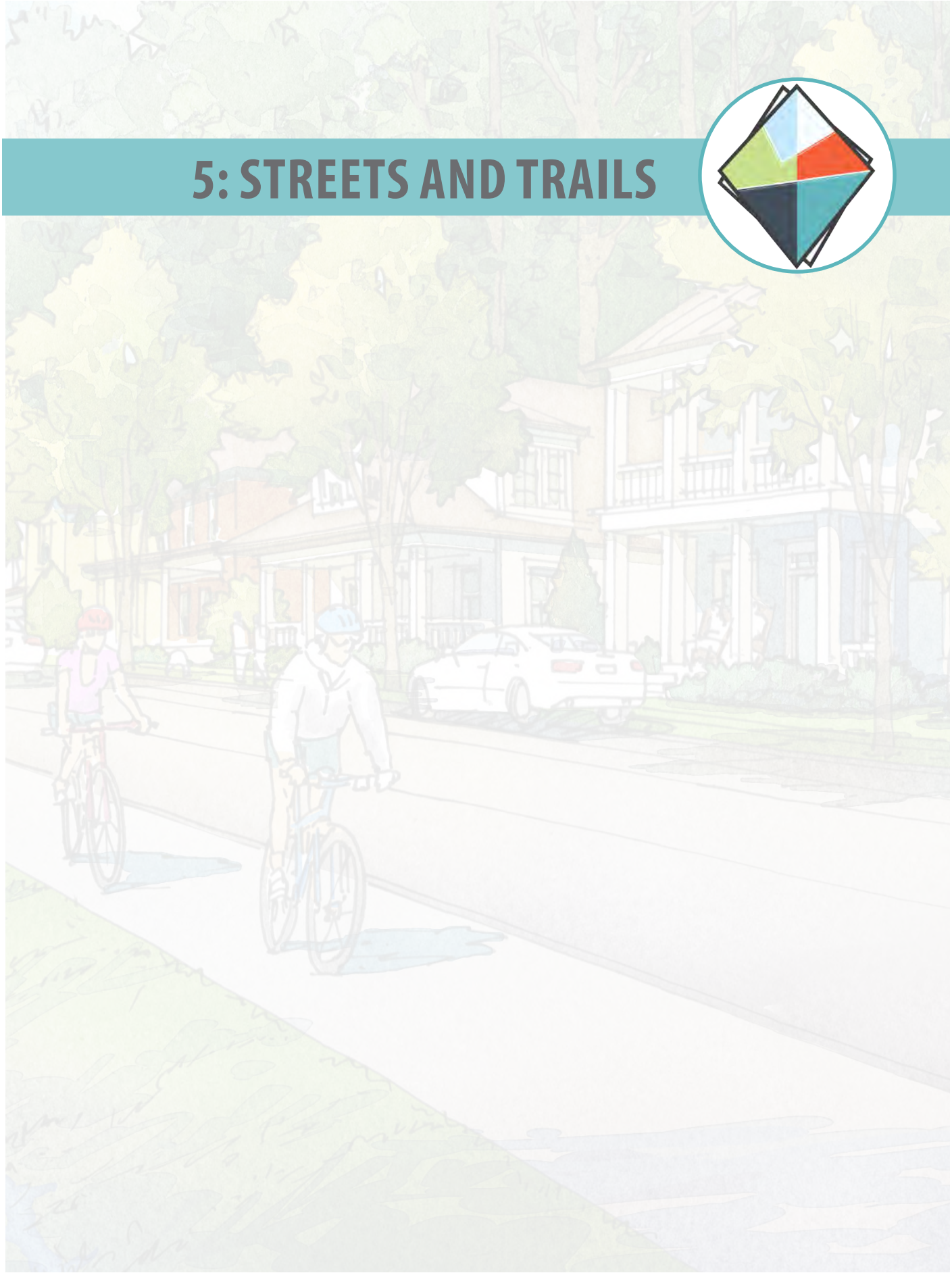
E. Windows and Doors

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

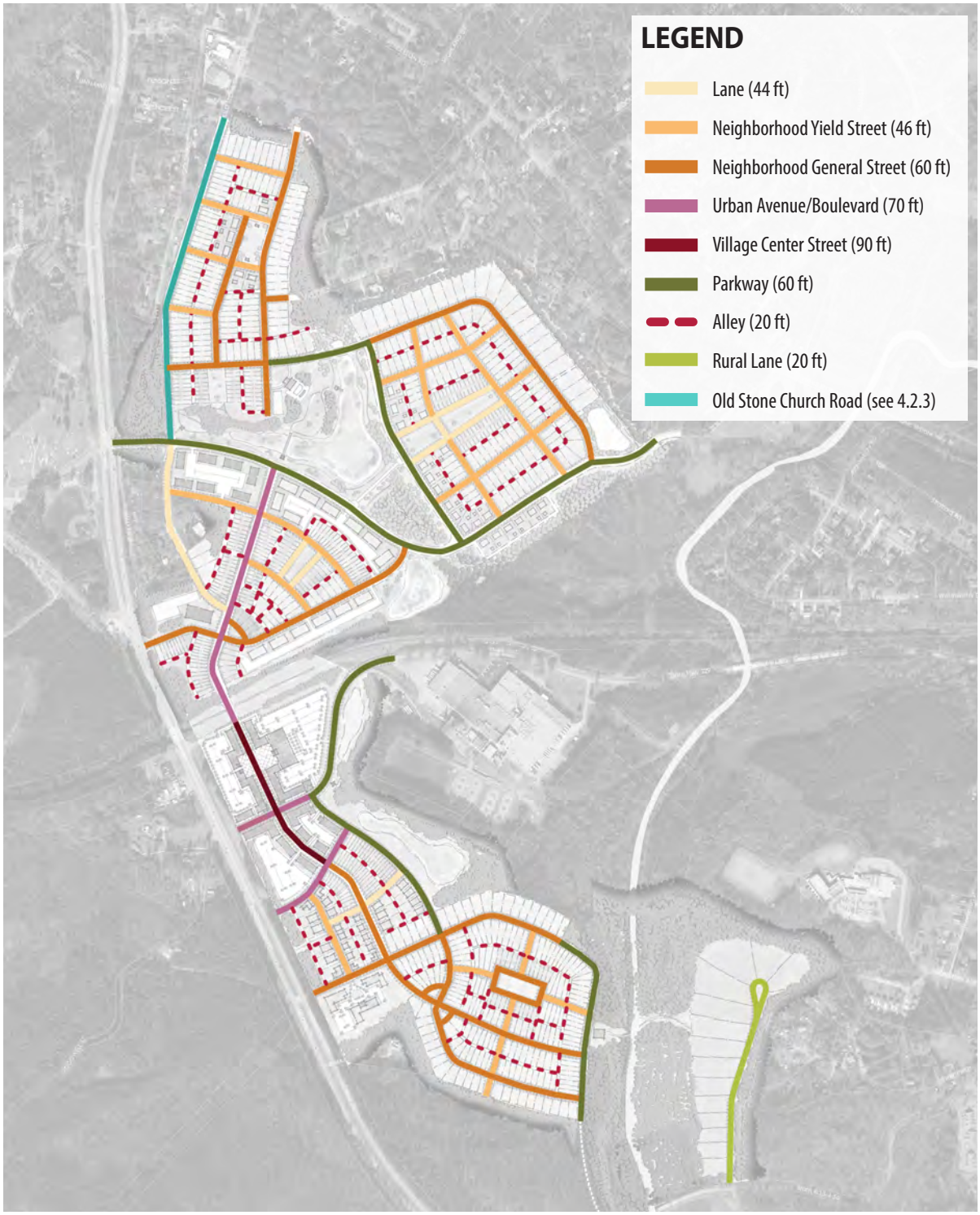
2. Entry façade window trim shall not be flush with the exterior wall and shall have a minimum relief of 0.25 inch from the exterior wall.

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

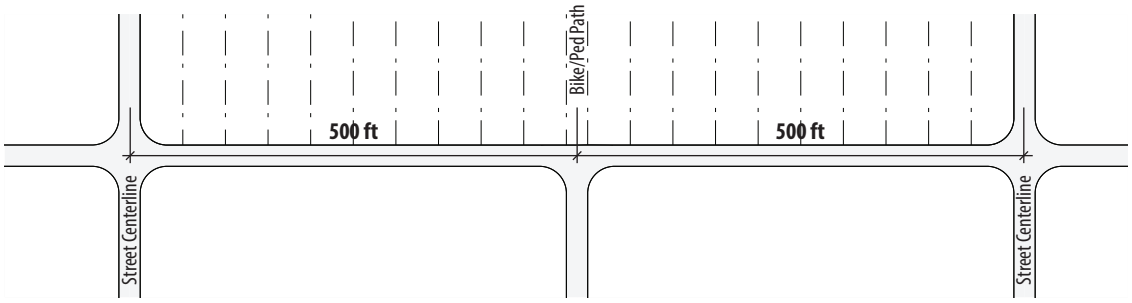


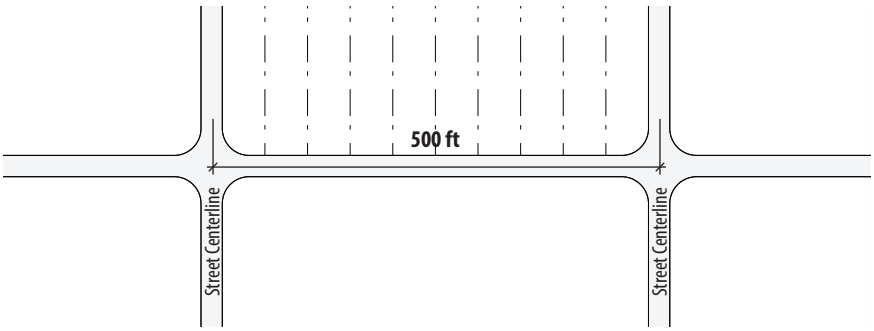
5.2 STREET NETWORK

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.

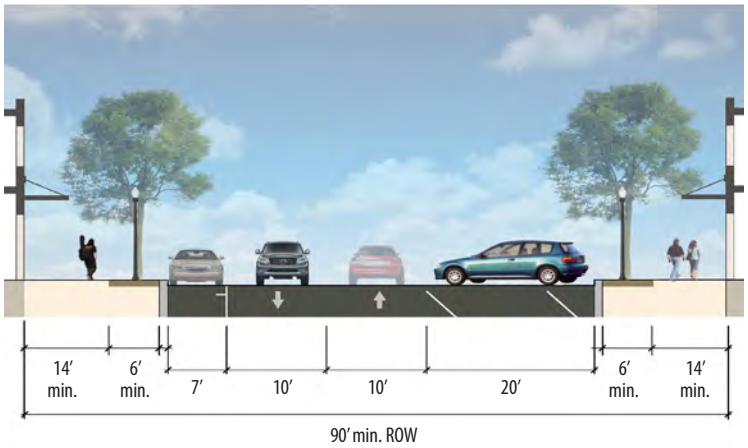




5.3 STREET SECTIONS

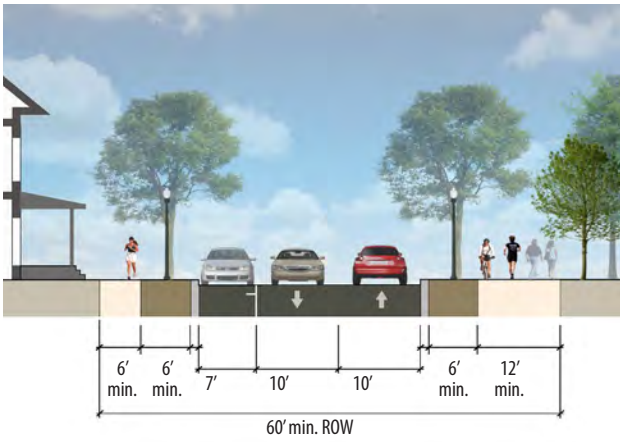
The following street design sections must be followed when building streets in the development. The regulating plan (in Section 5.1) defines each street and the sections below show the design intent for each. In the unique situation where this section cannot be achieved because of a physical restraint, the intent of each design must be met.

A. VILLAGE CENTER STREET



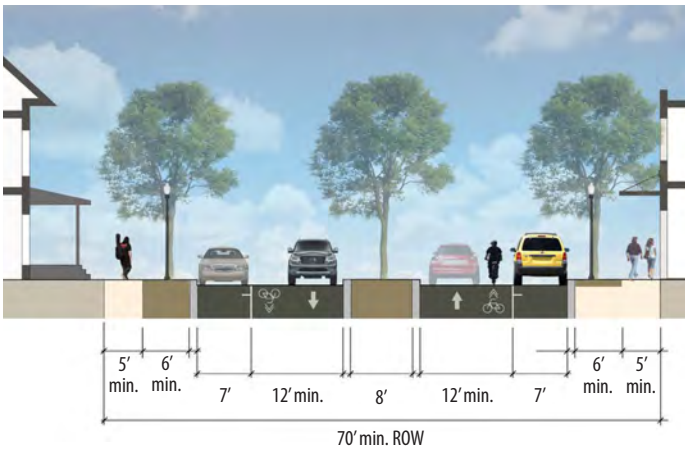
1. Street Type	Village Center Street
2. Description	Village Center Streets are designed to accommodate the highest density of residential and commercial uses and the greatest concentration of pedestrian activity. They are urban in character and carry diverse traffic volumes at low to moderate speeds. 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	90 ft minimum
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
9. Sidewalk	14 ft on both sides

B. PARKWAY



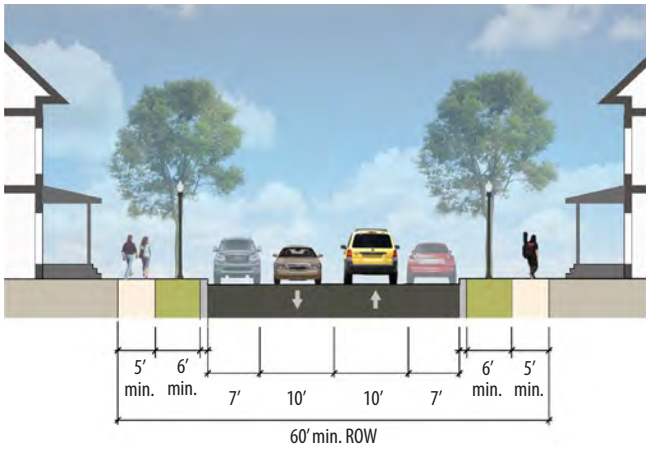
1. Street Type	Parkway
2. Description	Parkways are fronted on one side by a greenway, park, square, plaza, wetland or other open space area. Parkways are suitable to support a broad range of development types on the opposite side, including residential, commercial, mixed-use and civic buildings. Parkways 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	60 ft minimum
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



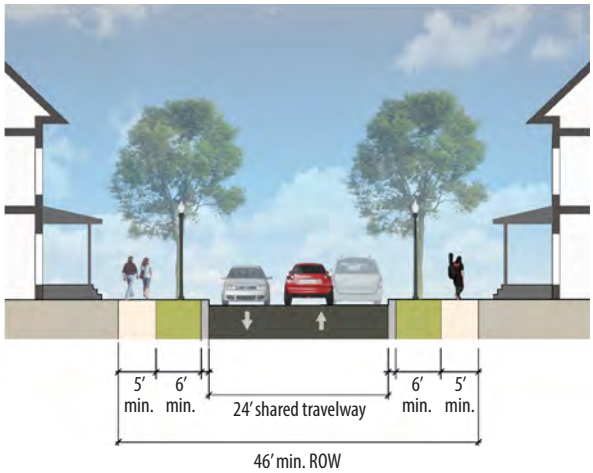
1. Street Type	Urban Avenue / Boulevard
2. Description	Urban Avenues/Boulevards are urban in character and provide low-speed, pedestrian-friendly access to neighborhoods and mixed-use areas. They serve as a primary neighborhood connector, often terminating at prominent buildings or plazas. On-street parking is provided on both sides of the street.
3. Right-of-Way Width	70 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



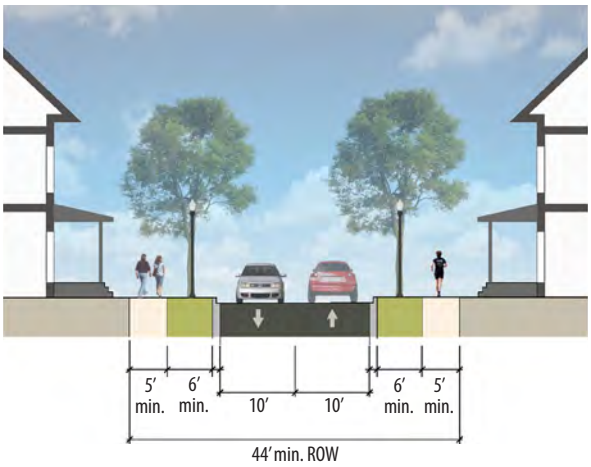
1. Street Type	Neighborhood General Street
2. Description	Neighborhood General Streets are the most common street type. These versatile streets are typically unmarked in residential neighborhoods to allow for informal parking, but can be striped with bike lanes and/or a lane of on-street parking as necessary 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



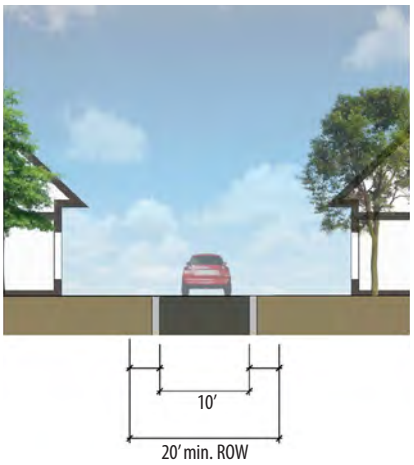
1. Street Type	Neighborhood Yield Street
2. Description	Neighborhood Yield Streets are pedestrian-oriented and residential in character, primarily providing connections within neighborhoods. The traveled way for cars is unmarked and narrow, allowing for a yield flow of traffic around vehicles parked on one side of the street only.
3. Right-of-Way Width	46 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



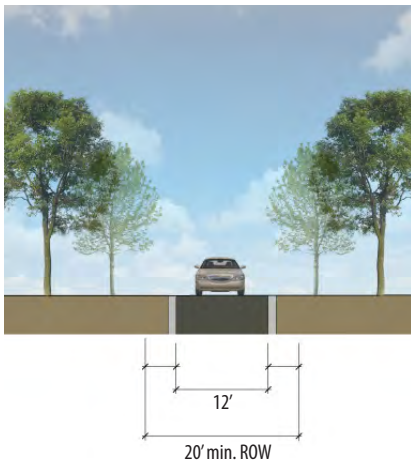
1. Street Type	Lane
2. Description	Lanes are low-volume, low-speed, pedestrian-oriented streets. They provide access within neighborhoods to a limited number of lots and are typically only one to two blocks in length. Lanes have a very narrow pavement width. As such, on-street parking is not permitted 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. RURAL LANE



1. Street Type	Rural Lane
2. Description	Rural lanes are low-speed public rights-of-way that provide access to homes in rural residential neighborhoods. They consist of a narrow shared travel lane as design speeds are no more than 10-15 mph.
3. Right-of-Way Width	20 ft minimum
4. Travel Lanes	12 ft shared travelway + 1 ft concrete edging
5. Design Speed	10 - 15 mph
6. Parking Lanes	N/A
7. Bicycle Facilities	N/A
8. Planting Strip	Bioswale
9. Sidewalk	N/A

6: DEFINITIONS

6.1 DEFINITIONS OF TERMS & USES

This Section provides definitions for terms in this Code that are technical in nature or that otherwise may not reflect a common usage of the term. If a term is not defined in this Section, then the Zoning Administrator shall determine the correct definition of the term.

Abut: Having common property boundaries or lot lines which are not separated by a street.

Accessory Building: A detached building or use subordinate to a Principal Building on the same lot and serving a purpose naturally and normally incidental to the Principal Building.

Bicycle Lane: a dedicated bicycle lane running within a moderate-speed vehicular street, demarcated by striping.

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.

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.

Commercial: the term collectively defining workplace, office and retail functions.

DBH: Diameter at breast height; a measurement used to specify tree size

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.

Façade: the exterior wall of a building that is set along a Frontage Line (see Elevation; Frontage Line).

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.

Lot Width: the length of the principal Frontage Line of a lot.

Mixed Use: multiple functions within the same building through superimposition or adjacency, or in multiple buildings within the same area by adjacency.

Pervious Surface: Porous groundcover with spaces in the material such as landscaping, gravel, and alternative pavers.

Principal Building: the main building on a lot, usually located toward the Frontage Line.

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.

Setback: the area of a lot measured from the lot line to a building façade or elevation. This area must be maintained clear of permanent structures with the exception of: galleries, fences, garden walls, arcades, porches, stoops, balconies, bay windows, terraces and decks (that align with the first story level) which are permitted to encroach into the Setback.

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.

Story: a habitable level within a building measured from finished floor to finished ceiling. Attics, parking garages, raised basements are not considered stories for the purposes of determining building height.

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

6.2 DEFINITIONS OF LAND USES

Accessory Dwelling Unit: an apartment not greater than 600 square feet sharing ownership with a Principal Building. An Accessory Dwelling Unit may or may not be within an outbuilding. Accessory Dwelling Units do not count toward maximum density calculations in the Smart Code zoning districts.

Adult Uses: Businesses that cater to an adult-only clientele. Examples include adult book stores, adult motion picture theaters, adult peep shows, and massage establishments.

Artist Studio/Light Manufacturing Workshop: The assembly, fabrication, production or processing of goods and materials using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building and are visually undifferentiated from an office building or a residentially-scaled garage. Typically involves the work of artisans or craftsman.

College/University: a public or private institution that provides educational programs beyond secondary education. Includes community colleges and vocational schools.

Community Garden: An exterior area for the small-scale production of vegetables and flowering plants for community or commercial use.

Cultural or Community Facility: Facilities designed to promote cultural advancement or serve a civic function. Examples include performing arts venues, libraries, museums, public or non-profit agencies, and community and social service facilities.

Entertainment Use: Large scale indoor establishments that provide amusement or entertainment for a fee or admission charge. Examples include bowling alleys, game arcades, indoor movie theatres, and skating rinks.

Four-Family Dwelling: a detached building designed for or occupied by 4 households.

Gas Station: An establishment having one or more pumps wherein a principal activity is the sale of motor fuel that is directly dispensed to the consumer's vehicle.

General Civic Use: Any use by a public or private organization which hosts public events, exhibitions, or other community-related services. Examples include libraries, museums, performing arts facilities,

General Commercial: Any storefront business that provides goods or services for sale to the general public.

Group Home: Any home in which 8 or fewer unrelated mentally or physically handicapped persons reside and may include 2 additional persons acting as houseparents or guardians who need not be related to each other or to any of the mentally or physically handicapped persons residing in the home.

Heavy Industry/Manufacturing: Any use that involves the use or storage of any hazardous materials or substances, or that is included in any of the industry sectors of the North American Industry Classification System (NAICS) in the following table:

NAICS Code	NAICS Industry Sector
211	Oil and Gas Extraction
212	Mining (except Oil & Gas)
213	Mining Support Activities
311	Food Manufacturing
313	Textile Mills
314	Textile Product Mills
316	Leather & Allied Product Manufacturing
321	Wood Products Manufacturing
322	Paper Manufacturing
324	Petroleum and Coal Products Manufacturing
325	Chemical Manufacturing
326	Plastics and Rubber Products Manufacturing
327	Nonmetallic Mineral Product Manufacturing
331	Primary Metal Manufacturing
332	Fabricated Metal Product Manufacturing
333	Machinery Manufacturing
336	Transportation Equipment Manufacturing

Hotel: A building, other than a bed and breakfast inn, with 20 or more guestrooms for persons who pay for lodging.

Inn: a building having not more than 19 guestrooms where travelers for compensation are lodged for sleeping purposes with at least a morning meal provided.

Live-Work Unit: a fee-simple dwelling unit that contains a Commercial component anywhere in the unit.

Manufacturing: premises available for the creation, assemblage and/or repair of artifacts, using table-mounted electrical machinery and including their retail sale.

Multiple-Family Dwelling: A building or portion thereof used or designed as a residence for more than 4 households living independently of each other, sharing a common entry, accessed directly and facing the street. Includes apartments accommodating multiple for sale or rental dwellings above and beside each other.

Office: premises available for the transaction of general business but excluding retail, artisanal and manufacturing uses.

Package Liquor Store: an establishment at which primarily liquor products are sold at retail and not for consumption on the premises.

Parking Structure: a building containing two or more stories of parking. Parking Structures shall have Liner Buildings at the first story or higher.

Restaurant: an establishment where meals or refreshments are sold to the public.

School: A public or private institution that provides pre-primary, primary, or secondary education.

Single-Family Dwelling - Attached: single-family dwelling that shares a party wall with another of the same type and occupies the full frontage line.

Single-Family Dwelling - Detached: A detached building designed for or occupied exclusively by one household.

Two-Family Dwelling: A detached building designed for or occupied by 2 households.

Warehouse: Facilities for the storage of raw materials or manufactured goods before export or distribution for sale.