

STATE OF SOUTH CAROLINA)
)
CITY OF CLEMSON)

ORDINANCE NO: CC-2012-

AN ORDINANCE ADOPTING TEXT AMENDMENTS TO SECTION 19-309 (C) IN THE CODE OF ORDINANCES, CITY OF CLEMSON, SOUTH CAROLINA TO CHANGE THE MINIMUM FRONT SETBACK REQUIREMENT, ADD FAÇADE STEP-BACK REQUIREMENTS, AND OTHER RELATED STANDARDS IN THE C DISTRICT AND TO AMEND SECTION 19-107 TO ADD A DEFINITION OF FAÇADE STEP-BACK WITH ILLUSTRATION

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF CLEMSON, SOUTH CAROLINA:

Section 1. Authority and Adoption. The following ordinance is adopted pursuant to the authority granted in the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, S.C. Code §§ 6-29-310, et seq. (1994 Supp.), and is incorporated by reference in the Code of Ordinances of the City of Clemson.

Section 2. Purpose. The purpose of the text amendments is to clarify intent, correct errors, and implement the land use element of the Comprehensive Plan and to guide land development in accordance with existing and future needs, and promoting the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare of the community, and all those purposes set forth in S.C. Code §6-29-710.

Section 3. Jurisdiction. The provisions of this ordinance shall apply to all land and improvements within the corporate limits of the City of Clemson, South Carolina.

Section 4. Effective Date. The provisions of this ordinance shall be effective on **December 18, 2013.**

J.C. Cook, III, Mayor

Attest:

Beverly Coleman, Municipal Clerk

Planning Commission Meeting:	October 8, 2012
City Council, Public hearing:	November 5, 2012
City Council, First reading:	December 3, 2012
City Council, Second reading:	
File No.:	2012-R-015
Ordinance No.:	

To amend Section 19-309. C, General Commercial to amend Sec. 19-309 (e) to modify the minimum front setback and establish front building façade build-to line and façade step-back requirements as follows:

1. Minimum lot area:	None.
2. Minimum lot width at front building line:	None.
3. Front Setbacks a. Minimum front setback b. Maximum front setback	Front street, side street, and rear street frontages: 7 feet. No accessory building allowed in setback. None Unless otherwise noted elsewhere in this section, all structures shall comply with the following: a. the maximum front setback for any principal structure shall be fifteen (15) feet; b. any principal structure with a front setback greater than three (3) feet shall utilize the space between the right-of-way and the building for outdoor dining, courtyards or similar spaces; and. c. No off-street parking shall be allowed in front of the front building line.
4.. Minimum side setbacks:	None.
5. Minimum rear setbacks:	10 feet.
6. Maximum dwelling occupancy:	1 family, plus not more than 2 unrelated persons, or not more than 4 unrelated persons per dwelling unit.
7. Maximum structure height:	65 feet.
8. Building façade step-back requirements:	Where at least fifty (50) percent of the façade of the structure is located within five (5) feet of a public or private right-of-way, the building façade shall be step-backed at least eight (8) feet for structures over twenty-four (24) feet in height beginning at or below the third floor level.
9. Expansions/Additions of Existing Buildings:	The expansion or addition of existing buildings over twenty-five (25) feet in height is exempt from the façade step-back requirement of subparagraph 8. provided the following conditions are met: 1. Building material and color palette used for the expansion or addition will be the same as the original building; and 2. At least 30% of the addition or expansion abutting the public right-of-way shall be setback at least 5 feet.
10. Access requirements:	Access drives shall not exceed 35 feet in width, located at least 50 feet from a street intersection.

<p>11. Accessory uses allowed in setbacks: [Covered porch, enclosed or open, is part of main dwelling for setback requirements. For projections allowed in setbacks, see article IV.]</p>	<p>a. Required off-street parking: See article IV; b. Signs: See article IV; c. Satellite dish more than 18 inches in diameter: 1 per lot in rear yard 10 feet from lot line; and d. Fence or wall: in side or rear yard, not over 8 feet high, 18 inches from street line, 6 inches from interior lot line.</p>
<p>12. Utilities:</p>	<p>a. External electrical and telephone service lines shall be installed underground; and b. Underground requirement may be waived by zoning administrator upon certification of practical difficulty or hardship; provided overhead wiring is placed in rear setback area. c. With the exception of parcels fronting College Ave, utility equipment to support uses within the structure may be located within the area between the right-of-way and building façade or setback provided it is entirely enclosed by a structure of same or similar material as the building and approved by the Board of Architectural Review.</p>
<p>13. Bufferyard, screening and landscaping requirements:</p>	<p>See article IV, division 5.</p>
<p>14. Signs:</p>	<p>See article IV, division 3.</p>
<p>15. Site plan requirements:</p>	<p>See article IV, division 1.</p>
<p>16. General and supplementary regulations:</p>	<p>See article IV.</p>
<p>17. Off-street loading requirements:</p>	<p>See article IV, division 4.</p>

To amend 19-107. Definitions to include a definition of *façade step-back* as follows:

Façade step-back shall mean a proscribed horizontal break in the portion of a structure's face which abuts a public right-of-way (see illustration).

