

CLEMSONNEXT LAND USE AND DEVELOPMENT WORK GROUP AGENDA
WEDNESDAY, JUNE 23, 2021 8:30AM
REMOTE MEETING

1. Call to order
2. New business
 - a. Approve recommendations to be forwarded to staff and Implementation Committee (attached)
 - i. If approved, they would go to Planning Commission on July 12 and City Council July 19, to be ratified August 2
 - b. Discuss Strategic Ordinance #1 - See attached
3. Old business
 - a. Field trip/speaker ideas
4. Adjournment

Land Use and Development Work Group

Revised Clemson Next Recommendations

Support the Creation of Affordable Housing

1. Incorporate affordable and workforce housing into catalyst areas using all available appropriate public policies, including planned development agreements, and private/non-profit funding where needed.

Facilitate Student and Non-Student Housing

1. Cultivate appropriately scaled purpose built student housing development in identified catalyst areas that includes functional mixed uses (including mixed types of housing, green spaces, and institutional uses) and that has access to public transit, (or transportation nodes) and is safely walkable and bikeable to campus and/or other needs of daily living.
2. Establish purpose-built student housing as a new type within the “Residential Developments” category in the table of uses for residential districts in the zoning ordinance.
3. In designated catalyst areas, use the planned development process, neighborhood planning processes, other policy and zoning tools and new funding mechanisms to target new housing options to non-students where desired.

Create Overlays

1. Create overlay districts for the following catalyst areas - West Downtown, East Downtown, Clemson Triangle, and Clemson Crossing and others as identified and deemed appropriate.
2. Consider removing residential use (even as mixed-use) by right from all non-residential districts. It could be allowable in a planned development or catalyst overlay districts, including parcels of less than 2 acres in commercial districts.
3. In the Uptown District, establish a development process and framework including concepts for development and types of appropriate development that are economically viable for property owners and desirable or acceptable to the community at large.
4. For the Far North, Near North, and Pacolet Milliken catalyst areas largely continue using current tools to their fullest.

Expand Capacity and Foster Collaboration

1. Consider working with a development consultant as necessary to facilitate priority catalyst area projects by leading redevelopment planning in catalyst areas, and supporting negotiations with developers, property owners, and other stakeholders.
2. Have the City become a member of the Urban Land Institute (ULI) and pursue whatever resources available through that organization.
3. Seek engagement with the Clemson University Master of Real Estate Development Program.

The Clemson NEXT committee feels that the currently proposed ban on all multi-family housing throughout the City goes too far. Instead, the Clemson NEXT Implementation Committee recommends that multi-family housing standards currently allowed in our residential districts remain the same and that the following be applied to our currently commercially zoned districts:

- 1) That residential development in our commercially zoned/non-residential districts be removed as an allowable use and that any project that proposes residential components in a commercially zoned/non-residential district come forward through the Planned Development process.
- 2) Any PD in a commercial district that proposes residential uses must meet the requirements in the attached ordinance.

The Planning Commission took up the matter on May 10, 2021, and approved the proposal as shown in this draft by a vote of 5-2. Planning Commission changes to the original draft are shown in **BLUE** text.

CODE OF ORDINANCES

CHAPTER 19 ZONING (1)

ARTICLE III. RESIDENTIAL DISTRICTS AND DISTRICT REGULATIONS

Sec. 19-302. Table of uses for residential districts.

Table 19-302. Table of Uses for Residential Districts

P = Permitted Use C = Conditional Use SE = Special Exception Dash (-) = Use not Permitted										
USE CATEGORY	USE TYPE	NAICS CODE	R-20	R-12	RM-1	RM-2	RM-3	RM-3.5	RM-4	C/SE Reference
A. RESIDENTIAL USES										
Single-Family Residential Dwelling	Single-family Dwelling	NA	P	P	P	P	P	C	P	
	Manufactured Home	NA	-	-	-	C	-	-	-	
Two-Family Residential Dwelling	Duplex Dwelling	NA	-	-	P	P	P	C	P	
Residential Developments, Various	Patio Home Development	NA	-	-	C	C	C	C ²	C	See Endnote 2

	Zero-Lot-Line Development	NA	-	-	C	C	C	C ²	C	See Endnote 2
	Conservation Development	NA	SE ³	SE ³	C ²	C ²	C ²	C ³	C ²	See Endnotes 2,3,4
	Townhouse Development	NA	-	-	-	-	C	C	C	
	Multi-family Development	NA	-	-	-	-	C	C	C	
Group Homes	Group Home including Group Home for Young Adults Transitioning out of Foster Care	6232 6239907	SE	SE	SE	SE	C	C	C	See Endnote 4
	Group Home for the Care of Individuals with Physical Handicaps and/or Special Needs	623210 623990	SE	SE	SE	SE	C	C	C	See Endnote 4

ARTICLE IV. NON-RESIDENTIAL DISTRICTS AND DISTRICT REGULATIONS

Sec. 19-402. Table of uses for non-residential districts.

Table 19-402. Table of Uses for Non-residential Districts

USE CATEGORY	USE TYPE	NAICS CODE	P = Permitted Use C = Conditional Use SE = Special Exception Dash (-) = Use not Permitted									C/SE Reference
			C	CM	CP-1	CP-2	CP-3	OP	RIL	OR	M	
A RESIDENTIAL USES												
Residential Developments, Various	Mixed Use Structures	NA	- ⁷	- ⁷	- ⁷	- ⁷	-	-	-	-	-	Section 19-402 Endnote 7

~~7. Mixed-use Structures allowed in C, CM, CP-1 and CP-2 as part of a Planned Development.~~

ARTICLE V. PLANNED DEVELOPMENT (PD) DISTRICT REGULATIONS

Sec. 19-503. District regulations.

The following regulations apply to designated uses and development in PD districts, other provisions in this article to the contrary notwithstanding:

- A. A PD shall encompass a minimum of two contiguous acres; however, a PD must be a minimum of four contiguous acres when adjoined solely by the R-20 or R-12 districts. Locations across a street or alley are considered to be adjoining.

2021-R-04 Proposed Text Amendment (Strategic Plan Ordinance #1)

Approved by Planning Commission May 10, 2021

- B. The following site development characteristics shall be determined and set in the approved plans for PDs:
1. Minimum and/or maximum lot area(s);
 2. Minimum and/or maximum lot width(s);
 3. Size(s) and location(s) of yard(s) and setback(s);
 4. Minimum and/or maximum density of structure(s), including total residential bedrooms permitted for multi-household dwellings;
 5. Maximum residential occupancy for multi-household residential dwelling units;
 6. Minimum and/or maximum structure height(s);
 7. Open space shall be provided with all PDs, and minimum and/or maximum open space shall be set by the PD ordinance.
 8. For PDs incorporating multi-household residential dwellings, a portion of the open space, complementary to the proposed design and lifestyle features of the proposed development, shall be reserved as common open space that shall be designated for the recreational or leisurely use by residents;
 9. Off-street parking and loading needs and dimensions;
 10. Any applicable queuing or stacking needs for internal traffic management;
 11. Location, size, and/or amount of bufferyard(s), screening, and landscaping;
 12. Layout of lots, streets, and any other infrastructure serving the PD if applicable;
 13. Location and size of any signage;
 14. Location of and specifications for site access and internal traffic circulation; and
 15. Any other site-specific prescription(s) deemed necessary for the development of the site as proposed.
 16. Maximum impervious coverage as a percentage.
- C. The site development characteristics prescribed by the approved plans associated with a PD shall supplant any conflicting standards for site development established in the City of Clemson Zoning Ordinance or Land Development Regulations **but shall conform to the City's vision and values statement.**
- D. Any site development characteristics not prescribed in the approved plans for a PD shall be subject to the minimum standards, if applicable, established in the following sections of this ordinance:
1. Article VI. General and Supplementary Regulations of this ordinance
 2. Article VII. Sign Regulations
 3. Article VIII. Off Street Parking Requirements
 4. Article IX. Bufferyard, Landscape, and Screening Requirements
 5. Article X. Lighting Standards.
- E. A preliminary plat meeting the minimum submission requirements provided in Article IV, Section 402 of the City of Clemson Land Development Regulations shall be submitted concurrently with an application for PD zoning amendment.
- F. However, a detailed regulating plan that combines the provision of site-serving infrastructure and land divisions with the layout of proposed structures and their environs may be submitted in lieu of a preliminary plat for the purposes of reviewing a plat concurrently with the PD amendment but shall not replace the requirement to submit a preliminary plat for review and approval by the Planning Commission before development of the subject site is allowed to occur.
- G. The preliminary plat shall be representative of the site development layout and pattern proposed for the PD amendment.

2021-R-04 Proposed Text Amendment (Strategic Plan Ordinance #1)

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H. The preliminary plat shall be processed and considered in accordance with the procedures provided in Article III, Section 304 of the City of Clemson Land Development Regulations.

~~I. The following issues/concerns shall be required for PD's containing mixed-use buildings within the C, CM, CP2, and CP1 districts:~~

- ~~1. Where student housing is allowed, a maximum occupancy shall be set.~~
- ~~2. Where student housing is allowed, annual inspections shall be required consistent with the City Rental Housing Ordinance.~~
- ~~3. The City shall require Purpose-Built Student Housing regulations and standards should student housing be a component of the PD.~~
- ~~4. PD's in an overlay district shall require BAR approval.~~

J. I. The following issues/concerns may be applicable and required to be addressed for PD's containing mixed-use buildings within the C, CM, CP2, and CP1 districts:

1. PDs conform to the vision, goals, size, character, use, and architectural standards outlined for those districts identified as Catalyst areas as well as the City's vision and values statement.
2. An appropriate size/acreage be set for each catalyst area/overlay district for projects that come forward as PD's.
3. PD's in catalyst areas/overlay districts require a multi-dimensional mix of housing types, retail/commercial, office/professional, civic/public, and other appropriate uses.
4. PD's in an overlay district shall require BAR approval.

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