



# City of Clemson

## PLANNING & CODES ADMINISTRATION

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MEMO TO: Planning Commission Members

FROM: Sharon Richardson, Director

SUBJECT: Rewrite of the City of Clemson Zoning Ordinance - Residential Chapter

DATE: December 12, 2012

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Attached please find the revised residential chapter for the rewrite of the city zoning ordinance. I have made the changes discussed at the last Commission meeting. Those are indicated in red. I have also made a few other changes as Bob and I continue to edit the final version. The changes are likewise marked. The latest revisions are:

- A note was added at the beginning of the use chart to state that any blank box in the matrix indicates the use is not permitted in that district;
- The designation for Group Homes (for the care of individuals with physical handicaps or special needs) was changed from conditional use to special exception R-20, R-12, RM-1 & RM-2 and the dimensional chart was updated to reflect this change. (Please note that state law sets specific standards for this use that largely override local code. A copy of that section is appended to this memo for your review);
- Separate requirements have been created for private amenity areas serving a new development as conditional use standards along with special exception standards for sites within an existing developments/subdivisions not previously decided to a home owners association with the addition of explanatory footnotes and updates to the dimensional chart to reflect the changes. (Our thinking here is that new developments go through a public review so conditional use standards should provide adequate protection/input opportunities. If the lot proposed for the amenity area wasn't previously decided to the HOA, we made those special exceptions. In the latter case, the adjacent property owners would have purchased unawares of the proposed use and this gives them a chance to be heard by the BZA.);
- Public Recreational Facilities, Active was changed from conditional use to special exception in the R-20 and R-12 districts with corresponding updates to the dimensional chart;
- Cemeteries were changed from conditional use to special exception in all residential districts and the dimensional chart was updated to reflect this change;
- The maximum lot coverage was left at 25% in the R-20 district and 35% in the R-12 district pending a final decision by the Commission on this standard;
- Several footnotes were renumbered to correctly link the standard to the relevant note;

- The setback standards for expansions to existing religious facilities was corrected/footnoted and the date (July 1, 1998) set in the current ordinance to qualify as 'existing' was added for clarity/consistency;
- The side setbacks for Public Safety Facilities was changed from 10' to 25' for consistency with other uses;
- The formatting of the document was tweaked to provide headers on all pages of the charts that indicate the various districts; and
- Several typos and wording corrections were made as part of the general final editing process.

I believe these were all the changes requested and/or made by staff. Please let me know if you have any questions on this or any other matter. The residential chapter will be on the January 14, 2012 Planning Commission agenda for discussion and approval.

Best regards and warmest wishes for a wonderful holiday season to you all.