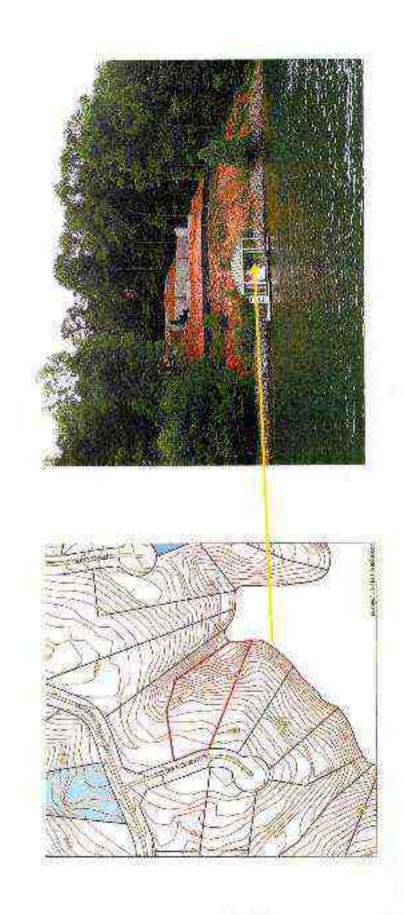
Public Comment July 7, 2014

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Issues Associated with no Grading Oversight Required in Building Codes; some ambiguity in the existing building code regarding buffer; and interpretation of the builder.



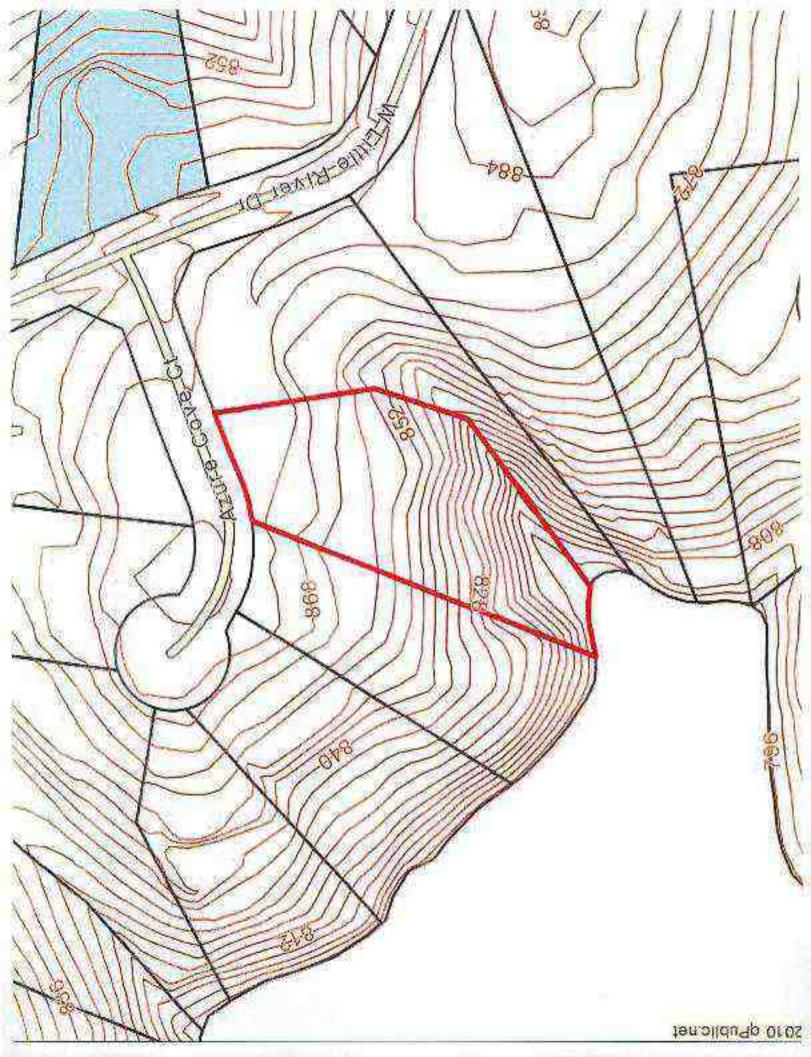
FOLKS was called regarding the clearing of this lot to build a home. This lot is within the 750' Overlay.

As you can see from the photo that I took from my pontoon boat, the land was pretty much graded down to the riprap. I personally had a very polite discussion with the person who was doing the grading and inquired as to how the buffer was being measured. The grader noted that he was told to "go by the contour" i.e. go up to the 825' contour and that land from 800' to 825' was the required buffer.

That is not quite how the buffer is officially measured which is to measure from the 800' straight into the lot and at 25' go perpendicular to determine the buffer, (This is different from how DHEC measures the proper distance for a septic drainfield setback – straight up the lot 50' in this case (rather than the 75' which was put into effect several years ago but all permitted lots were grandfathered).

At a previous meeting we noted that Oconee County does not have a "Grading Code" and suggest again this evening that it be included in the Oconee County Building Codes.

There is a further problem in spite of how the buffer length is measured and that is this is an extremely steep lot and provision should somehow be made for defining such lots and requiring a longer buffer in order to protect the lake from siltation during and after construction.



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Cowright © 2010 gPublic net Controls Available Layers Parcels -Yearly Sales Address # Parcel Numbers Municipalities Topograpny Poseds Rainoads Ollakos & Rivers Fema Flood Zones County Aedala Baso Layers Street Map (Bing) Aeriais (Bing) Hybric (Bing) Base Layer off Ocones Show Scale

Oconee Economic Alliance

2014 Update to Planning Commission



Agenda

- Overview of Economic Development
- Our Focus
- Questions / Closing

What is economic development?

Economic Development IS:

- Personal wealth creation for every citizen;
- Economic diversity that sustains each locality and the entire region throughout economic cycles;
- A process not an event; and
- Economic development is where public policy and free enterprise intersect.

A process that stimulates wealth creation, lessens the overall tax burden and builds sustainable communities.

Site Selection Factors

- Workforce
- 2. Highway accessibility
- 3. Proximity to major markets Availability of skilled labor
- Available Land 5.
- **Energy availability and costs State and local incentives** 6.
- 7.
- 8. Occupancy or construction costs
- Tax exemptions
- "Fast-track" permitting 10.
- Corporate Tax Rate 11.
- Proximity to suppliers Low Union Profile 12.
- 13.
- Availability of advanced ICT services 14.
- Accessibility to major airport 15.
- Available buildings 16.



Source: Annual Corporate Survey, Area Development

Site Selection Factors

- 17. Environmental Regulations
- 18. Inbound/outbound shipping costs
- 19. Right-to-work state
- **20.** Training programs
- 21. Availability of long-term financing
- 22. Raw materials availability
- 23. Proximity to technical college/training
- 24. Availability of unskilled labor
- 25. Railroad service
- 26. Waterway or ocean port accessibility



HOW A CONSULTANT SEES THE UPSTATE...





Oconee Economic Alliance

South Carolina

The Oconee Economic Alliance is a public-private nonprofit effort to accelerate job creation and capital investment, increase per capita income, diversify the local tax base and generate awareness of Oconee County, South Carolina as a business location.

Oconee's Comprehensive E.D. Focus

- **Retention**
- **Recruitment**
- > Marketing -> both internal and external
- **► Workforce & Community Development**
- >Entrepreneurial Development
 - >TCEDC
- >Product Development

New Website



Successes

- **\$41M** in Capital Investment Announced
- **276** new jobs announced
- Expansions -> BorgWarner & U.S. Engine Valve
- *New Companies* -> Plastic Products
- $HQ \rightarrow TDC$ Cutting Tools
- Per Capita Income up 2k in 12 months
- Unemployment down 2 points
- 27th Top Performing Micro in US



Product Update

Oconee Industry & Technology Park

Site Characteristics

- 303 Buildable Acres
- Site Engineering Evaluation Report Complete
- SC Certified Industrial Park

Location

- 2 Miles from US 123/76
- 15 Miles to I-85
- 115 Miles to Atlanta, GA
- 146 Miles to Charlotte, NC

Power

- Blue Ridge Electric Co-Op Served
- 28MV Substation On-Site

Water & Sewer

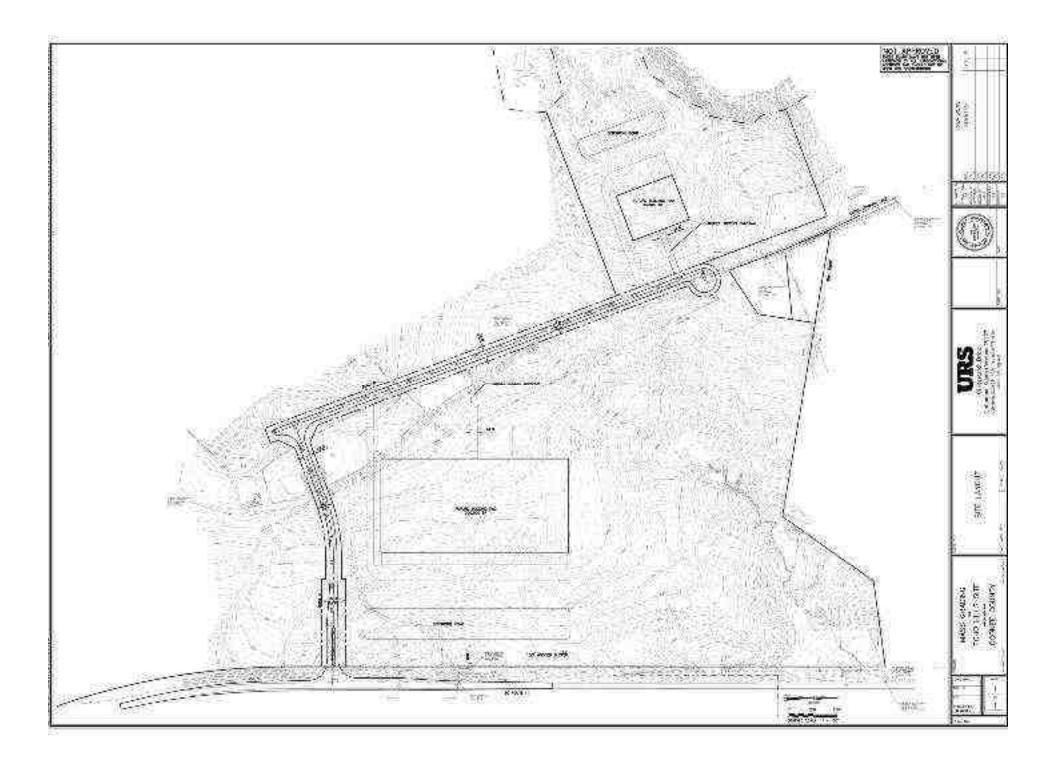
- City of Walhalla Served
- 1.0 MGD Water Capacity
- 2.6 MGD Waste Water Capacity

Fiber

- Dedicated bandwidth with speeds from 1GB to 100GB on protected circuits
- Access to 250+ mile backbone fiber optic network







Hwy 11 Entrance Road











What it Took...

- 2,820 feet of 10" ductile iron gravity sewer
- 3,130 feet of 8" ductile iron water main
- 17,850 SY of asphalt
- 41,700 SY of gravel
- 470,000 CY of dirt moved

Site Characteristics

- •260 Buildable Acres
- •Certification in Process

Location

- •2.5 Miles from Interstate I-85
- •103 Miles to Atlanta, GA
- •145 Miles to Charlotte, NC

Power

- •Blue Ridge Electric Co-Op Served with access to transmission line.
- Dedicated 28MVA Substation On-Site

Water

- •Pioneer Rural Water District Served
- •Raw Water Plant On-Site & Trunk Line access
- •10-inch force main sewer in progress

Fiber

- $\bullet Dedicated \ bandwidth \ with speeds from 1GB to 100GB \ on protected \ circuits$
- •Access to 250+ mile backbone fiber optic network





- In Phase III of Certification Process
- Sewer South
 - Phase 1 Pipeline (Nearing completion)
 - Phase 2 Pump Station (Starting in summer)
- Development/Grading
 - Phase 1 Roads, Curb & Gutter,
 Mass Grade 60 acre Site (1.5% slope)
- Intersection Study & Analysis
 - Task 1 Traffic Impact Analysis Study (In process)
 - Task 2 Conceptual Designs
 - Task 3 Alternative Documentation







5-21-14 6-17-14







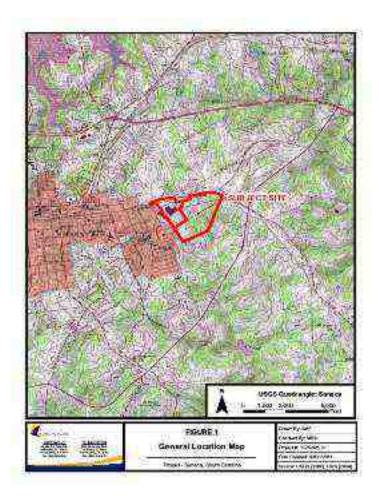
5-21-14 6-17-14





Seneca Rail Site

- Access to SC Highway 59 & 123
- 100 +/- Acres
- Served by NFS
- Within a New Market Tax Credit Zone
- Direct Access to SC Inland Port & Access to Atlanta's Intermodal Facility
- Studies Completed on site:
 - Phase I Environmental Site Assessment
 - DHEC VCC
 - · Both "Clean"
- Site Certification in Process







Seneca Rail Site



Service, SC September 5, 2013

Summary

Think Oconee

- Continue the Momentum
- Work Together
- Be Responsive

Questions / Thank you

Oconee Economic Alliance 528 Bypass 123, Suite G Seneca, SC 29678 864-638-4210 www.InvestOconeeSC.com





March 11, 2014

Thomas D. Craft 4814 Midway Road. Williamston, SC 29697

Subdivision Name __The Oaks at Keowee Application Date ___12-16-2013 Tax Map 179-00-02-001

Dear Mr. Craft:

This is to advise you that SCDHEC Public Health Upstate Region has conducted a feasibility study of the referenced property. This review was based on the following exhibits and in no way constitutes approval of individual lots but addresses only the concept of development utilizing onsite wastewater systems:

- 1. Application for Subdivision Approval
- 2. Preliminary plat of the Area SCS Soil Map
- 4. Feasibility Onsite Review
- 5. Random Soil Borings

Our findings reveal that the area proposed for development is generally acceptable for the use of onsite wastewater systems and public water supply.

Again, this is not a subdivision approval, and therefore, this letter shall not to be used for the purpose of sales transactions for developing individual lots utilizing onsite wastewater systems. However, if you need a final subdivision approval letter, the individual lots must be evaluated for supporting onsite wastewater systems, and you will need to complete an "Application for Permit to Construct an Individual Sewage Treatment and Disposal System" and pay a \$150.00 fee for each proposed lot.

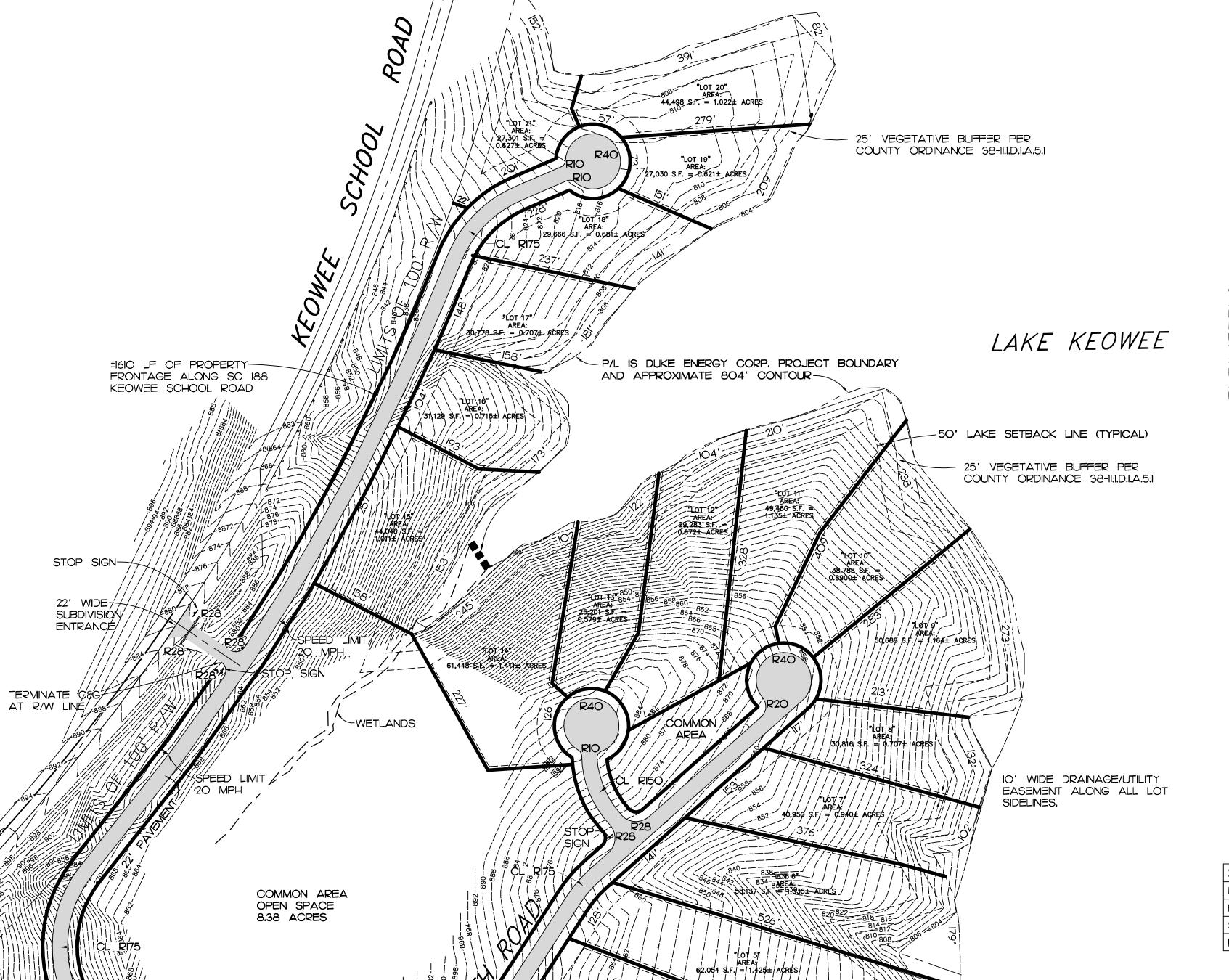
If a more extensive (final) preview is desired (or additional information is needed), please contact me at

SCDHEC-Upstate Region

SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL

Serving Abbeville, Anderson, Edgefield, Greenwood, Laurens, McCormick, Oconce, and Saluda Counties

Anderson EQC Office * 2514 Belion Highway * Anderson, SC 29621 * Phone: (864) 260-5669 * Fax: (864) 260-4855 * www.scdbcc.gov



NO COUNTY BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS ON INDIVIDUAL LOTS PRIOR TO THE RECORDING OF A FINAL PLAT IN THE OFFICE OF THE REGISTER OF

ALL WATER MAIN WORK SHALL CONFORM WITH THE SENECA LIGHT & WATER SYSTEM STANDARD SPECIFICATION.

ALL PAVING AND OTHER STREET CONSTRUCTION SHALL CONFORM WITH THE OCONEE COUNTY DESIGN STANDARDS.

ALL WORK WITHIN KEOWEE SCHOOL ROAD RIGHT OF WAY LIMITS MUST CONFORM WITH THE SC DOT ENCROACHMENT PERMIT REQUIREMENTS.

CONNECTIONS FOR INDIVIDUAL SERVICES WILL BE INSTALLED AT THE TIME OF INSTALLATION OF THE WATER MAINS. CONNECTIONS WILL BE LOCATED 5' FROM THE LOT LINES OR AS AGREED BY SENECA LIGHT & WATER

ACCORDING TO FEMA MAP FM45073CO33OC NO PORTION OF THIS PROJECT IS WITHIN A 100-YEAR FLOOD PLAIN.

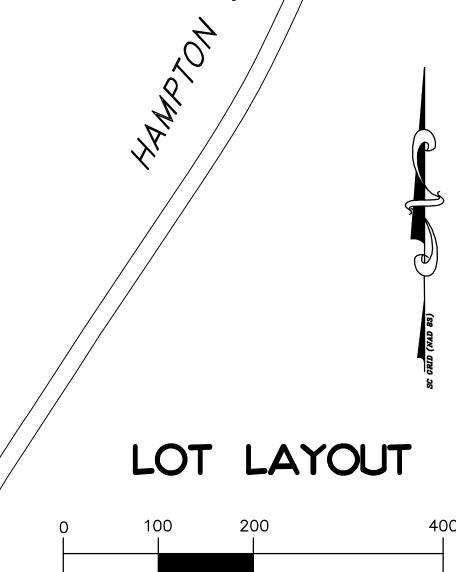
COUNTY REQUIRED NOTE: ALL UTILITY LINES SHALL BE BURIED AT A DEPTH OF AT LEAST 36 INCHES, SUCH LINES SHALL BE LOCATED A MINIMUM OF TWO FEET OUTSIDE THE PORTION OF THE ROAD TO BE SURFACED TO PREVENT HAVING TO CUT INTO THE PAVED SURFACE OR RECONSTRUCT DRAINAGE STRUCTURES TO SERVE ABUTTING PROPERTIES. IN ORDER TO PREVENT FUTURE ROAD CUTS, UTILITY STUB-OUTS SHALL BE ADDED TO ALL UTILITY LINES EXTENDING BEYOND THE ROADWAY TO EACH PROPERTY LINE.

LOT WIDTH = STRAIGHT LINE DISTANCE WHERE THE BUILDING SETBACK LINE INTERSECTS THE TWO LOT LINES

OT NUMBER	DIMENSION
2	180.68
3	202.14
	146.13
4 5 6	105.80
6	143.63
7	150.49
7 8	117.41
9	80.00
10	80.00
11	96.65
12	80.00
13	86.77
14	116.00
15	257.42
16	130.75
17	147.80
18	225.24
19	85.10
20	99.23
21	203.94
1	

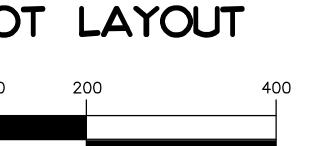
SITE REQUIREMENTS					
MINIMUM WIDTH	80'				
FRONT SETBACK	25′				
SIDE SETBACK	5)				
REAR SETBACK	Ŏ,				

NET DENSITY: 0.38 DWELLING / I AC



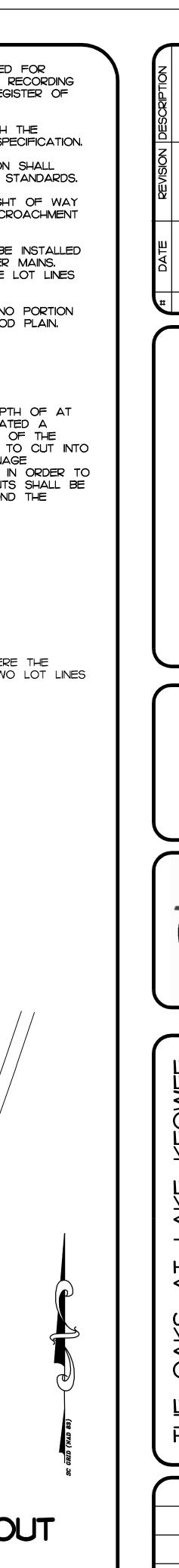
(IN FEET)

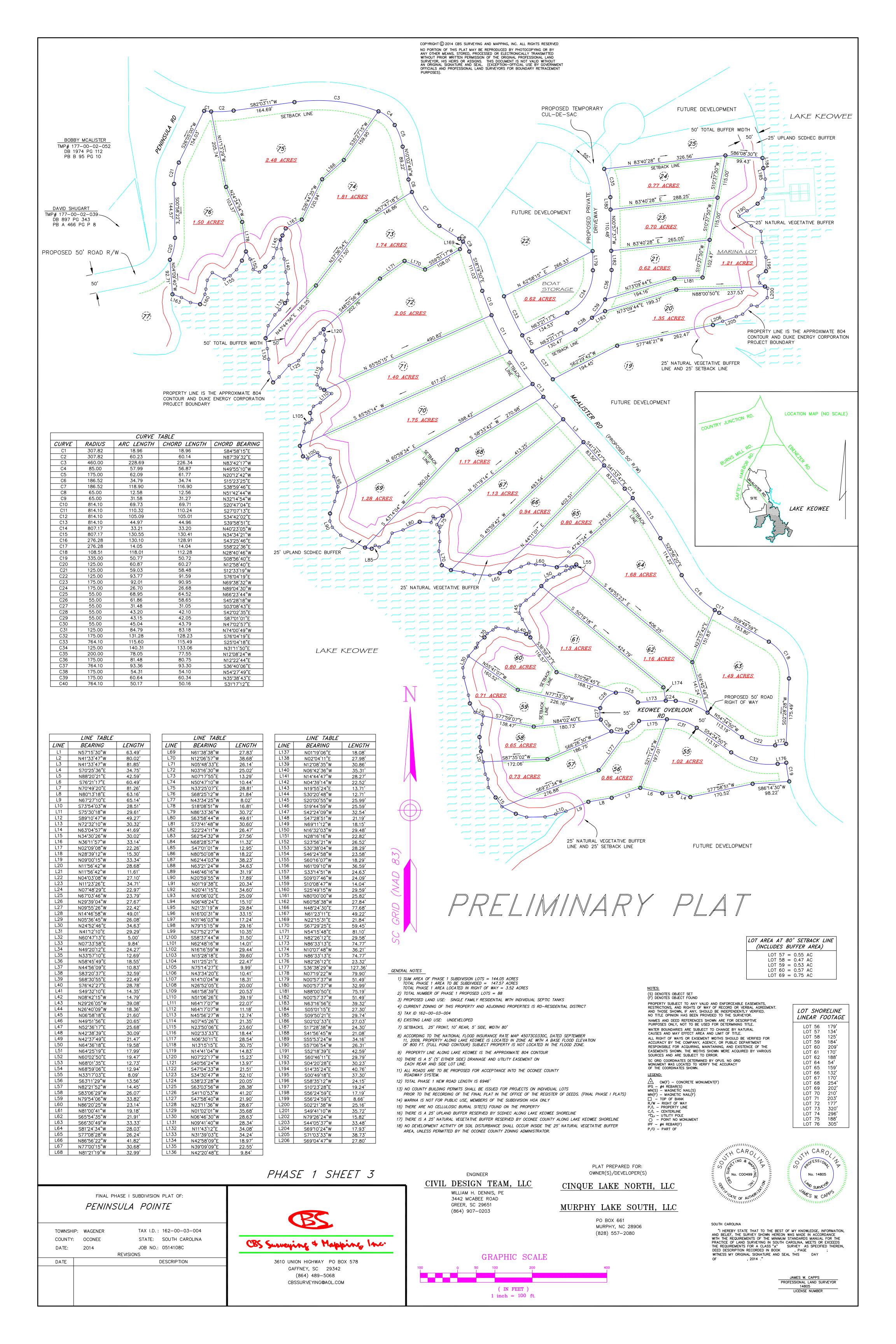
1 inch = 100 ft.

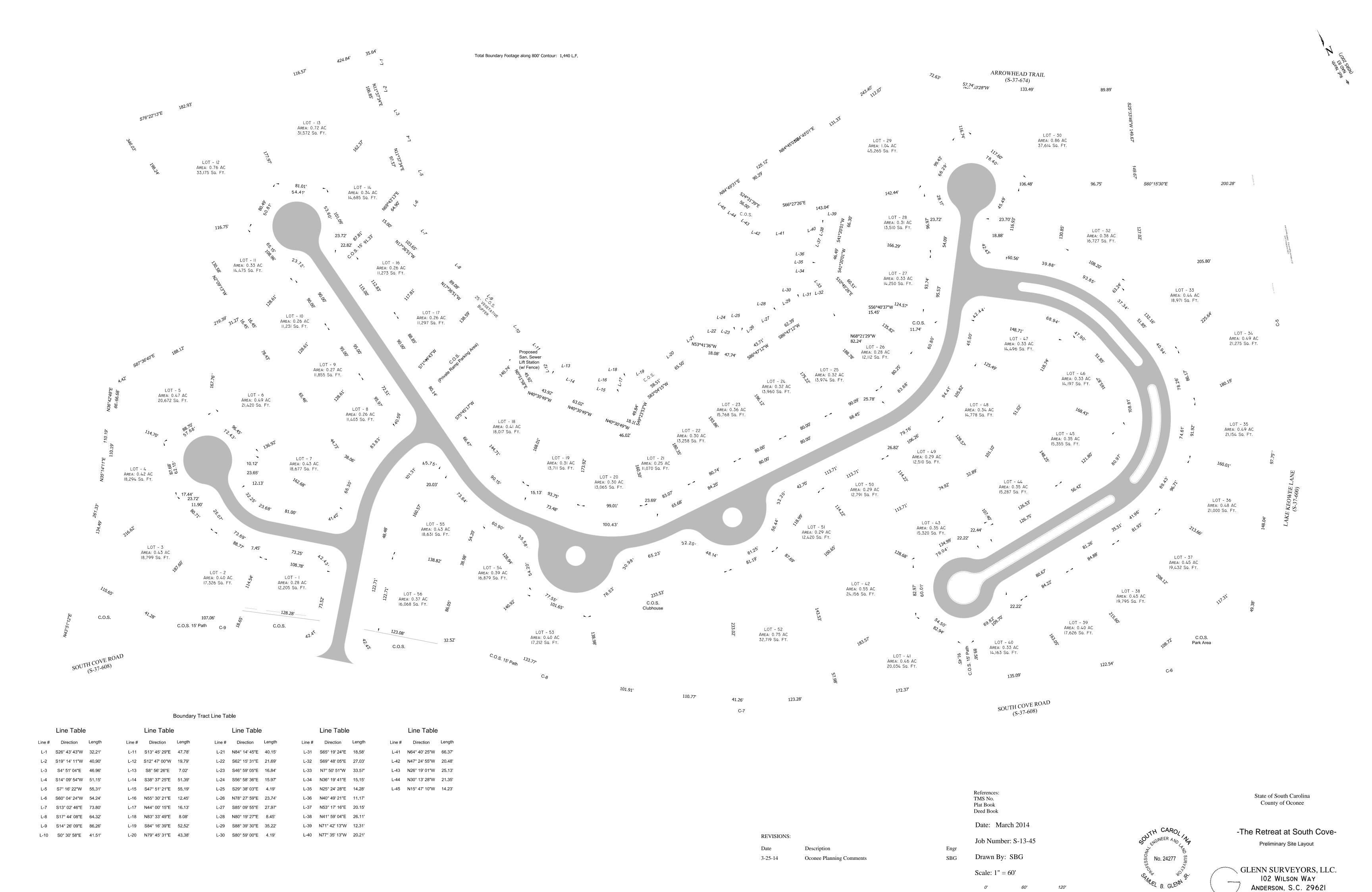


DRAWN BY CHECKED BY CAG 04-15-2014 SCALE I"=100'

C-4







120'

TELE. - 864-231-5352







PLANNED DEVELOPMENT REGULATIONS



PATRICK SQUARE Clemson, South Carolina

Adoption Date: August 6, 2007

Revision Dates: December 3, 2007

March 10, 2009

June 24, 2010

August 19, 2011 December 10, 2012

Acknowledgements

Owner

Patrick Square, LLC In care of JMC Communities 2201 North Fourth Street, Suite 200 St. Petersburg, Florida 33704 Contact: Michael Cheezem

Urban Designer

Torti Gallas and Partners, Inc. 1300 Spring Street, Suite 400 Silver Spring, Maryland 20910 Contact: Robert Goodill

Engineer

Bluewater Civil Design, PLLC 19 Washington Park, Suite 100 Greenville, SC 29601 Contact: Paul Harrison

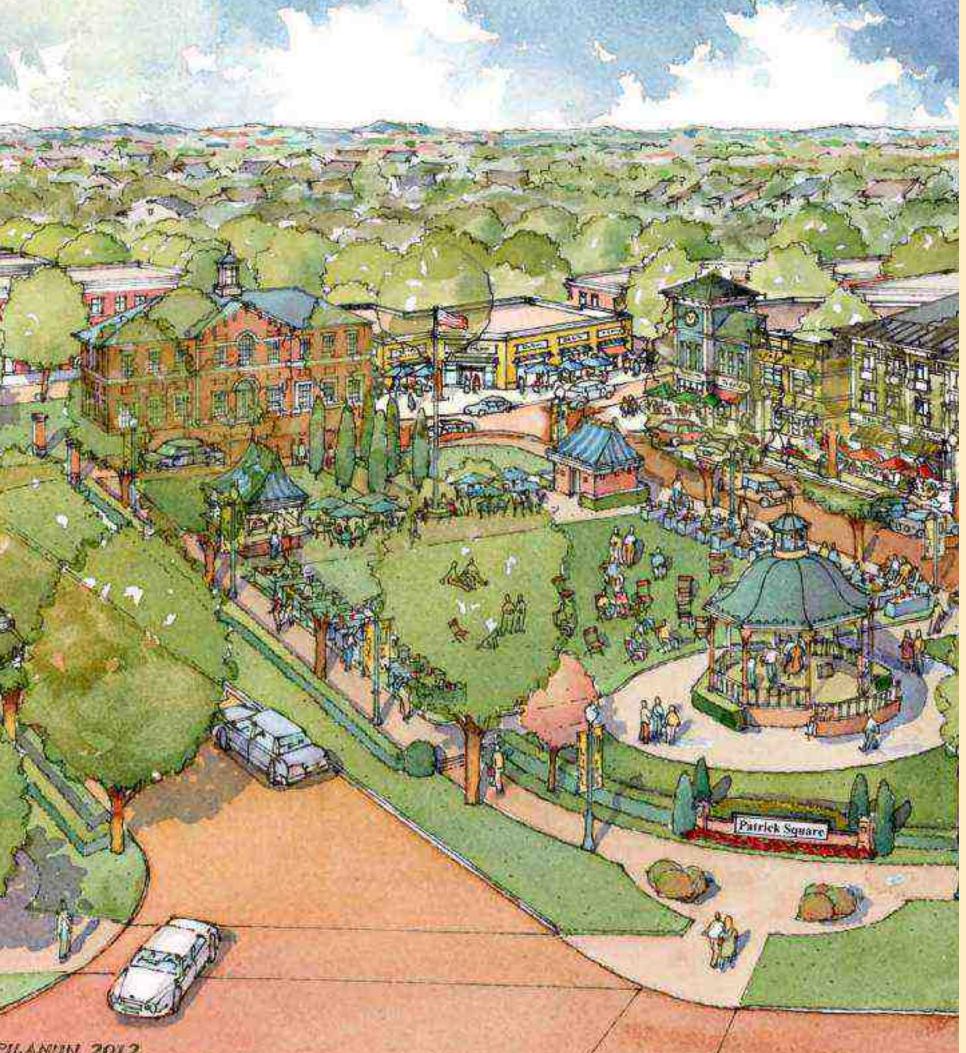
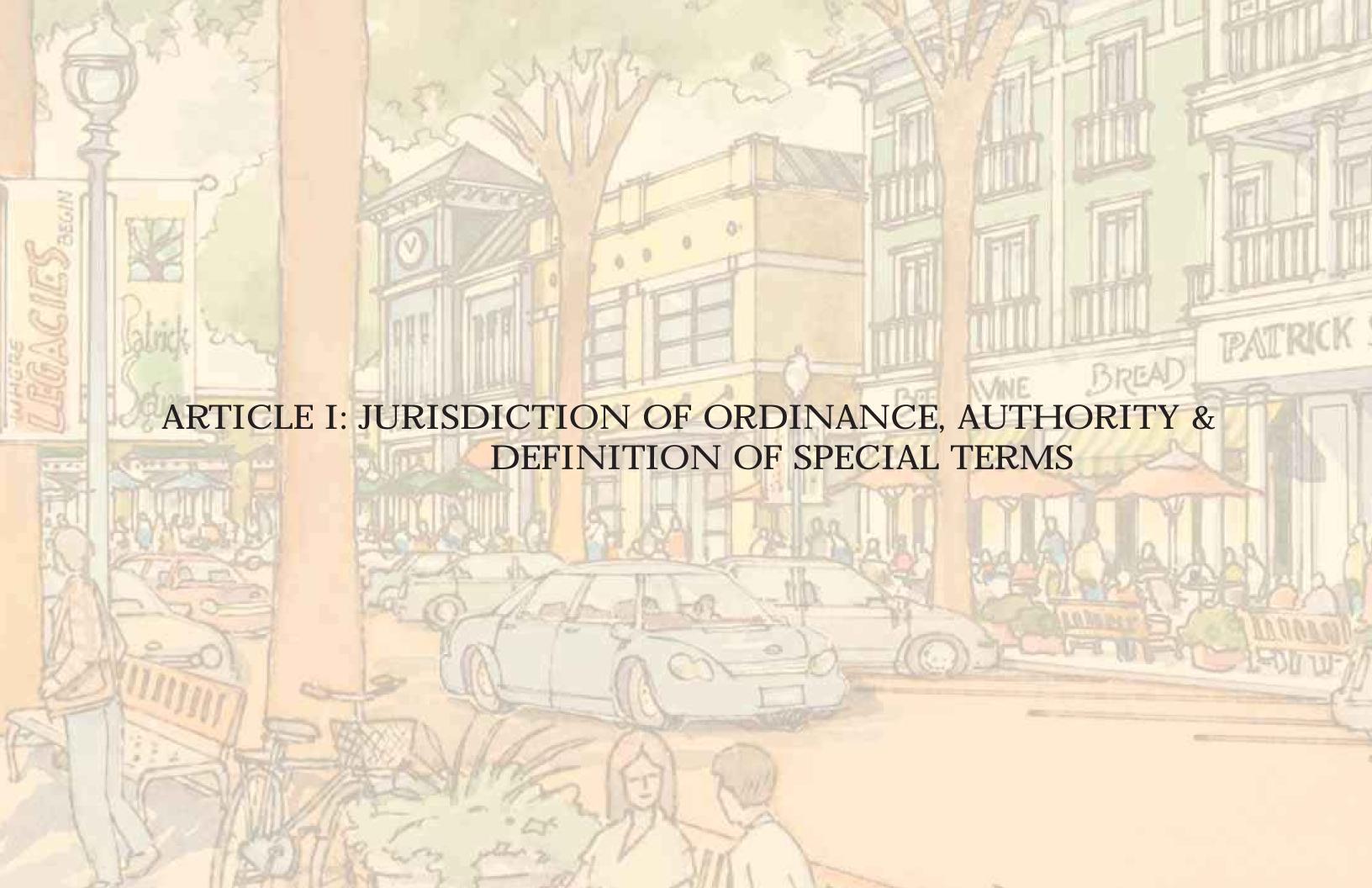


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Section 101: Jurisdiction of Ordinance

The provisions of this Ordinance shall apply to the Planned Development know as "Patrick Square", 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, State of South Carolina. The following items shall be incorporated herein by reference as exhibits.

Exhibit A Legal Description (based on the survey)

Exhibit B Existing Conditions, Surveyed by MDE Engineering,

Dated January 15, 2007

Regulating Site Plan, Designed by Torti Gallas & Partners, Exhibit C Dated June 24, 2010, revised most recently on December 10,

Exhibit D Conceptual Grading Plan, Designed by Torti Gallas &

Partners, Dated May 1, 2007 with an update for Phase IV -Neighborhood Center Grading Plan, Designed by Torti Gallas & Partners, Dated June 24, 2010 and most recently revised on

November 02, 2012

Preliminary Sewer Plan, Designed by Britt, Peters & Associates, Exhibit E

Dated June 24, 2010

Preliminary Water Plan, Designed by Britt, Peters & Associates, Exhibit F

Dated June 24, 2010

Preliminary Hydrant Plan, Designed by Britt, Peters & Associates, Exhibit G

Dated June 24, 2010

Section 102: Authority

- (a) This Plan has been established to regulate and guide the implementation of the Patrick Square development.
- Provisions of the plan are required when "shall" is used; recommended when "should" is used; and optional when "may" is used.
- The Architectural Review Consultant shall 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.
- An Owners Association (OA) shall be established prior to build out to aid the Architectural Review Consultant in maintaining the visual integrity of the Patrick Square development.

Section 103: Definition of Special Terms

Certain terms within the Plan are used with specific meanings as identified below:

Accessory Building

or Use: A structure or use that is subordinate to, and serves an estab-

lished and conforming principal use, and is located on the same

property as the principal use.

Architectural

Consultant:

Review

The Architectural Review Consultant exists to encourage architectural harmony within the development and to ensure that all property owners adhere to the standards set forth in the Plan. The Architectural Review Consultant shall work in conjunction with the Developer and/or Owners Association. Additionally, approval of site and/or structural improvements by the Architectural Review Consultant shall be forwarded to the Zoning Administrator as part of the permitting process.

Attached

Block:

Community

Structures:

Square

Single Family: An attached single family residence is a two unit building that

shares a common property line between the two units. The other

side of each unit has a side yard.

A sign placed above the entrance of a commercial/office building Blade Sign:

that tion o r sign



A unit of land in an area bounded primarily by streets on all sides.

The types of structures found in the Community Square enhance

the square's dual functions of green space and commercial space.

setback is permitted from it, except as noted in the guidelines.

Build-To-Line: The line to which buildings are required to be built on their lot; no

Blade Sian

contains the locaof the building business. The may be vertical in entation.

Such structures could include:

- An open pavilion Band Shell

- Public Restrooms

- Cafe Kiosk

- Temporary Market Structures

- Landscape Trellises

- Pylon Sign for the community

- Civic, non-digital sign for community announcements

Consistent

Spacing:

In order to maintain a pleasing streetscape, a regularized spacing (plus or minus a few feet) between the primary facades along a street is maintained (See diagram that follows)

Consistent Spacing Diagram

Coordinated Building

Ensemble:

The primary facades of residences in a prominent location shall

be designed in a coordinated manner to ensure that the overall

architectural look of the area is consistent.

Courtyard:

A landscaped open space tangent to the principal building sur-

rounded by wall, fence, or hedge.

Door-Yard:

The area between the Build-to-Line and the back of the public sidewalk. Plantings, porches, lead walks and stoops commonly oc-

cur within this area.

Footprint:

An outline showing the extent to which a home, building, or other

architectural element covers the lot on the ground level.

Frontage

Occupancy:

The minimum amount of primary facade that must be built along

a build-to-line.

Furnishing

Location:

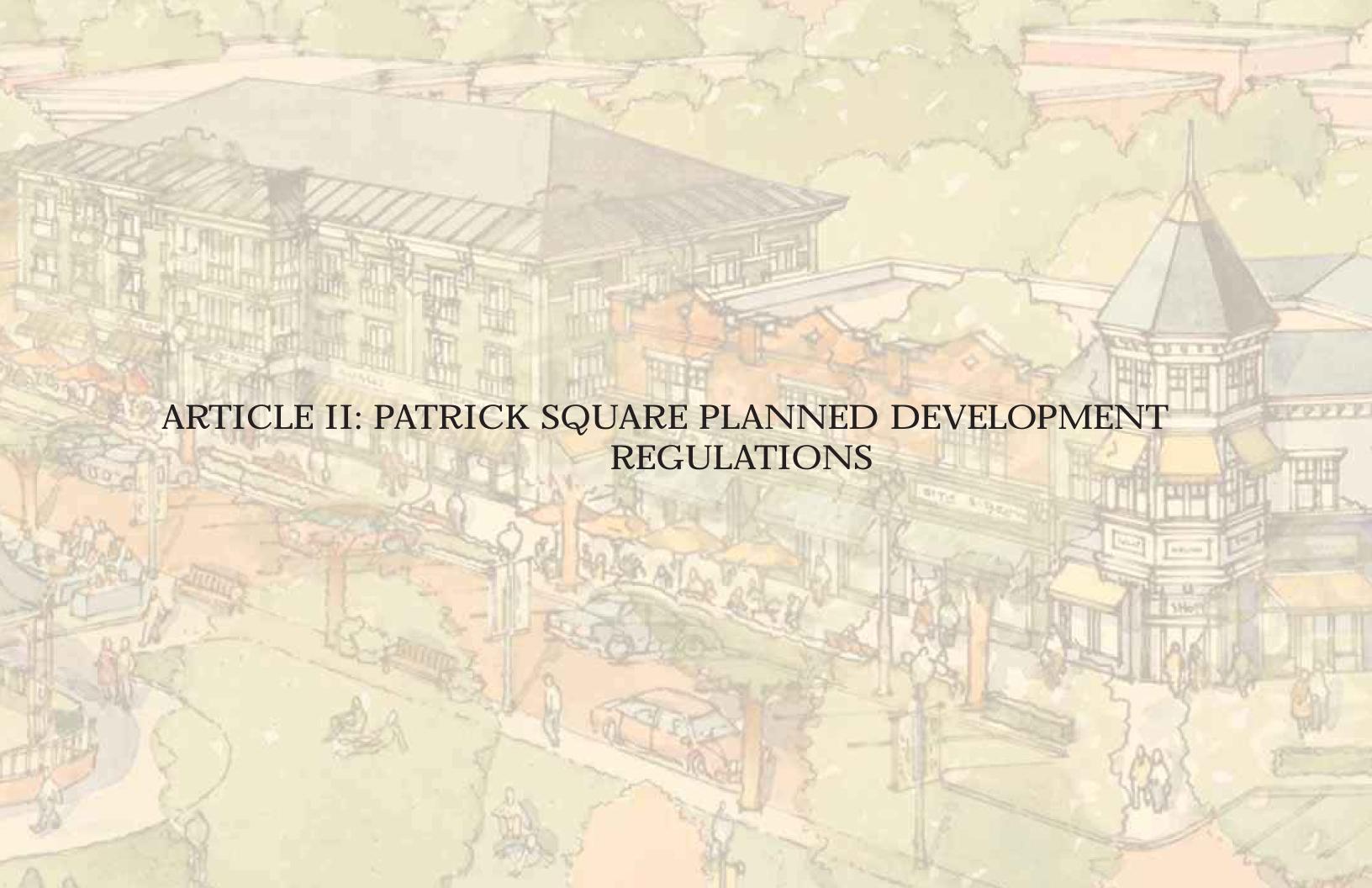
The furnishing location is the zone along the sidewalk where street furniture such as table and chairs, benches, planters, trash

	receptacles and bike racks may be placed. The zone established for furniture on a given sidewalk shall not materially impede pedestrian passage along that sidewalk.		general appearance of openness, and is designed for scenic, recreational, privacy, or environmental purposes.	Stoop:	A raised, covered or non-covered projection that extends from a building entryway at the ground floor of such building.
		Owners		Standards:	Standards are requirements as part of the urban or architectural
Garden Walls:	Walled separation between a courtyard, front yard, or service area, and the street to screen private activities from the public realm.	Association:	A group of people who own homes or have businesses in a given area that form an association for the purpose of improving and/or maintaining the quality of the neighborhood.	Ct II. takt.	design.
Guidelines:	Recommendations that are not legally binding, but that enhance		maintaining the quanty of the heighborhood.	Story Height:	The height of a story is the habitable space within a building that is measured from finished floor to finished floor.
	the quality of the overall design.	Porch:	A porch is a covered, raised platform provided as a level entry into one's home.	Street	is incustred from missied floor to imisied floor.
Layer:	The range of depth of a lot within which certain elements are	Passage:	A pedestrian connection passing between buildings. It provides	Frontage:	Commonly the building or house front facade running parallel to
, and the second	permitted or prohibited.	i assage.	shortcuts through long blocks and connects rear parking areas with street frontages.	Promage.	the Public Street or other similar Open Space; also the "Primary Facade."
Lead Walk:	Pavement that is intended for pedestrian travel to and from a	D 4			
	building entryway or courtyard, and the sidewalk.	Path:	A pedestrian way traversing a park or the countryside. Paths should connect directly with the sidewalk network at the urban	Streetscape:	The urban element that establishes the major part of the public realm. The streetscape is composed of thoroughfares (travel
Liner Building	g: A building specifically designed to mask a parking lot/garage or		edge.		lanes vehicles and bicycles, parking lanes for cars, and sidewalks
T	the blank wall of a structure from a public frontage.	Primary			or paths for pedestrians) as well as the visible private frontages
Living		Facade:	All elevations (front and corner) that are parallel to or are clearly		(building facades and elevations, porches, stoops, yards, fences, awnings, etc.) and the amenities of the public frontages (street
Quarters:	A lodging use intended to provide transient housing for greater than one week. Each unit in this type of building may contain an	Duine	visible from a street.		trees and plantings, benches, street lighting, etc.).
	independent kitchen facility.	Private	The private frontege is the privately held leven between the right		
Live-Work:	A building/unit where the bottom floor is designed for commercial/office uses and the space above is designed for, and occupied	Frontages:	The private frontage is the privately held layer between the right- of-way (R.O.W.) and the principal building facade. The structures and landscaping within the private frontages may be held to specific standards. The variables of the private frontage are	Townhouse:	A fee-simple dwelling unit that is attached on one or two sides of the building by a common party wall and each unit has a separate entrance facing a street.
	by, residential uses. It is also designed such that the above residential unit could have direct access to the commercial/office space		the depth of setback and the combination of architectural ele-	Tl	
	below if the residential occupant were also the commercial/office		ments, such as fence, stoop and porch.	Tuck-under	A.C. Sanda da Illiano esta da marca de la compania de d
	tenant or commercial/office owner, but can also be secured (pro-	Datail:	Sala of goods and samiless	Townhouse:	A fee-simple dwelling unit where parking is accommodated within the building footprint, accessed from an alley, and where
	hibiting access from the above residential unit to the commercial space below) if resident is not the commercial/office owner.	Retail:	Sale of goods and services.		garage doors hide the parking spaces.
Mixed-Use		Screening:	A natural or constructed barrier consisting of any landscaping,	Wing Wall:	A wing wall is small wall attached to a building and used to
Building:	A building with two or more uses, and having a different use on	Cooper down	fencing, or other barrier intended to block a view.	vving vvan.	screen service uses from the public space.
	the ground floor (e.g. retail & office).	Secondary	A consideration for all the formal distributions of for all states of		• •
Mixed-Use		Facade:	A secondary facade is a facade that does not face the street.		
Block:	Blocks containing buildings with differing uses.	Carvica Aras	Area to be used for trash collection, recycling collection, or other		
Multi-Family		Service Area:	similar use.		
Building:	A building designed for occupancy by three or more families liv-	Sidewalk:	Pavement or equivalent that is intended for primary pedestrian		
0	ing independently of each other in separate dwelling units, other than townhouses and tuck-under townhouses.	SIUCWAIK.	travel.		
Open Space:	Area that is intended to provide light, air, view and/or quality or	Single-Family			
open opace.	and more to provide upin, and or quality of	Building :	A building designed for and occupied exclusively as a home or		

A building designed for and occupied exclusively as a home or residence for not more than one family.

Building:





Section 201: Regulating Site Plan

The Regulating Site Plan is based on the site plan that was developed during the Patrick Square Workshop held from January 21-25, 2007 in Clemson, SC and all subsequent revisions to

The Revised Site Plan shown on this page, along with regulations outlined in this book together constitute the Regulating Plan. The Regulating Plan is a precise document that establishes the basic framework for the neighborhood by locating streets and civic/public spaces (such as squares, greens, medians, etc.), delineating general lot placement, regulating street types and dimensions, defining setbacks/ build-tolines and specifying building street frontage occupancy requirements.

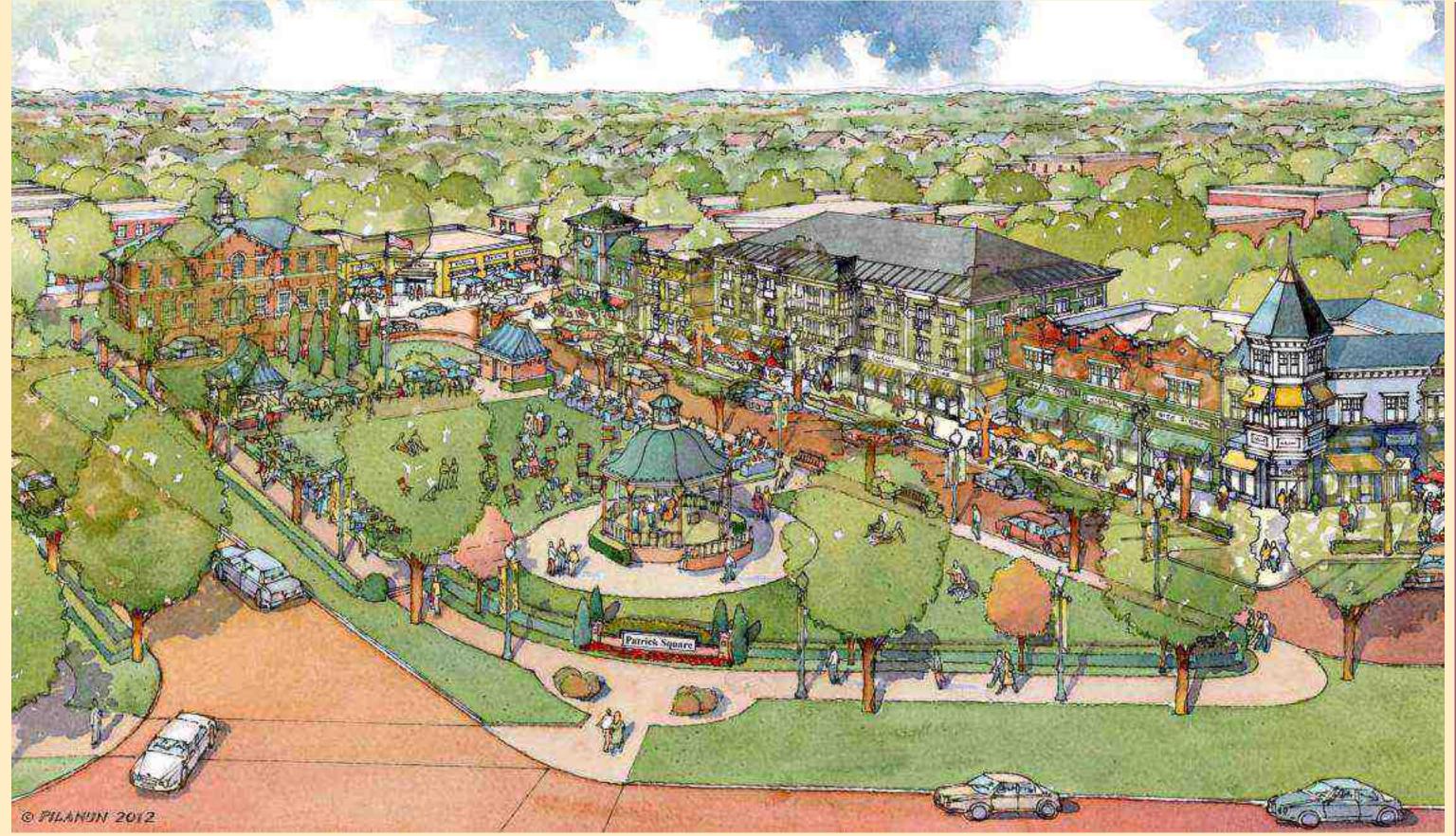
The Revised Site Plan shall be superseded by a detailed site plan where there is a conflicting criteria for a specified component, with approval by the Zoning Administrator as allowed in the current zoning ordinances for minor Planned Development changes. Deviation to the Regulating Plan shall be approved by the Architectural Review Consultant for the development prior to being submitted to the City of Clemson for permits. Minor deviations from the Regulating Plan are permitted provided such deviations are approved by the Architectural Review Consultant and Zoning Administrator, as allowed in the current zoning ordinances for minor Planned Development changes.

A full-scale version of the Revised Site Plan at 1"=100' is attached at the end of the document. A Conceptual Grading Plan at 1"=100' is also attached at the end of the document.

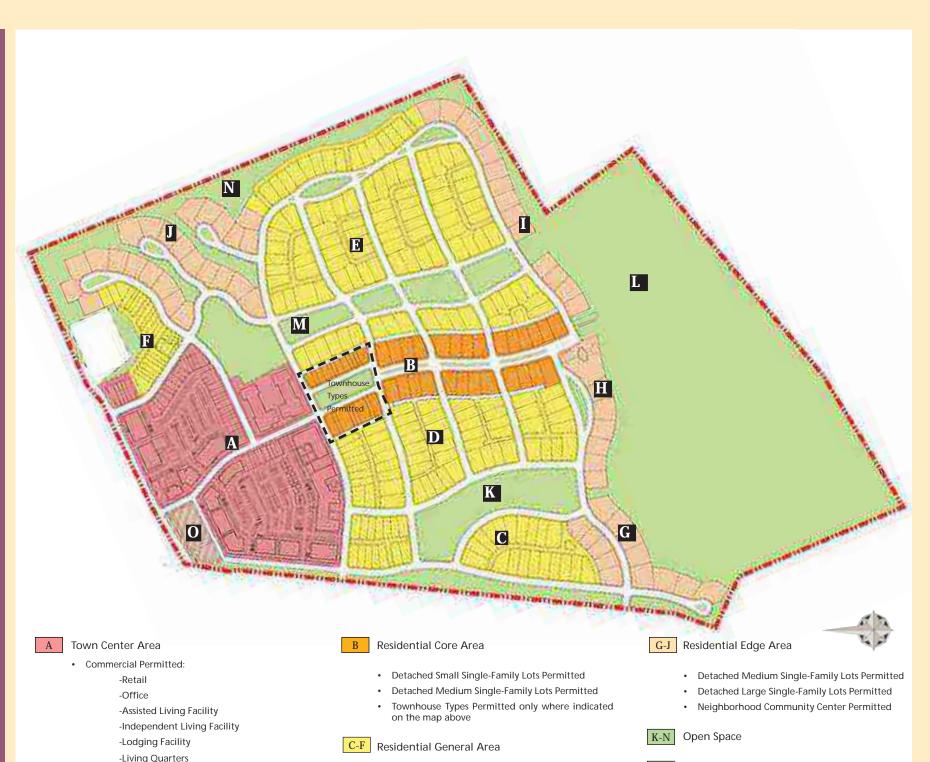
Section 202: Purpose

The purpose of this Plan is to design a community according to the principles of traditional neighborhood design, while preserving and enhancing the natural and scenic features in key locations. The community will consist of an interconnected network of tree-lined streets leading to strategically located open spaces that compliment the natural setting and serve as passive and active neighborhood gathering spaces. In total, there will be approximately 67-acres of newly created and preserved open space interspersed throughout the neighborhood.





View of Town Square



• Townhouse Types Permitted

Detached Small Single-Family Lots Permitted

· Detached Large Single-Family Lots Permitted

· Neighborhood Community Center Permitted

· Detached Medium Single-Family Lots Permitted

· Cottage Lots Permitted

Section 203: Generalized Land Use

The Generalized Land Use diagram delineates how the commercial and various residential land uses will be dispersed throughout the Patrick Square neighborhood.

The blocks will be composed of a mixture of uses and types. Commercial and residential vehicular parking will be located internally within the blocks. Homes will face the street and have traditional architectural elements such as front porches and stoops. The public spaces within the neighborhood will have varied and interesting streetscapes that promote a walkable, pedestrian-friendly environment.

Section 203(a): Permitted Uses

The Patrick Square site has been divided into the following seven subareas:

- Area A: Town Center
- Area B: Residential Core Area
- Area C-F: Residential General Area
- Area G-J: Residential Edge Area
- Area K-N: Open Space Area
- Area O: Community Square
- (1) Within the Patrick Square Plan, the following uses are permitted within the Town Center Area (Area A):
- a. Retail involving the sale of merchandise on the premises
- b. Eateries or restaurants (excluding drive-in/drive-through access)
- c. Professional offices, such as accounting, legal services, banking services, insurance, real estate, engineering, architecture, research and similar offices
- d. Personal services, such as laundry (nonindustrial), beauty salons, barber shop, tailor, shoe repair, photo studio, art gallery, day spa, wellness center and similar services
- e. Medical and dental offices
- f. Governmental buildings, such as a postal facility
- g. Day Care Facility

O Community Square

- h. Assisted Care Living Facility/Skilled Nursing Facility
- i. Independent Living Facility
- j. Multi-household dwelling
- k. Lodging facility that may include residential suites incorporating full kitchens for long and short-term stay and bed and breakfast inns

- l. Living Quarters
- m. Recreational uses, including passive and active
- n. Temporary seasonal sales (such as Pumpkin or Christmas tree stands)
- Educational facility, such as continuing education, University programs and tutorial facilities
- p. Civic Uses
- q. Townhouse Types
- (2) The following uses are permitted within the residential areas of the neighborhood (Areas B through J):
- a. Single-Family Detached Residences
- b. Attached Single-Family Residences including Cottage and Townhouse types
- c. Community center with meeting rooms, great room and recreational areas
- d. Recreational uses, including passive and active
- e. Single-household dwelling with a separate living area not to exceed 700 square feet in area and one bedroom, and subject to Section 210(a) (15) of the Patrick Square Planned Development regarding Maximum Occupancy Limits.
- f. Home occupation use as allowed in City of Clemson Zoning Ordinance.
- (3) The natural qualities of the Open Space (Areas K through N) will be enhanced and maintained, featuring a large man-made lake to serve as both a storm water management pond and a recreational feature. Other uses allowed:
- a. Community Gardens
- b. Walking Paths, Bike Trails and Boardwalks
- c. Picnic Pavilions
- d. Playfields
- (4) The Community Square (Area O) combines commercial and civic functions in a landscaped outdoor environment. Uses include:
- a. Community or Civic Event/Festival such as a Farmer's Market or Art Market
- Uses associated with Community Square Structures - Cafe, Public Restrooms, and Public and Private Events, including, but not limited to music festivals, performances, weddings etc.

Generalized Land Use Plan

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-Cultural Facility (including Crafts/Farmers

Market)

-Day Care

-Civic Facility

· Multi-family dwelling Permitted

Townhouse Types Permitted

-Educational Facility

· Multi-family dwelling with Ground Floor Retail

c. Section 203(b): Town Center Land Parcels:

Owners of private land parcels in the Town Center Area shall be members of a nonprofit Town Center Association that will govern privately owned areas in the Town Center that are designated by the Developer as "Common Areas" in recorded declarations or plats ("Declarations") which may include sidewalks, parking lots, driveways, alleys, and other privately owned land that may abut a private parcel of land in the Town Center Area. Owners of parcels in the Town Center Area and their respective tenants, associates and customers shall have access to, and use of, certain portions of the Common Area in the Town Center Area, including streets and alleys prior to the conveyance to the City of Clemson in accordance with the provisions of the Declarations. Private parcels may include sidewalks of the town center if an easement for free passage across the sidewalk is given to the Town Center Owners Association. All subdivision applications will be submitted to Planning and Codes Administration for review and processing as directed by local regulations.

Section 204: Dimensional Requirements/Maximum Program

The chart on this page shows the dimensional lot requirements for the various lots used throughout the Patrick Square site. In total, there will be a maximum of 325 attached and detached residential units, 102 multi-family, townhouse and live-work units, and 250,000 square feet of Commercial uses dispersed throughout the 173 acre site for an overall maximum density of 3.0 dwelling units per acre. Examples of commercial uses include personal service businesses, retail businesses, offices for businesses and non-profit organizations, civic/ educational facilities, Assisted/Independent Living Facilities, medical offices, professional offices, private gyms, privately owned entertainment facilities, repair shops, and industrial uses.

MAXIMUM SITE PROGRAM			
Townhouse/ Attached/ Detached Single-Family Residential	325 DU		
Multi-Family/Town- house/ Live Work	102 DU		
Commercial	250,000 SF		

DIMENSIONAL REQUIREMENTS									
	Townhouse Attached in strings ranging from 3 to 6 units	Cottage Lot Detached or Attached in strings of 2 units	Small Single-Family Detached Lot	Medium Single- Family Detached Lot	Large Single-Family Detached Lot	Multi-Family Dwelling Unit	Live/Work	Commercial	
Minimum Lot Size	Tuck Under: 1,560 SF Alley Loaded: 2,200 FT Front Loaded: 3,780 FT	3,500 SF	5,500 SF	6,600 SF	8,800 SF	0 SF	0 SF	0 SF	
Build-to-Line	See the Build-to-Line diagram on page 15 for required build-to-line on a specific street frontage								
Minimum Rear Yard Setback	0 FT	0 FT for accessory structures and second story of main structures, 25 FT for heated portion of principal structure	0 FT for accessory structures and second story of main structures, 25 FT for heated portion of principal structure	0 FT for accessory structures and second story of main structures, 25 FT for heated portion of principal structure	0 FT for accessory structures and second story of main structures, 25 FT for heated portion of principal structure	0 FT	0 FT	0 FT	
Minimum Side Yard Setback	Attached end: 0 FT Detached end: 5 FT	Attached end: 0 FT Detached end: 5 FT	6 FT	6 FT	6 FT	6 FT	6 FT	N/A	
Minimum Lot Width	Tuck Under: 20 FT Alley Loaded: 20 FT Front Loaded: 42 FT	35 FT	50 FT	60 FT	80 FT	N/A	N/A	N/A	
Minimum Lot Depth	Tuck-Under: 78 FT Alley Loaded : 110 FT Front Loaded: 90 FT	100 FT	110 FT	110 FT	110 FT	N/A	N/A	N/A	
Maximum Building Height	45 FT	45 FT	45 FT	45 FT	45 FT	65 FT	45 FT	65 FT	
Parking Provided	2 spaces per DU	2 spaces per DU	2 spaces per DU	2 spaces per DU	2 spaces per DU	2 spaces per DU	2 spaces per DU	AL/IL Facility: 1space /4 rooms 1space/ 300 SF related office All other Commercial: 1 space/ 300 SF	
Required Parking Location	Garage/ Surface Pad/ Carport	Garage/ Surface Pad/ Carport	Garage/ Surface Pad/ Carport	Garage/ Surface Pad/ Carport	Garage/ Surface Pad/ Carport	Structured Ga- rage or Surface Lot	Surface Lot	Structured Garage or Surface Lot	

Notes

- 1. The amounts shown in the Maximum Site Program chart indicate the maximum number of residential units and commercial square footage allowed on the site. The exact mix of residential unit types and commercial square footage will be determined by future market conditions.
- The Assisted Care Living Facility includes skilled nursing.
- 3. Stoops, porches, bay windows, trim, eaves, arcades, balconies, major and minor focal elements, cupolas, fire places and awnings shall be permitted to encroach beyond the Build-to-Line. Stoops and porches may encroach eight feet and bay windows may encroach three feet beyond the Setback/Building-to-Line. The number of feet the other architectural elements encroach beyond the Build-to-Line shall depend on the particular architectural style of the building. Eaves and trim shall be permitted to encroach beyond the Setback line up to 12 inches. Uncovered stoops, porches, stairs, and exterior stairwells which access crawl or basement levels shall be permitted to encroach beyond the Setback.
- 4. Please refer to the Frontage Occupancy diagram for guidance on building placement on a particular lot type.
- . A residential story shall be at least 9' and no greater than 16'. Knee-wall conditions on exterior walls which slope up to full ceiling height are permissible.
- 6. A one-story commercial/office building shall be a minimum of 20' in height along the front elevation as measures from the ground to the top of the parapet wall in a flat roof condition or from the ground to the midpoint of the roof in a pitched roof condition. The side and rear elevations of the one story commercial/office shall be a minimum of 16' in height as measured from the ground to the top of the parapet.



Section 205: Build-to-Line

The most important element in defining the public realm and streets is the street wall. This street wall is made up of building facades that are built on a Build-to-Line. The Build-to-Line is the opposite of the "setback" line in that a setback line establishes the minimum front yard, with buildings permitted to be located further back from that minimum dimension. Conversely, a Build-to-Line requires that buildings must be built up to the Build-to-Line and are not permitted to be located further back from that line. The adjacent diagram depicts the required Build-to-Lines for all streets.

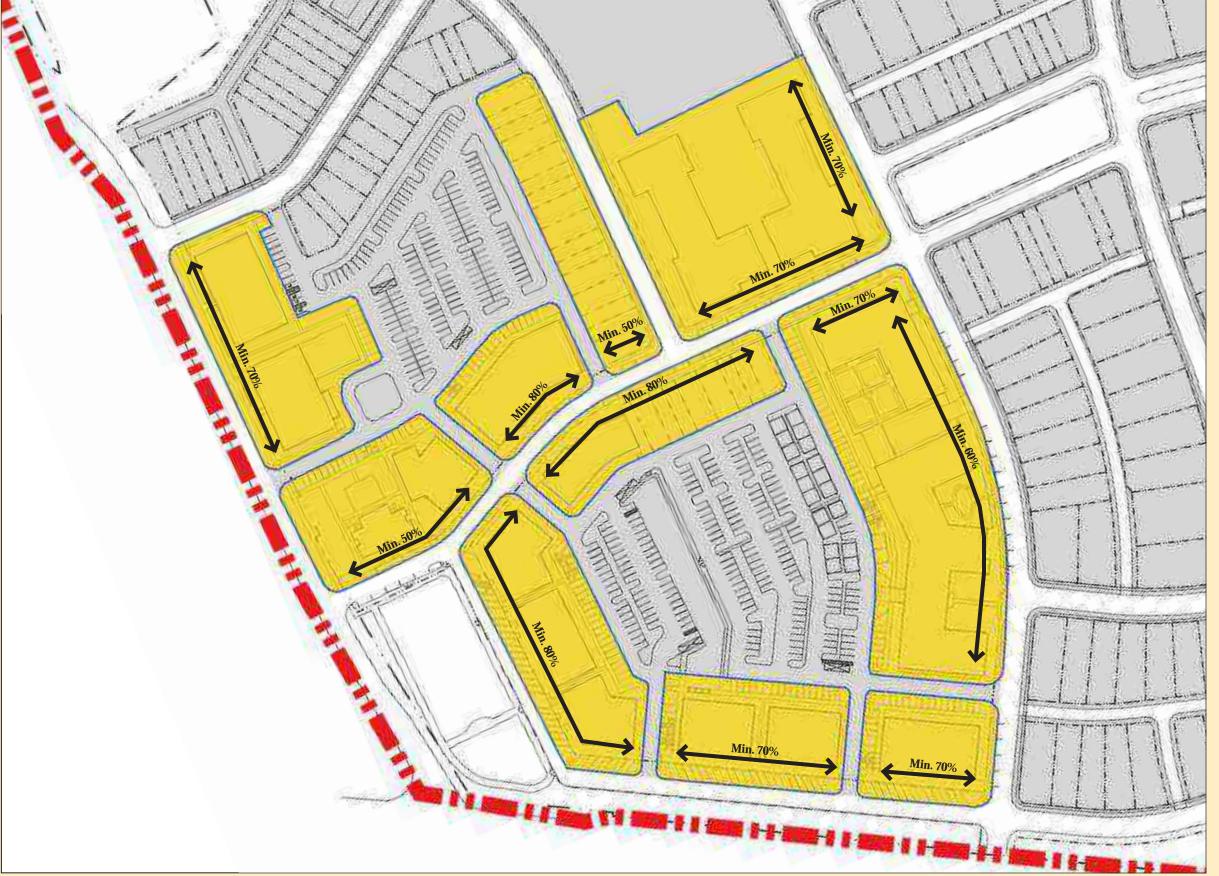
Precise locations for Build-to-Lines can be found in the attached Regulating Plan. Build-to-Lines are measured from the R.O.W. line. In order to provide for facade articulation, building facades may step back a maximum of two feet from the Build-to-Line for a maximum of 30% of the building face along a block face. Signs, porches and stoops may project beyond the Build-to-Line. Individual buildings may be recessed from the Build-to-Line when required to save an existing tree, or where there is clear intent to create an outer "courtyard," or for Large Single-Family Detached Lots where a motor-court is designed to access the garage.

The Build-to-Line varies along Chapman Road due to the irregular existing ROW. Refer to the attached Regulating Plan for the precise location.

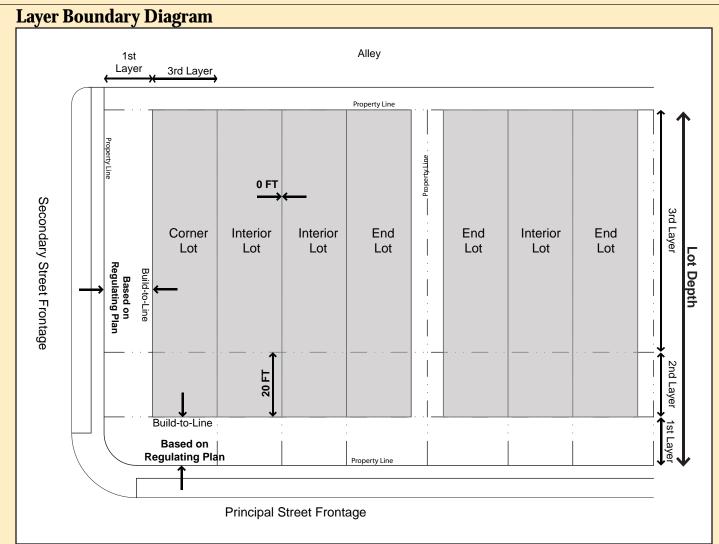
Build-to-Line

Section 206(a): Frontage Occupancy

Frontage occupancy is the minimum amount of building face that must be built along a Build-to-Line. This ensures that the street wall that is built will spatially define the streets and public realm. The more urban the setting, as will be found in the Town Center Area, and the greater the intended spatial definition, the greater the frontage occupancy requirement. Frontage occupancy requirements apply to all floors of buildings (excluding occupied or unoccupied space on roofs). If an individual building is recessed from the Build-to-Line to save an existing tree, that frontage shall be counted as occupied frontage.

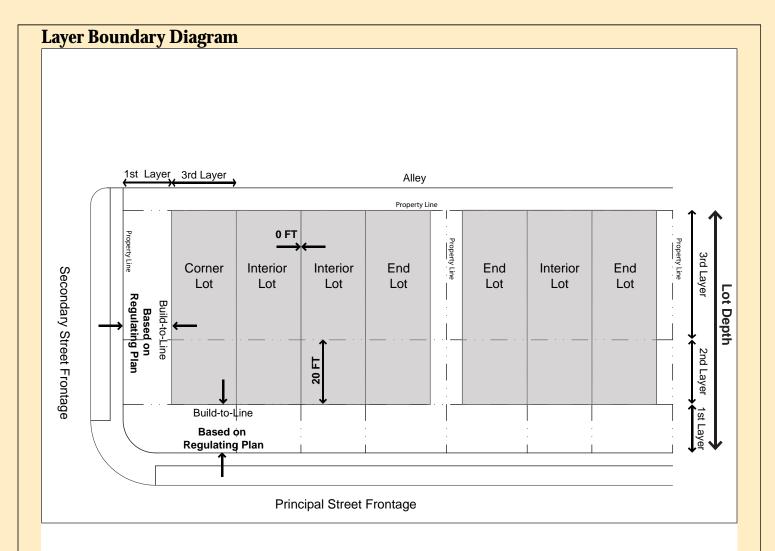


Frontage Occupancy Diagram



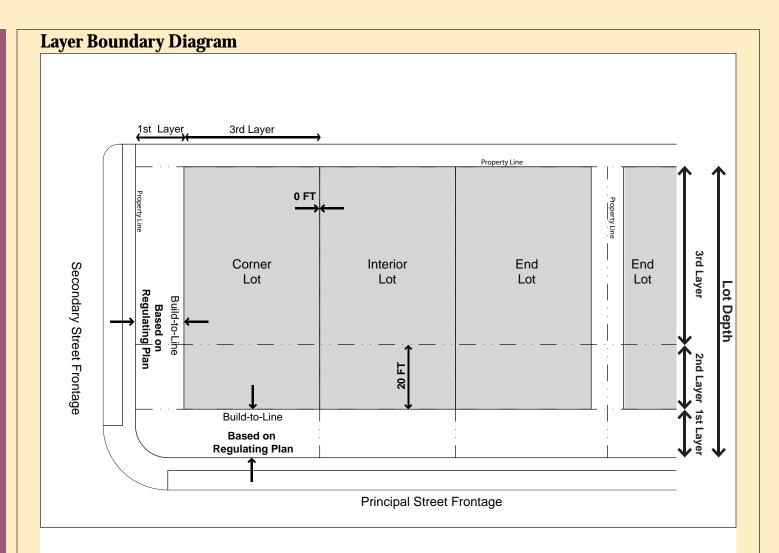
Section 206(b): Townhouse Lots (Alley Loaded)

- 1. The primary façade of the principal building on a lot shall be placed at the build-to-line, rectilinear to or parallel to the tangent of the curve of the principal street frontage. Actual location of finished facade material shall be inside the line with the closest point not more than 12" from the line. When the build-to line is not straight (or not perpendicular to primary line on a corner lot), the wall closest to the line shall meet this requirement."
- 2. A minimum of 80% of the width of the primary façade of the principal building must be placed on the build-to-line. A principal building may step back a maximum of two feet from the build-to-line on the principal street frontage and still count toward the primary façade width. When a porch is covered by an extension of the main roof or a separate roof, the edge of porch shall be considered part of the primary facade for purposes of calculating the 80%.
- 3. On corner lots, the secondary façade of the principal building shall be tangent to or on the build-to-line.
- 4. A principal building may be recessed from the build-to-line when a large existing tree is being saved.
- 5. There must be a consistent spacing between principal buildings along both sides of a block on a street.
- 6. Accessory buildings, in addition to the garage, are permitted on a lot with approval from the Architectural Review Consultant. Accessory buildings shall be placed within the 3rd Layer. If there is uncovered parking on a lot, it can occur only in the 3rd Layer.



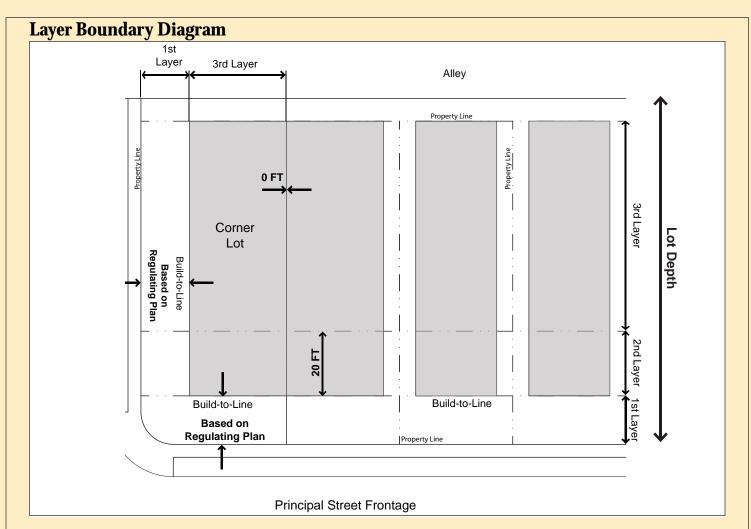
Section 206(c): Townhouse Lots (Alley Loaded: Tuck-Under)

- 1. The primary façade of the principal building on a lot shall be placed at the build-to-line, rectilinear to or parallel to the tangent of the curve of the principal street frontage. Actual location of finished facade material shall be inside the line with the closest point not more than 12" from the line. When the build-to line is not straight (or not perpendicular to primary line on a corner lot), the wall closest to the line shall meet this requirement."
- 2. A minimum of 80% of the width of the primary façade of the principal building must be placed on the build-to-line. A principal building may step back a maximum of two feet from the build-to-line on the principal street frontage and still count toward the primary façade width. When a porch is covered by an extension of the main roof or a separate roof, the edge of porch shall be considered part of the primary facade for purposes of calculating the 80%.
- 3. On corner lots, the secondary façade of the principal building shall be tangent to or on the build-to-line.
- 4. A principal building may be recessed from the build-to-line when a large existing tree is being saved.
- 5. There must be a consistent spacing between principal buildings along both sides of a block on a street.
- 6. Parking is accessed from the alley and accommodated within the building footprint of the building. It is located within the 3rd Layer.
- 7. When the parking is located on the first floor, a finished and habitable room is located between the parking and the build-to-line. It is located within the 2nd or 3rd Layers.
- 8. Accessory buildings, in addition to the garage, are permitted on a lot with approval from the Architectural Review Consultant. Accessory buildings shall be placed within the 3rd Layer. If there is uncovered parking on a lot, it can occur only in the 3rd Layer.



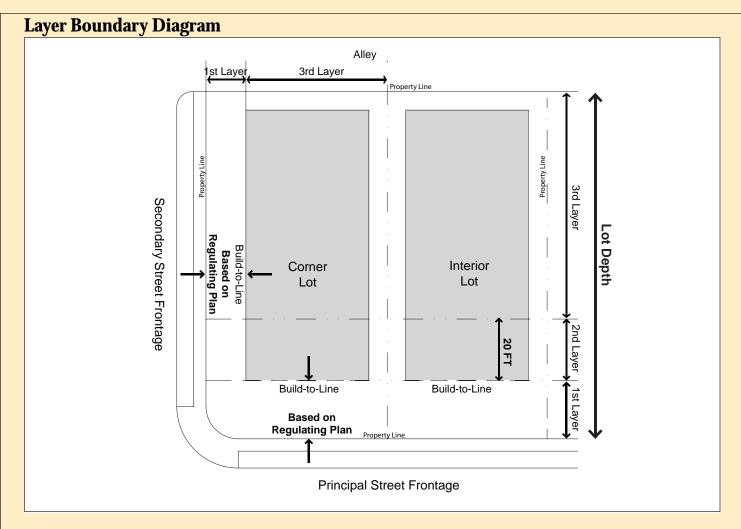
Section 206(d): Townhouse Lots (Front Loaded with Recessed Garage)

- 1. The primary façade of the principal building on a lot shall be placed at the build-to-line, rectilinear to or parallel to the tangent of the curve of the principal street frontage. Actual location of finished facade material shall be inside the line with the closest point not more than 12" from the line. When the build-to line is not straight (or not perpendicular to primary line on a corner lot), the wall closest to the line shall meet this requirement."
- 2. A minimum of 80% of the width of the primary façade of the principal building must be placed on the build-to-line. A principal building may step back a maximum of two feet from the build-to-line on the principal street frontage and still count toward the primary façade width. When a porch is covered by an extension of the main roof or a separate roof, the edge of porch shall be considered part of the primary facade for purposes of calculating the 80%.
- 3. On corner lots, the secondary façade of the principal building shall be tangent to or on the build-to-line.
- 4. A principal building may be recessed from the build-to-line when a large existing tree is being saved.
- 5. There must be a consistent spacing between principal buildings along both sides of a block on a street.
- 6. Parking is accessed from the street. Garages are front loaded, recessed from the principal facade and can only be located in the 2nd or 3rd Layers. Accessory buildings, in addition to the garage, are permitted on a lot with approval from the Architectural Review Consultant. Accessory buildings shall be placed within the 2nd or 3rd Layer. If there is uncovered parking on a lot, it can occur only in the 2nd or 3rd Layer.
- 7. On corner lots, the garage may be accessed from the secondary street.



Section 206(e): Single-Family Cottage Attached or Detached Lot (Alley Loaded)

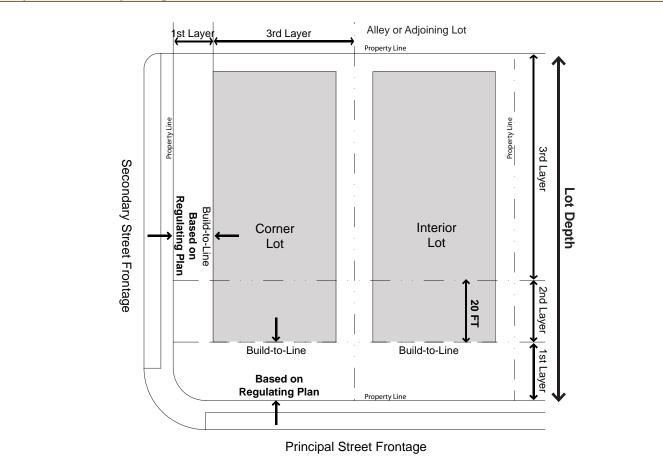
- 1. The primary façade of the principal building on a lot shall be placed at the build-to-line, rectilinear to or parallel to the tangent of the curve of the principal street frontage. Actual location of finished facade material shall be inside the line with the closest point not more than 12" from the line. When the build-to line is not straight (or not perpendicular to primary line on a corner lot), the wall closest to the line shall meet this requirement.
- 2. A minimum of 80% of the width of the primary façade of the principal building must be placed on the build-to-line. A principal building may step back a maximum of two feet from the build-to-line on the principal street frontage and still count toward the primary façade width. When a porch is covered by an extension of the main roof or a separate roof, the edge of porch shall be considered part of the primary facade for purposes of calculating the 80%.
- 3. On corner lots, the secondary façade of the principal building shall be tangent to or on the build-to-line.
- 4. A principal building may be recessed from the build-to-line when a large existing tree is being saved.
- 5. There must be a consistent spacing between principal buildings along both sides of a block on a street.
- 6. Accessory buildings, in addition to the garage, are permitted on a lot with approval from the Architectural Review Consultant. Accessory buildings shall be placed within the 2nd or 3rd Layer. If there is uncovered parking on a lot, it can occur only in the 2nd or 3rd Layer.
- 7. On corner lots, the garage may be accessed from the secondary street.



Section 206(f): Small Single-Family Detached Lot (Alley Loaded)

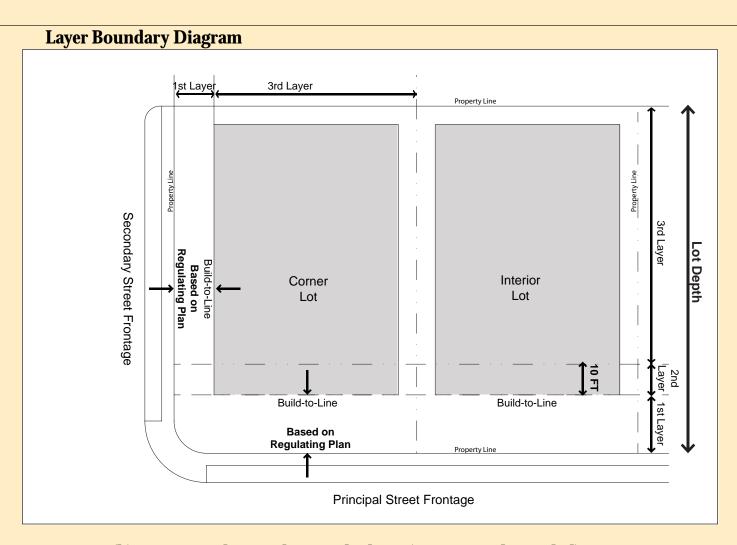
- 1. The primary façade of the principal building on a lot shall be placed at the build-to-line, rectilinear to or parallel to the tangent of a curve of the principal street frontage. Actual location of finished facade material shall be inside the line with the closest point not more than 12" from the line. When the build-to line is not straight (or not perpendicular to primary line on a corner lot), the wall closest to the line shall meet this requirement."
- 2. A minimum of 80% of the width of the primary façade of the principal building must be placed on the build-to-line. A principal building may step back a maximum of two feet from the build-to-line on the principal street frontage and still count toward the primary façade width. When a porch is covered by an extension of the main roof or a separate roof, the edge of porch shall be considered part of the primary facade for purposes of calculating the 80%.
- 3. On corner lots, the secondary façade of the principal building shall be tangent to or on the build-to-line.
- $4. \quad \ \ A \ principal \ building \ may \ be \ recessed \ from \ the \ build-to-line \ when \ a \ large \ existing \ tree \ is \ being \ saved.$
- 5. There must be a consistent spacing between principal buildings along both sides of a block on a street.
- 6. Accessory buildings and secondary residential dwelling units, in addition to the garage, are permitted on a lot with approval from the Architectural Review Consultant. Accessory buildings shall be placed within the 2nd or 3rd Layer. If there is uncovered parking on a lot, it can occur only in the 2nd or 3rd Layer.
- 7. On corner lots, the garage may be accessed from the secondary street.

Layer Boundary Diagram



Section 206(g): Medium Single-Family Detached Lot (Alley or Side Loaded)

- 1. The primary façade of the principal building on a lot shall be placed at the build-to-line, rectilinear to or parallel to the tangent of a curve of the principal street frontage. Actual location of finished facade material shall be inside the line with the closest point not more than 12" from the line. When the build-to line is not straight (or not perpendicular to primary line on a corner lot), the wall closest to the line shall meet this requirement."
- 2. A minimum of 60% of the width of the primary façade of the principal building must be placed on the build-to-line. A principal building may step back a maximum of two feet from the build-to-line on the principal street frontage and still count toward the primary façade width. When a porch is covered by an extension of the main roof or a separate roof, the edge of porch shall be considered part of the primary facade for purposes of calculating the 60%.
- 3. On corner lots, the secondary façade of the principal building shall be tangent to or on the build-to-line.
- 4. A principal building may be recessed from the build-to-line when a large existing tree is being saved.
- 5. There must be a consistent spacing between principal buildings along both sides of a block on a street.
- 6. Accessory buildings and secondary residential dwelling units, in addition to the garage, are permitted on a lot with approval from the Architectural Review Consultant. Accessory buildings shall be placed within the 2nd or 3rd Layer. If there is uncovered parking on a lot, it can occur only in the 2nd or 3rd Layer.
- 7. Private swimming pools and security fences shall be located only within the 3rd Layer.
- 8. On corner lots, the garage may be accessed from the secondary street.



Section 206(h): Large Single-Family Detached Lot (Front or Side Loaded)

- 1. The primary façade of the principal building on a lot shall be placed at the build-to-line, rectilinear to or parallel to the tangent of a curve of the principal street frontage. Actual location of finished facade material shall be inside the line with the closest point not more than 12" from the line. When the build-to line is not straight (or not perpendicular to primary line on a corner lot), the wall closest to the line shall meet this requirement."
- 2. A minimum of 60% of the width of the primary façade of the principal building must be placed on the build-to-line. A principal building may step back a maximum of two feet from the build-to-line on the principal street frontage and still count toward the primary façade width. When a porch is covered by an extension of the main roof or a separate roof, the edge of porch shall be considered part of the primary facade for purposes of calculating the 60%.
- 3. On corner lots, the secondary façade of the principal building shall be tangent to or on the build-to-line.
- 4. A principal building may be recessed from the build-to-line if a large existing tree is being saved.
- 5. There must be a consistent spacing between principal buildings along both sides of a block on a street.
- 6. Accessory buildings and secondary residential dwelling units, in addition to the garage, are permitted on a lot with approval from the Architectural Review Consultant. Accessory buildings shall be placed within the 2nd or 3rd Layer. If there is uncovered parking on a lot, it can occur in the 1st, 2nd or 3rd Layers. When provided in the 1st Layer, it shall be configured in such a way that it covers not more than 33% of the lot frontage.
- 7. Private swimming pools and security fences shall be located only within the 3rd Layer.
- 8. On corner lots, the garage may be accessed from the secondary street.



Building Height

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Section 207: Building Height

The Building Height diagram on this page shows height range in number of stories for the various buildings and lots within the Patrick Square neighborhood.

Building heights will be scaled appropriately to the size of the street and/or the open space they address to ensure that an interesting pedestrian environment is created. In the residential areas, portions of the houses facing Thomas Green Boulevard and Anna Marie Boulevard will be two to three-stories in height in order to frame open spaces and important roads. Along the other residential streets, homes will range from one to two-stories in height.

The Town Center Area, which will have the most intensive uses, will have one to four-story buildings.

A single family home on Thomas Green Boulevard or Anna Marie Boulevard may only have main level living if it satisfies the following requirements:

- (1) The height of the home is at least 25 FT, as measured from the first floor finished floor height to the top of the roof ridge.
- (2) The home is designed to appear as though it has a second level of living.
- (3) Operable attic windows are included on the home to give it the appearance that the attic space is living space.
- (5) No hip roofs.

Legend

1 to 2-Stories

1 to 3-Stories 2 to 3-Stories

Up to 4-Stories

Note: For purposes of this illustration "Story height" is defined as the number of vertical finished floors with associated habitable space that are not contingent upon roof configuration or cornice height.

Section 208: Private Commercial Frontages

Frontages are an important component of the design of the public realm of a streetscape. They are designed in a specific hierarchy to add further character to the design of a street. The differing Frontage Types accommodate a variety of uses, from residential to commercial.

The frontage type diagrams codify what happens between the right-of-way of a thoroughfare and the build-to-line of a lot. The following Private Commercial Frontage types are:

- (a) Shopfront & Awning Type 1
- (b) Shopfront & Awning Type 2

This diagram shows the fronts that can be considered for either Type 1 or 2 and when a front may adopt either of the two types. In addition, certain buildings along Thomas Green Boulevard may adopt a non commercial frontage type as well. These are identified here as well and related standards can be found on the following spread.

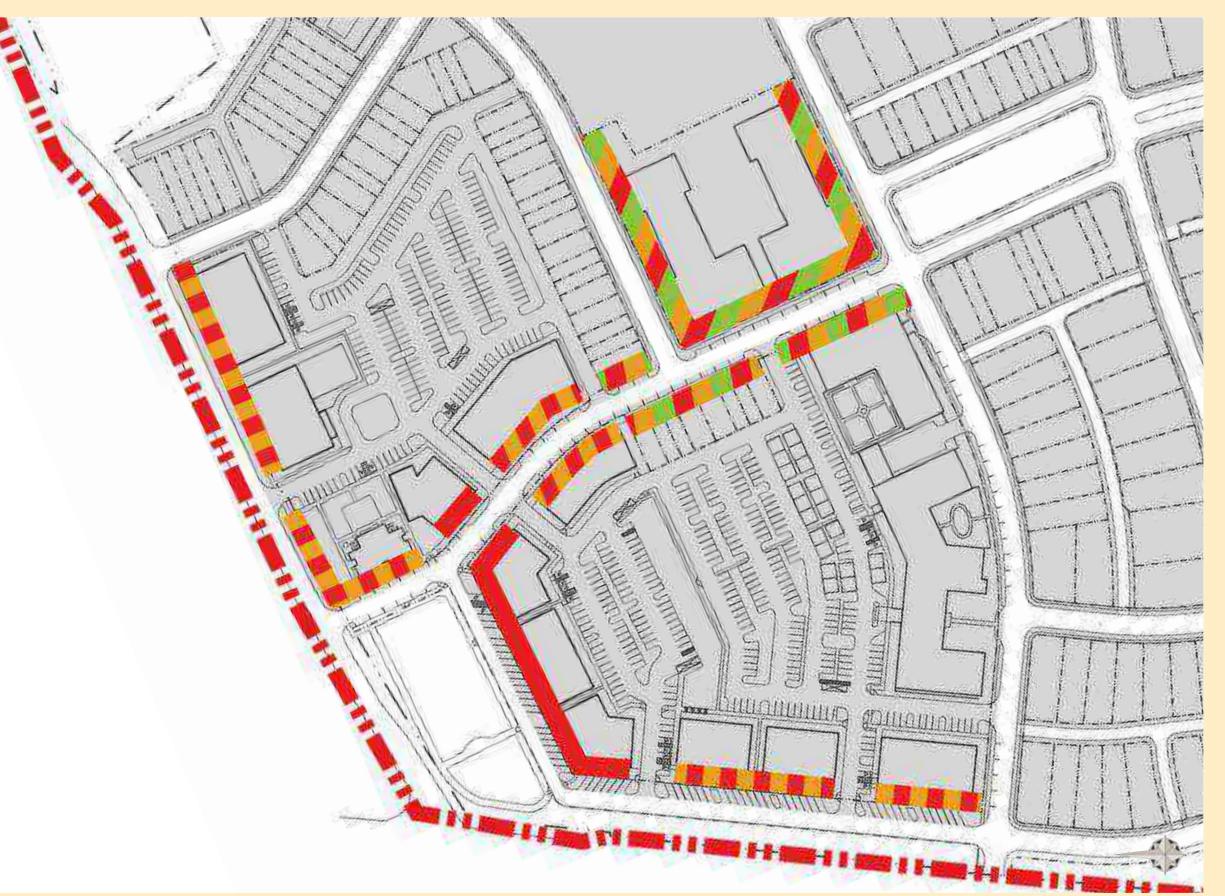
Legend

Shopfront & Awning Type 1

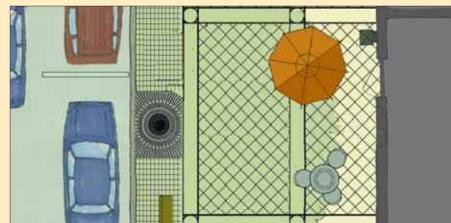
Shopfront & Awning Type 2

Dooryard

Private Commercial Frontages



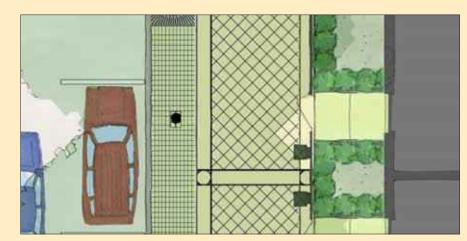




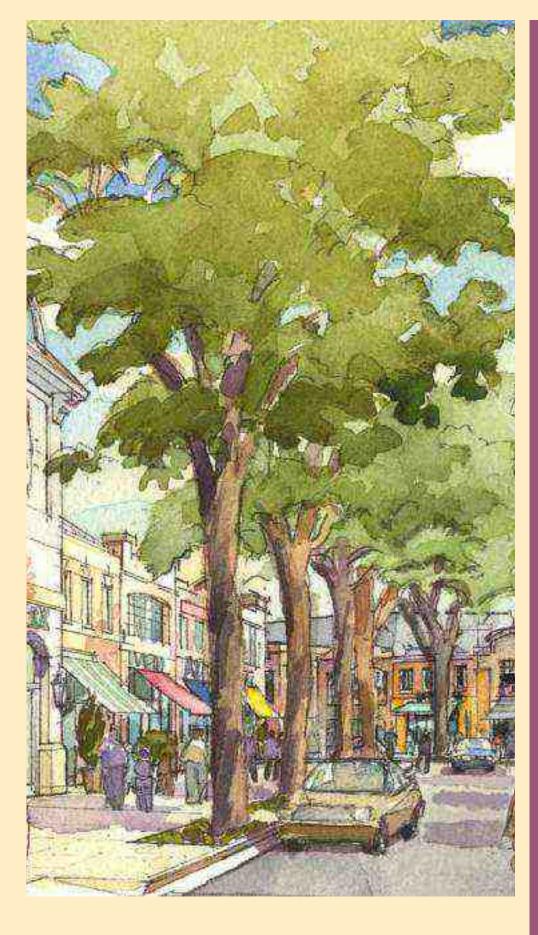
- 1. Entries: Shall be flush with exterior grade.
- 2. Ground Plane: Shall be concrete from curb to face of building.
- 3. Furnishing Location: A six-foot pedestrian zone towards the street is established. Street furniture can occupy other portions of the sidewalk.
- 4. Frontage Delineation: There shall be no delineation.
- 5. Uses: Cafe seating is permitted.
- 6. Plantings: Street trees shall be planted in tree pits with ground cover.
- 7. Other: Cafe seating and product displays related to the primary business (flowers, food, etc.) are encouraged.

Shopfront & Awning Type 2





- 1. Entries: Shall be flush with exterior grade.
- Ground Plane: Shall be concrete from curb to face of building or edge of foundation plantings.
- 3. Furnishing Location: A six-foot pedestrian zone towards the street is established. Street furniture can occupy other portions of the sidewalk.
- 4. Frontage Delineation: There shall be no delineation.
- 5. Uses: Cafe seating is not permitted.
- 6. Plantings: Street trees shall be planted in tree pits with ground cover. A minimum two-foot planting strip shall be located against the building face.
- 7. Other: Product displays related to the primary business (flowers, food, etc.) are encouraged.

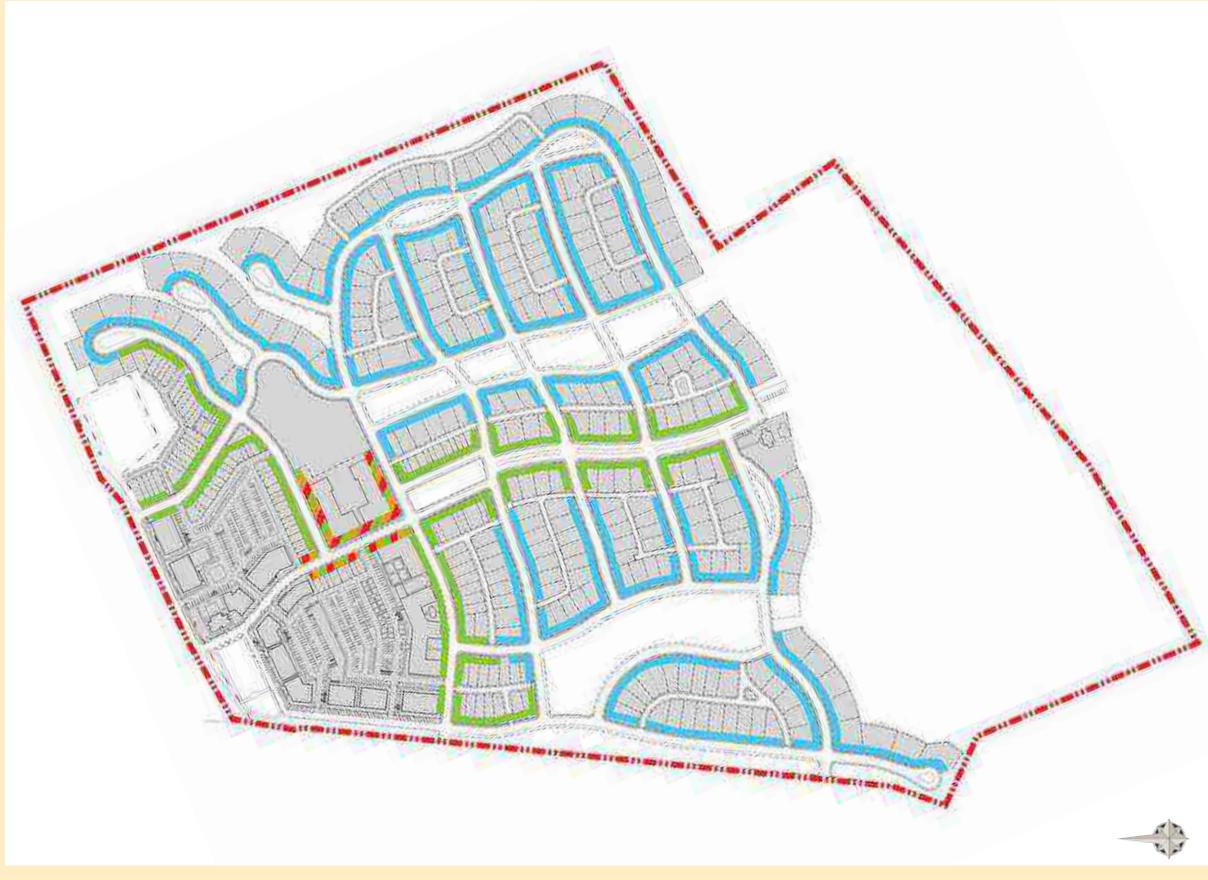


Section 209: Private Non-Commercial Frontages

The Private Non-Commercial Frontage types

- (a) Dooryard: Masonry wall, rubble stone wall, fence, hedge or a combination of any two of these elements
- (b) Front Yard

This diagram shows the fronts that can be considered for either Dooryard or Front Yard Types. In addition, certain buildings along Thomas Green Boulevard may adopt a commercial frontage type as well. These are identified here as well and related standards can be found on the preceding spread.



Private Non-Retail Frontages

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Shopfront & Awning Type 1 Shopfront & Awning Type 2

Legend Dooryard Front Yard

Dooryard

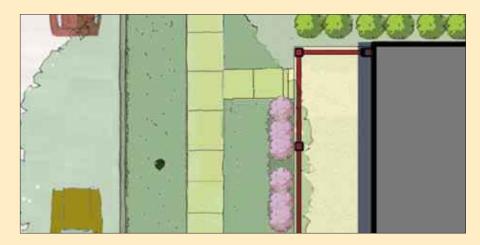




- 1. Entries: Stoops and porches may be used and shall be raised a minimum of two risers and a maximum of ten risers. In the case of raised cottages (having primary living area on 2nd floor) lower finished floor may be recessed up to 2 ft below grade and not more than 1 ft above grade. Covered stoops and porches are permitted. Stoops and porches can encroach beyond the build-to-line.
- 2. Ground Plane: Shall be grass, shrubs or groundcover.
- 3. Furnishing Location: Street lights shall be centered in the tree planting strip that is contiguous with the street curb.
- 4. Frontage Delineation: A fence, green hedge, a masonry/rubble stone garden wall or a combination of any of these 2 elements shall be placed along the sidewalk edge and shall be maintained at a height of 36".
- 5. Plantings: Street trees shall be planted in tree planting strips.

Front Yard





- 1. Entries: Stoops and porches may be used and shall be raised a minimum of two risers and a maximum of ten risers. In the case of raised cottages (having primary living area on 2nd floor) lower finished floor may be recessed up to 2 ft below grade and not more than 1 ft above grade. Covered stoops and porches are permitted. Stoops and porches can encroach beyond the build-to-line.
- 2. Ground Plane: Shall be grass, shrubs or groundcover.
- 3. Furnishing Location: Street lights shall be centered in the tree planting strip that is contiguous with the street curb.
- 4. Frontage Delineation: There shall be no delineation.
- 5. Plantings: Street trees shall be planted in tree planting strips.

Section 210: General Development **Standards**

In addition to the development standards found throughout this Plan, the following standards shall apply:

(a) Site

(1) Open Space

- a. The Patrick Square development will have approximately 67 acres (or 38.7% of the site) dedicated to open space.
- b. The floodplain area counts towards open space.

(2) Encroachments: Build-to-Line

- a. Stoops, porches, bay windows, trim, eaves, arcades, balconies, pool decks, retaining walls, patios, fences, major and minor focal elements, cupolas, fire places, and awnings shall be permitted to encroach beyond the Build-to-Line.
- Buildings may step back from the Build -to-Line a maximum of two feet and still count toward Frontage Occupancy.

(3) Front Yards

- a. Principal buildings shall be placed on the lot relative to the property line as shown in the Plan.
- b. Front doors shall face the principal street frontage.

(4) Rear Yards

a. See the Dimensional Requirements in Section 204 for the minimum rear yard.

(5) Side Yards

- a. Where there is no side property line, such as in a horizontal property regime, the side yard shall be based on the midpoint between the two buildings.
- b. The minimum side yard shall be six feet for all primary buildings. Attached buildings

- shall be exempt from this requirement on the side where attached.
- c. For single-family detached and duplex lots, detached garages shall have a six-foot minimum side yard, except in the case where detached garages of adjacent units are attached to each other (in such a situation, there is no minimum side yard).
- d. Corner buildings fronting on two streets shall have two front yards along the streets and only one side yard. The side yard setback on any corner lot shall align with the adjacent lots.

(6) Alleys

- a. At the alley entrance, the measurement between building face to building face shall be a minimum 30'.
- b. When an alley does not go through to the street, landscaping and a screen wall three feet high shall be used to conceal the alley. The screen wall shall be of a material that compliments the adjacent buildings.
- c. When an alley goes through to the street and the spacing between the buildings is greater than 30', landscaping and a screen wall shall be used to close down the alley opening.

(7) Parking Lot Driveway Entrances

- a. The paved portion of all parking lot driveway entrances shall be 24' in width.
- b. The gaps between buildings at parking lot entries shall have screen walls and landscaping to help conceal the surface parking lot behind the buildings. The screen wall shall be of a material that compliments the adjacent buildings.

(8) Private Driveways

a. Private driveways shall be 12' wide where feasible at the street edge.

(9) Curbs

a. Curbs shall be vertical (no roll curbs are allowed).

(10) Bufferyard

- a. On the north side of Chapman Hill Road, starting at the intersection of Issaqueena Trail and Chapman Hill Road and running east until the first parking lot entrance, there shall be one street tree placed every 40'(+/-5') minimum and one evergreen shrub every three feet in order to create a continuous hedgerow. Continuing east, there will be one evergreen shrub every three feet in order to create a continuous hedgerow.
- b. Beginning at the intersection of Issaqueena Trail and Chapman Hill Road and running southward along Thurmond Lane, there shall be one under story tree placed every 40' (+/- 5') and one evergreen shrub every three feet in order to create a continuous hedgerow.
- Where possible, existing vegetation shall be maintained. Prior to the removal of any vegetation in the bufferyard beginning at the intersection of Issaqueena Trail and



Front Elevation of a Commercial Property



Rear Elevation of a Commercial Property

Chapman Hill Road and ending at the southern property line, a Tree Preservation and Replacement Plan shall be provided to the Zoning and Codes Administrator for review and approval in consultation with the City Horticulturist.

(11) Lighting

- a. All street lights shall be comprised of ornamental poles and fixtures. Preferred lights are 12'-14' tall. 20' poles may be utilized at major intersections. Cobra head and shoe box style light poles are prohibited.
- b. All street lighting and parking lot lighting shall be high pressure sodium lighting, halogen or LED.
- c. All internal lighting shall be shielded and contained within the site and shall not spill over to adjacent properties. All internal lighting shall be "dark-sky" compatible.
- d. The exact lighting fixtures used throughout the development shall be approved by the Architectural Review Consultant.

(12) Trails Easement

- a. A walking/bike trails and boardwalk easement shall be established to connect the neighborhood to Nettles Park. These trails and boardwalks shall run through the public wetlands area and link to the public sidewalks of the community and bridge over 18 Mile Creek to Nettles Park.
- b. The final design of the walking/bike trails and boardwalks will be coordinated with the City of Clemson officials prior to the phase in which the wetlands enhancement occur.

(13) Stormwater Management

- a. Stormwater requirements shall be addressed through green technology best management practices such as bio-swales and created wetlands.
- b. Stormwater strategy for the entire site shall be defined prior to the first phase of

construction.

(14) Site Utilities

- a. Site utility structures, such as transformers, shall be located in the interior of blocks or along the sides of buildings. Those utility structures that are located on the sides of buildings adjacent to streets shall have to be screened with screen walls and landscaping.
- b. On perimeter lots, if a transformer needs to be located adjacent to the public space, it should be sited so as not to adversely impact the adjacent public space.
- c. Transformers and other site utilities should not be located in the open spaces that are framed by streets on all sides (e.g. the commercial square, the residential greens, the hamlet greens or boulevards).
- d. All transformer locations shall be approved by the Architectural Review Consultant prior to the installation of a transformer.
- e. The exact location of underground utilities shall be established during the land development process.

(15) Maximum Occupancy Limits

- a. A maximum of two unrelated individuals may live in the same single-family attached or detached dwelling unit.
- b. A maximum of three unrelated individuals may live in the same multi-household dwelling unit.

(b) Architectural Elements

(1) Building Materials

- a. All materials on Primary Facades shall be natural materials, fiber cement siding (such as Hardiplank, Hardishingle, and Harditrim). Natural materials are brick, stone, stucco, and wood siding. Vinyl siding and artificial stone are not permitted to be used as an exterior material on the primary or accessory structures on the lot.
- b. Natural materials and products that simulate natural materials are permitted on building roofs, stoops, porches, bay windows, and other similar projections.
- c. Artificial materials shall only be used on secondary facades.
- d. Vinyl trim shall not be permitted.
- e. Wood, EIFS, Synthetic Board (synthetic wood product), fiber cement trim material, shall be permitted as trim material.
- f. Natural and artificial trim and elements such as brackets, door & window surrounds and columns, shall adhere to historic proportions and dimensions.
- g. Wood windows, vinyl clad windows, aluminum clad windows, fiberglass windows, and vinyl windows shall be permitted.
- h. For brick and stone facades, vinyl windows shall have an oversized moulding surround that measures a minimum of 3 1/2" and shall be recessed into the brick face.
- Facades shall have trim appropriate to the architectural style (consistent in style, dimensions, and placement).
- A maximum of two primary materials on a facade shall be used.
- k. Metal columns shall not be permitted.
- l. Exterior light fixtures shall match the architectural style of the building.

(2) Porches and Stoops

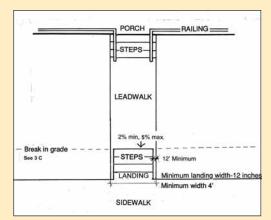
a. Porches shall be a minimum of seven feet

in depth. Stoops a minimum of four feet in depth.

(3) Leadwalk Proportions

- a. Leadwalks shall be a minimum of four feet in width when constructed of poured concrete.
- b. The leadwalk landing at the base of the porch or stoop steps shall match the width of the steps for a depth of at least four feet when constructed of poured concrete.

(4) Leadwalk Materials



Leadwalk Diagram

a. Railings on side steps (if required) shall match the front porch steps.

(5) Building & Mechanical Equipment

a. HVAC equipment, utility meters, satellite dishes, permanent grills and other mechanical equipment shall be located so that it is not visible from the public space. All building and mechanical equipment that cannot be located other than adjacent to or visible from the public space shall be screened with screen walls and landscaping. Window air conditioning units are not permitted.

(6) Garages/Accessory Buildings

a. A garage/accessory building shall have the same architectural style as the principal building on that lot.

b. Garages doors that are visible from the street, and not tucked fully behind the principal building on a lot, shall have carriage style doors.

(c) Grading



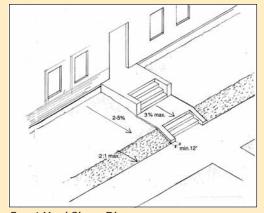
Carriage Style Garage Door

(1) Front Yard Grading

- a. The ground shall strike a horizontal line at the building facade.
- b. Single-family detached residences shall transition grade a maximum of four feet from building sides.
- c. Detached and attached buildings shall transition slope as shown in the Detached and Attached Buildings: Typical Front Yard Grading diagrams shown on the right of this page.
- d. To the greatest extent possible, the slope of the front yard shall be between 2% and 5%. To the greatest extent possible, the slope of the front yard shall not exceed 5%.
- e. The slope of the landing and leadwalk shall not exceed 3%.
- f. Change of grade of the front yards can be accommodated with a maximum of two sets of stairs: One attached to the house stoop and the other at the edge of the sidewalk.
- The slope of the front yard at the edge of sidewalk shall not be greater than 2:1 with a maximum vertical height of 30".

h. A change in vertical height greater than 24" shall require a retaining wall.

(2) Retaining Walls at Sidewalk



Front Yard Slope Diagram

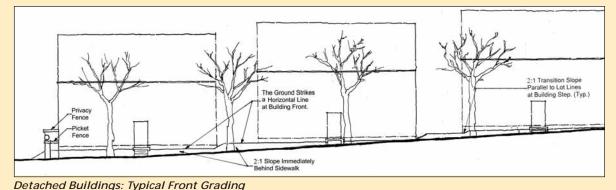
- The cheekwall of the steps at the sidewalk shall align with the edges of the landing at the sidewalk.
- b. Retaining walls may be necessary to grade individual lots to required grades and slopes. Such walls shall match the masonry elements of the house. Segmental retaining walls are not permitted forward of the Build-to-Line.

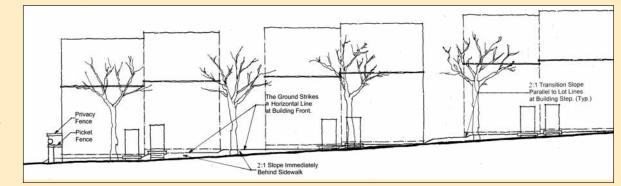
- c. Retaining walls at the sidewalk shall have a maximum height of 30".
- d. Retaining walls at the sidewalk shall be brick or stone veneer.

(3) Platform Grading

a. Residential lots shall be platform graded in order to allow stormwater to drain around the pad for the lot.



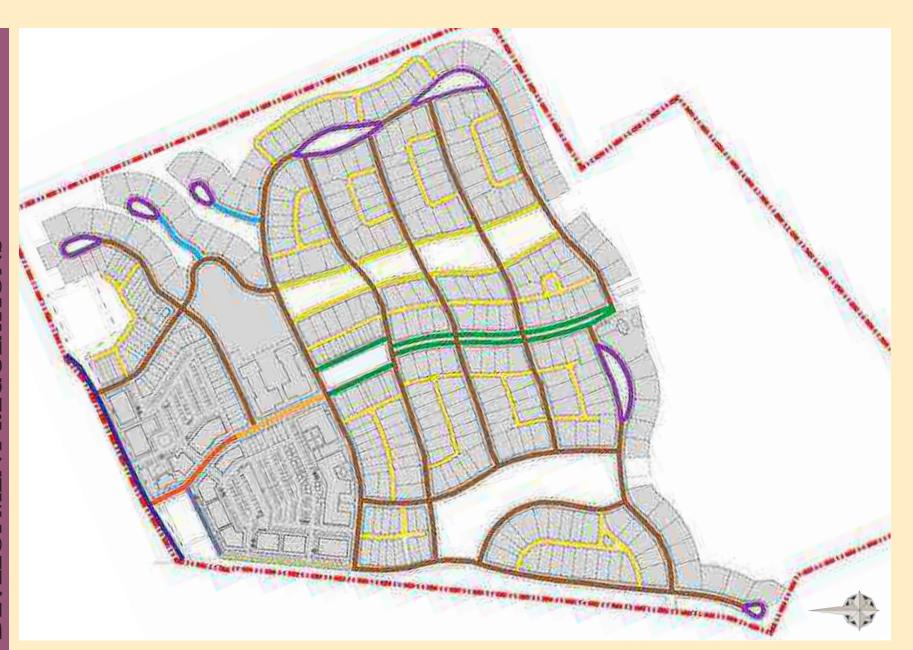




Attached Buildings: Typical Front Grading

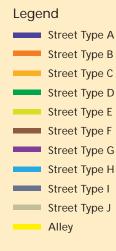




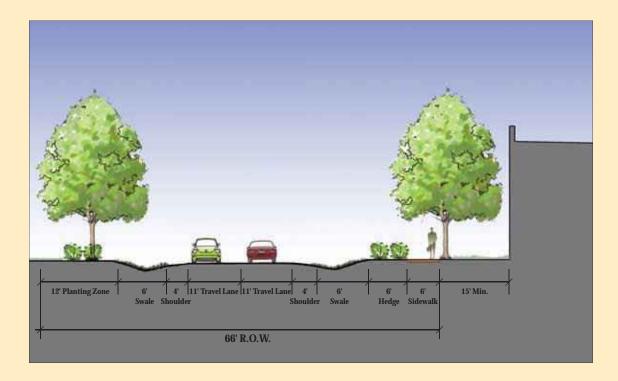


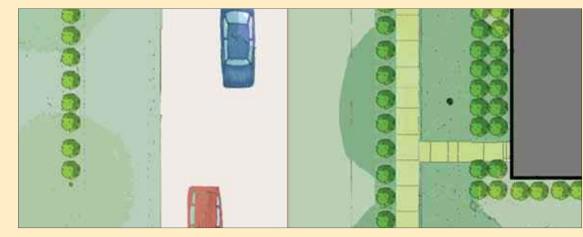
Section 301: Thoroughfare Standards

The Thoroughfare Standards diagram on this page shows the 10 street types and one alley type that will be used throughout the Patrick Square development in order to create a functional and aesthetically pleasing streetscape. Some streets will have larger cartways that serve higher volumes of traffic. Other streets will have narrower travel ways that promote safe pedestrian circulation. All streets and alleys, with the exception of the sidewalks along Street Types A, B, I, and J shall be dedicated to and publicly maintained by the City of Clemson. The sidewalks along Street Types A, B, I, and J shall be privately maintained by the commercial property owners in order to maintain a consistent look and to allow for special paving. Any special treatment shall be reviewed by the Architectural Review Consultant. The final working details of the right-of-ways shall be made during the land development review process.



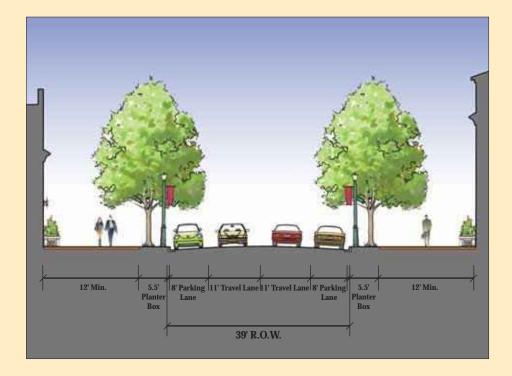
Street Type A (Two-way/No Parking)





- 1. Curb Type: No curbs. 4' shoulder on each side.
- 2. Edge of Pavement Radii: 20'
- 3. Street Tree Placement: 40' (+/- 5') spacing
- 4. Street Tree Location: Located beyond the ROW, outside the buffer zone along the south side of Chapman Hill Road. Located within the ROW on the north side of Chapman Hill Road. Both sides centered on hedge plantings.
- 5. Street Light Placement: Shall be coordinated with the City of Clemson
- 6. A 6' additional road width for a turning lane at the intersection of Chapman Hill Road and Issaqueena Trail has been accommodated in the Revised Site Plan. Refer to the Revised Site Plan for more information.

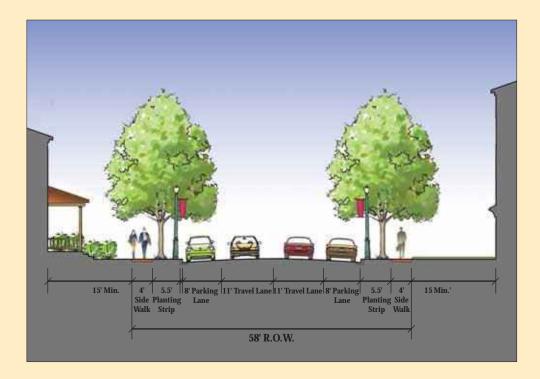
Street Type B (Two-way/Park Two-sides)





- 1. Curb Type: Concrete curb with 12" gutter (rolled curb not allowed)
- 2. Curb Return Radii: 20'
- 3. Street Tree Placement: 40' (+/- 5') spacing
- 4. Street Tree Location: Centered in tree pits
- 5. Street Light Placement: Shall be coordinated with the City of Clemson

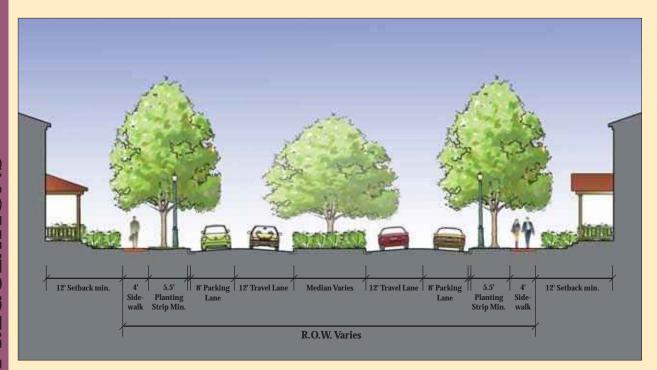
Street Type C (Two-way/Park Two-sides)

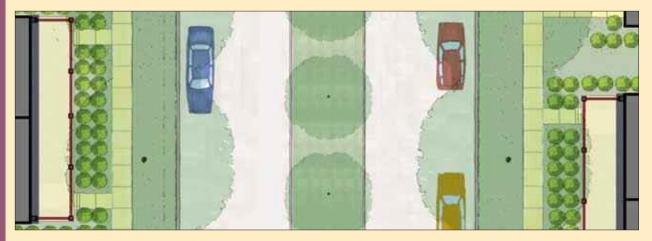




- 1. Curb Type: Concrete curb with 12" gutter (rolled curb not allowed)
- . Curb Return Radii: 20'
- 3. Street Tree Placement: 40' (+/- 5') spacing
- 4. Street Tree Location: Centered in planting strip
- 5. Street Light Placement: Shall be coordinated with the City of Clemson

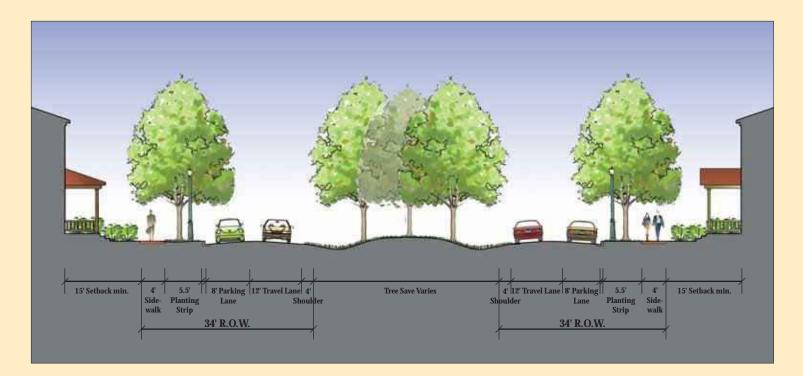
Street Type D (One-way/Park One-side Each Direction)

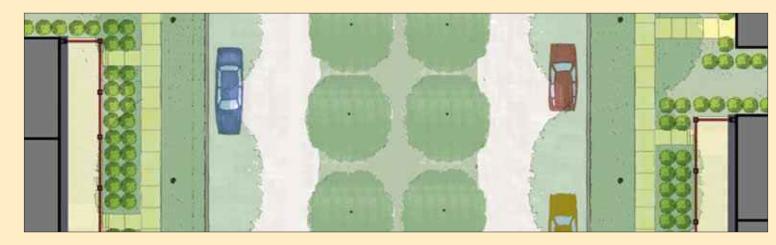




- 1. Curb Type: Concrete curb with 12" gutter (rolled curb not allowed)
- 2. Curb Return Radii: 20'
- 3. Street Tree Placement: 40' (+/- 5') spacing
- 4. Street Tree Location: Centered in planting strip
- 5. Medians shall be planted with street trees
- 6. Street Light Placement: Shall be coordinated with the City of Clemson

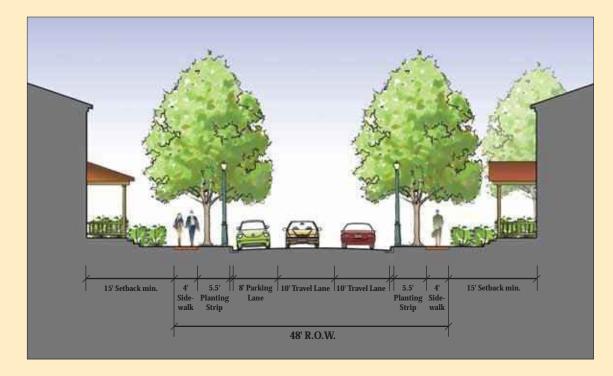
Street Type E (One-way/Park One-side Each Direction)

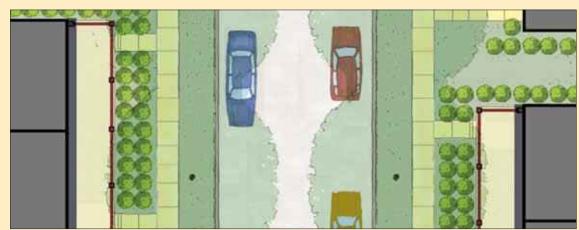




- 1. Curb Type: Concrete curb with 12" gutter (rolled curb not allowed)
- 2. Curb Return Radii: 20'
- 3. Street Tree Placement: 40' (+/- 5') spacing
- 4. Street Tree Location: Centered in planting strip
- 5. Medians shall be planted with street trees
- 6. Street Light Placement: Shall be coordinated with the City of Clemson

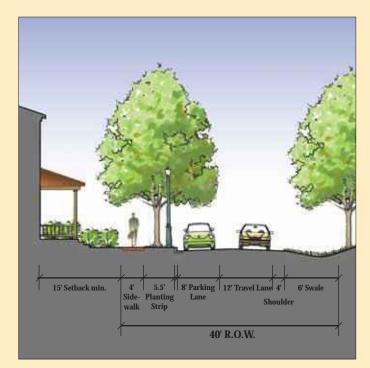
Street Type F (Two-way/Park One-side)





- 1. Curb Type: Concrete curb with 12" gutter (rolled curb not allowed)
- 2. Curb Return Radii: 20'
- 3. Street Tree Placement: 40' (+/- 5') spacing
- 4. Street Tree Location: Centered in planting strip
- $5. \hspace{0.5cm} \textbf{Street Light Placement: Shall be coordinated with the City of Clemson} \\$

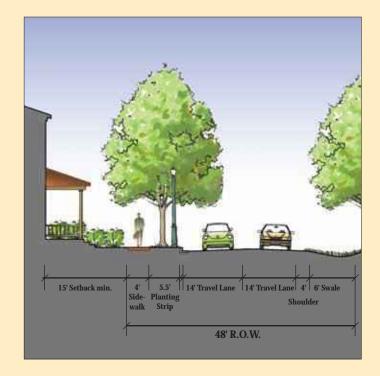
Street Type G (One-way/Park One-side)

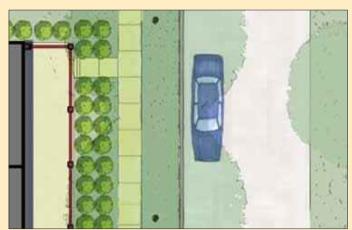




- 1. Curb Type: Concrete curb with 12" gutter on residential side of the street. A swale can be provided on the park side of the street (rolled curb not allowed)
- 2. Curb Return Radii: 20'
- 3. Street Tree Placement: 40' (+/- 5') spacing
- 4. Street Tree Location: Centered in planting strip on residential side of the street. There will be a less formal placing of trees on the park side of the street
- 5. Street Light Placement: Shall be coordinated with the City of Clemson

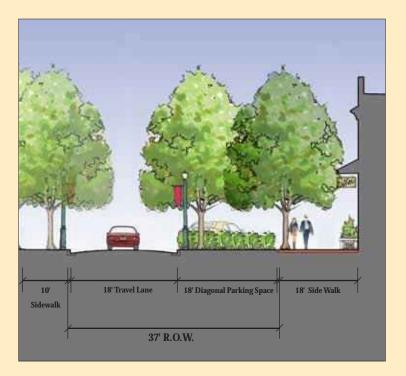
Street Type H (Two-way/No Parking)

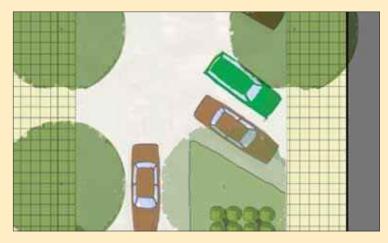




- 1. Curb Type: Concrete curb with 12" gutter on residential side of the street. A swale can be provided on the park side of the street (rolled curb not allowed)
- 2. Curb Return Radii: 20'
- 3. Street Tree Placement: 40' (+/- 5') spacing
- 4. Street Tree Location: Centered in planting strip on residential side of the street. There will be a less formal placing of trees on the park side of the street
- 5. Street Light Placement: Shall be coordinated with the City of Clemson

Street Type I (One-way/Diagonal Parking)

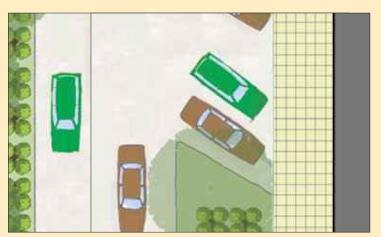




- 1. Curb Type: Concrete curb with 12" gutter on both sides of the street (rolled curb not allowed)
- 2. Curb Return Radii: 20'
- 3. Street Tree Placement: 40' (+/- 5') spacing
- 4. Street Tree Location: Centered in tree pits
- 5. Street Light Placement: Shall be coordinated with the City of Clemson

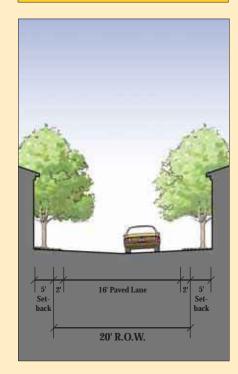
Street Type J (Two-way/Diagonal Parking)

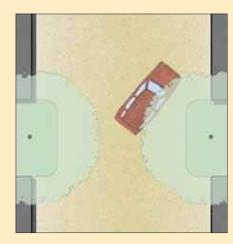




- 1. Curb Type: Concrete curb with 12" gutter on both sides of the street (rolled curb not allowed)
- 2. Curb Return Radii: 20'
- 3. Street Tree Placement: 40' (+/- 5') spacing
- 4. Street Tree Location: Centered in tree pits
- 5. Street Light Placement: Shall be coordinated with the City of Clemson

Alley





- Curb Return Radii: 10'
- 2. Public Maintenance: All alleys shall be publicly maintained

Section 302: Parking Standards

(a) Block Configuration

Buildings shall occupy the perimeter of a block and front facades shall face the street. Parking and services shall occur behind the buildings that occupy the perimeter of the block. Exposed alley openings shall be screened by wing walls and landscaping.

(b) On-Street Parking

On-street parking will be provided on all streets within the neighborhood. The ends of blocks shall not have bulb outs in front of parallel parking spaces with the exception of Chapman Hill Road and diagonal parking. With the exception of the Town Center Area, the remainder of the on-street spaces shall count as visitor parking. In total, there will be approximately 500 visitor parking spaces interspersed throughout the site.

(c) Parking Dimensions

In terms of surface parking, the following parking dimensions shall be used throughout the entire Patrick Square neighborhood:

- 1. All standard surface parking spaces shall be 9'x19'.
- 2. Handicapped parking spaces shall be designed per the International Building Code.
- 3. Drive aisles within surface parking lots shall be 22' in width.
- 4. On-street parking spaces have been calculated at 8'x22'. On-street spaces will start 30' from the intersection of two streets and 10' from the intersection of a driveway with the street and 5' from alley ways.
- 5. A maximum of 30% of available commercial parking may be compact spaces at 8'x16.5'.

(d) Surface Parking Landscaping

In the surface parking lots, a tree planting strip shall be provided a minimum of every 10 parking spaces. 70 % of trees in planting strips shall be upper story trees. Additionally, at least

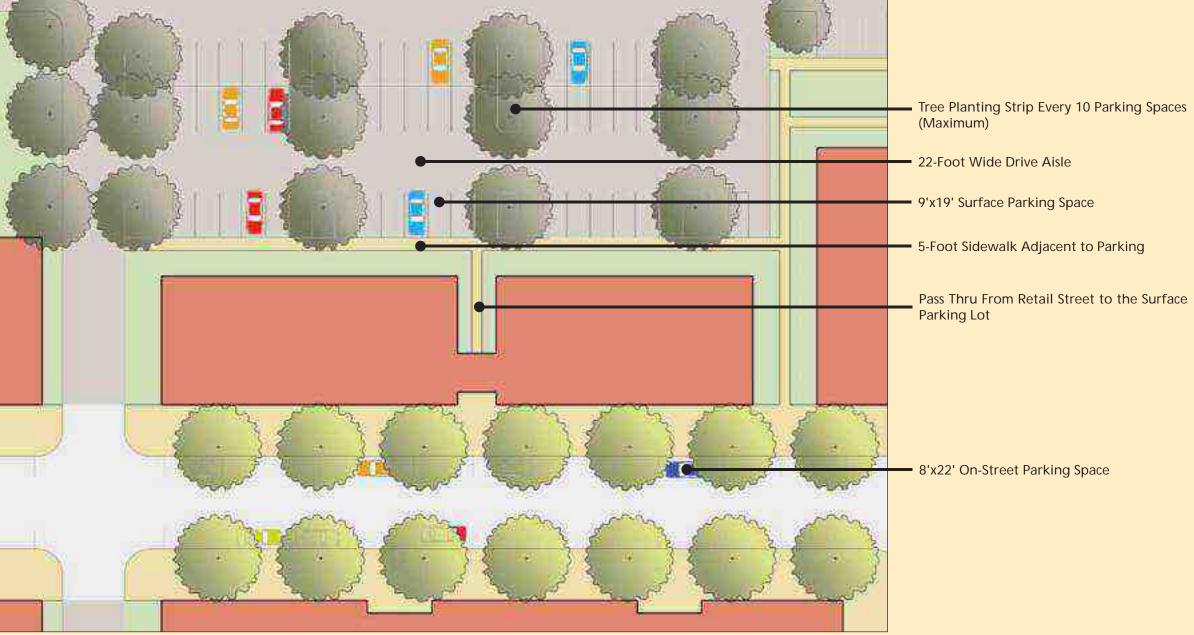
one walkway shall be provided through each block face from the surface parking in each commercial block.

(e) Private Driveways

Lots without alleys will have private driveways accessed from the street. Garages accessed from a private drive shall either be located behind the principal building on a lot (in the case of a detached garage condition) or recessed behind the primary facade of the principle building (in the case of an attached garage condition). At a minimum, detached garages shall be located 10' behind the primary facade of the principal structure. The private drive shall be 12' wide at the street.

USE	PARKING REQUIRED
RESIDENTIAL	2 Spaces / DU
COMMERCIAL	1 Space / 300 SF
ASSISTED/ INDEPENDENT LIVING	1space /4 rooms 1space/ 300 SF related office

	Legend 113 Town Center On-Street Parking Spaces
	500 Visitor On-Street Parking Spaces*
	489 Town Center Surface Parking Spaces Structured Parking Facilities for Multi-Family Dwelling Units
Parking	*Exact location to be determined during implementation



Surface Parking Lot

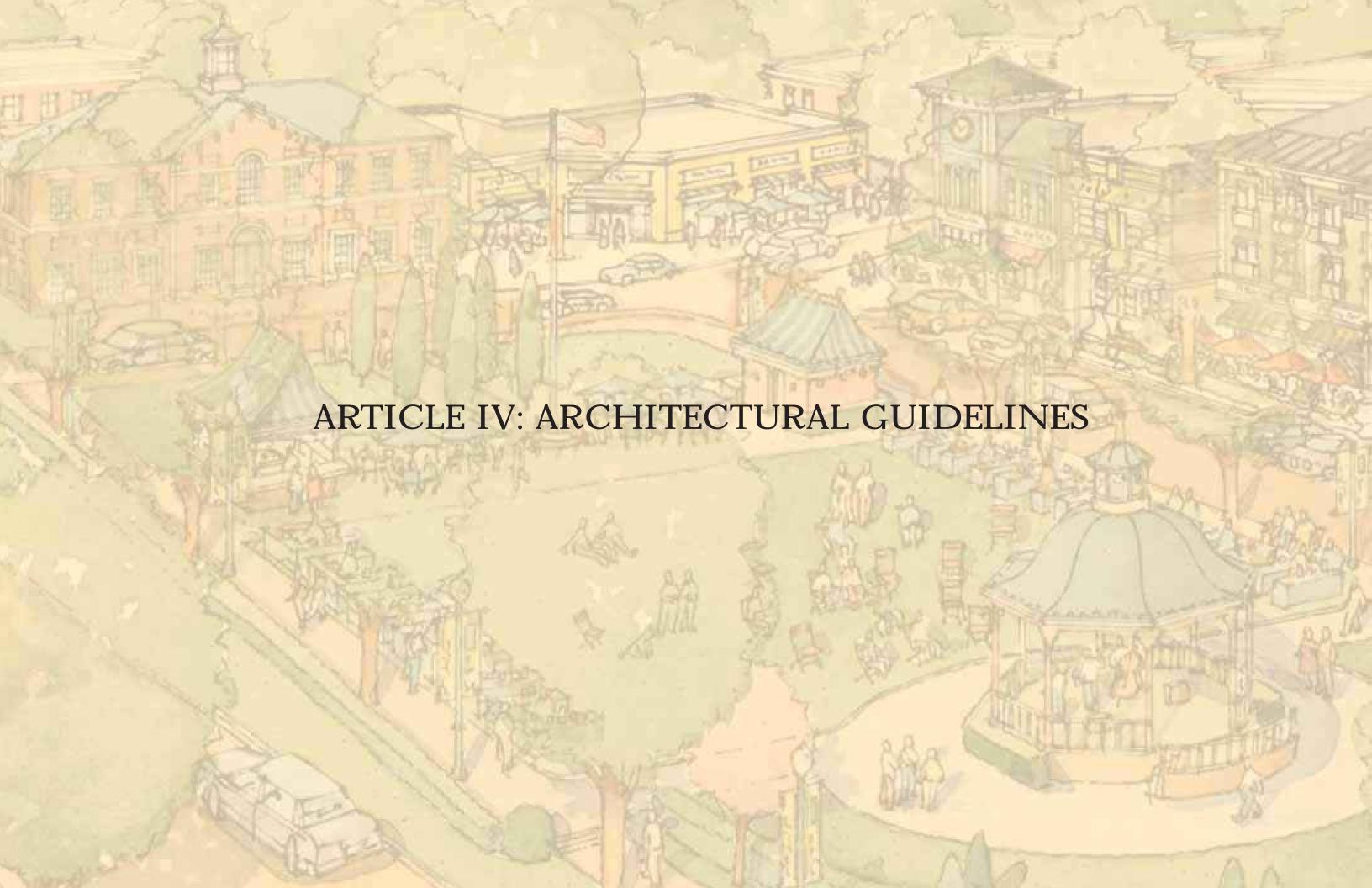




Screen Wall & Landscaping at Alley End

Garage Tucked Behind Principle Building

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Section 401: Residential **Architectural Styles**

The most memorable towns and neighborhoods are composed of buildings of similar styles or of differing but highly recognizable styles. The Patrick Square site shall take its inspiration from the styles of the nineteenth and early twentieth centuries found in the eastern part of the United States. They are the Carolina, Craftsman, Victorian, Colonial, and Georgian styles. These styles are well suited to the climate and are frequently found in the surrounding cities and towns throughout the region and the state.

All residences shall incorporate a stoop and/ or porch element. The Architectural Review Consultant shall review the facades of all of the house types employed throughout the development to ensure that they adhere to the styles set forth in this section of the Plan.

Please refer to the following books regarding specifics on these styles:

A Field Guide to American Houses" (McAlester & McAlester, 1984)

"The American Vignola: A Guide to the Making of Classical Architecture" (Ware, 1903)

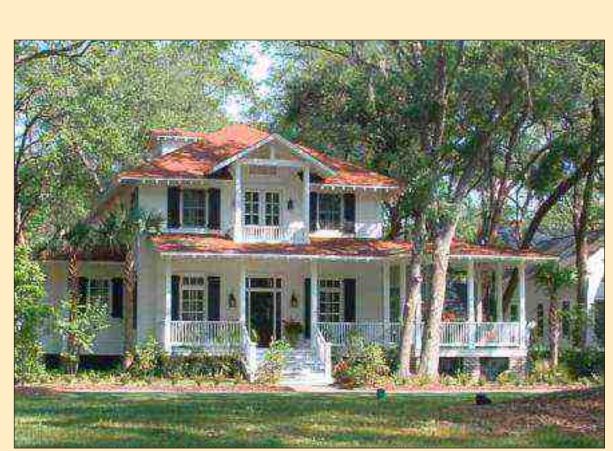
"Traditional Construction Patterns: Design & Detail Rules of Thumb" (Mouzon, 2004)

"American Shelter: An Illustrated Encyclopedia of the American Home" (Walker, 1981)

These books shall be made available at the office of the Architectural Review Consultant.

In addition to the five styles described above, a Contemporary Contextual style shall be allowed on the custom residential lots. Homes designed in this style shall embrace the street and public realm, be composed of natural materials, have vertical window proportions, and shall be modeled on the proportions of one of the five above mentioned traditional architectural style. Additionally, flat roofs are not allowed with this style. The final design of these style homes shall have to receive the approval of the Developer and the Architectural Review Consultant.







Craftsman



Craftsman







Colonial

Georgian





Colonial

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CAROLINA

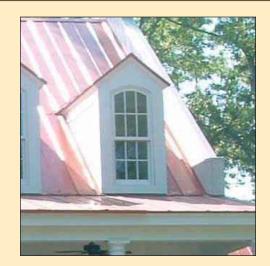


The Carolina style houses are designed in response to the heritage of the area. These houses usually have front porches that wrap around the sides of the house. The first story of the house is usually taller than the upper stories to facilitate cross breezes. Wooden shutters and a metal roof are also common features.

Some general characteristics of the South Carolina style also include:

- 1. Wood clapboard or board and batten siding
- 2. Shallow pitched roof, gable or hip, metal or shingle
- 3. Large porch that may wrap around the side of the house
- 4. Tall first story with elongated windows

Windows



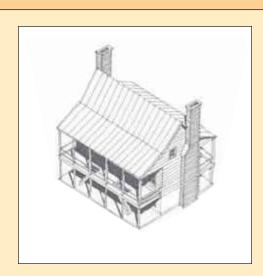
- Rectangular punched window openings with recessed windows
- Dormers
- Vertical format
- Trim around the jamb and head
- Wooden shutters

Doors



- Recessed multi-paneled door
- Vertical format
- Decorative wooden trim
- Transom, side lights and/or shutters

Massing



- Simple rectangular forms (rectangle or box)
- Gable or hipped roof
- First floor taller than other floors

Details



- Simple detailing to columns and railings
- Doric or square columns
- Porches rest on brick, stone or stucco piers

Porches



- Major feature of the house; large in proportion to the mass of the house, may cover front and
- May have a metal roof
- Raised above grade
- May be two-stories in some cases

Typical Materials

Cladding: Wood, fiber-cement, clapboard

(masonry shall only be used on

duplex housing)

Metal or Asphalt Shingle Roofing:

Wood, vinyl or aluminum clad with Windows:

traditional profiles

Wood or EIFS Trim:

Wood Shutters:

Soffits: Wood or wood composite

Metal Gutters:

Metal Downspouts:

Wood, fiberglass or wood Columns:

composite

Railings: Wood or wood composite

Foundations: Brick Fencing: Wood

Approved by the Architectural Colors:

Review Consultant

Windows



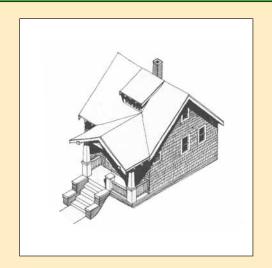
- Rectangular punched window openings with recessed windows
- Horizontal or square format
- Multi-pane units
- Trim around the jamb and head
- Stone, wood or precast sill with some detail

Doors



- Recessed multi-paneled door
- Vertical format
- Multi-pane units
- Decorative wooden trim
- Transom and side lights are optional

Massing



- 1. Simple forms (rectangle or box) with exaggerated roof proportions
- Hipped or gable roof
- Two (2) or three (3) stories
- Horizontally proportioned

Details



- 1. Large overhangs
- Decorative vergeboard and oversized brackets
- Details emphasize the structure of the building

Porches



- The porch is a major feature of the house; large in proportion to the overall mass of the house
- Porch is a deep horizontal mass with large overhanging roof
- Wooden, with carved ornamentation
- Raised above grade
- Usually a contrasting color to the house
- Framed by massive square columns with heavy

Typical Materials

Cladding: Wood, fiber-cement or clapboard

> Cedar Shake, Simulated Slate or Asphalt Shingle

Wood, vinyl or aluminum clad with Windows: traditional profiles

Wood or EIFS Trim:

Shutters: None

Roofing:

Gutters:

Foundations:

Soffits: Wood or wood composite Metal

Metal Downspouts:

Wood, fiberglass or wood Columns:

composite

Wood or wood composite Railings:

Wood Fencing:

Colors: Approved by the Architectural

Review Consultant

Brick, stone or stucco

CRAFTSMAN

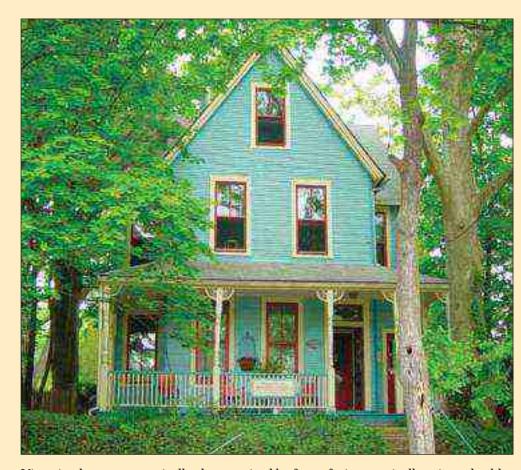


The Craftsman style expresses the materials of the building, using clean lines, sturdy structure and natural materials. Very large gable roofs with exaggerated overhangs and brackets are typical. Most houses are one to two stories tall with simple rectangular plans and generous front porches.

Some general characteristics of the Craftsman style also include:

- 1. Low-pitched gable roof (5:12 to 8:12)
- 2. Front dormer with shed or gable-end roof
- Decorative beams or brackets under gables
- 4. Exposed rafter ends
- Wide overhanging roofs and porches
- 6. Deep porches
- 7. Materials and colors may change from first to second floors (contrasting colors are encouraged)

VICTORIAN



Victorian houses are typically characterized by front-facing, vertically oriented gables and asymmetrical facades. They are also easily recognized by the elaborate vergeboard, also known as gingerbread, below the gables and the strong vertical emphasis of the windows and roof lines.

Some general characteristics of the Victorian style also include:

- 1. All wood construction
- 2. Wood clapboard or board and batten siding
- 3. Steeply pitched roof (8:12 to 14:12)
- 4. Partial or full width porches or verandas
- 5. Patterned and multiple types of siding
- 6. Contrasting colors in trim and roof vergeboard
- 7. Asymmetrical and complex massing, with one gable facing the street

Windows



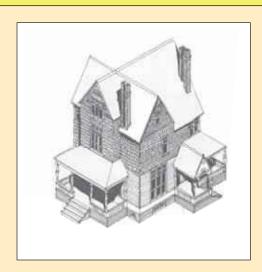
- Rectangular punched window openings with recessed windows
- Vertical format
- Multi-pane units
- Trim around the jamb and head
- Stone, wood or precast sill with some detail

Doors



- Recessed multi-paneled door
- Vertical format
- Decorative wooden trim
- Transom and side lights

Massing



- Simple rectangular forms, asymmetrical massing of additive forms
- 2. Hipped or gable roof
- Two or three stories
- First floor taller than other floors

Details



- Moderate or large overhangs
- Decorative vergeboard
- Carved woodwork as decorative trim around windows and doors

Porches



- The porch is a major feature of the house; large in proportion to the mass of the house
- Wooden, with carved ornamentation
- Raised above grade
- Usually a contrasting color to the house

Typical Materials

Cladding: Wood, fiber-cement, clapboard

(masonry shall only be used on

duplex housing)

Roofing: Metal, Cedar Shake or Asphalt

Shingle

Wood, vinyl or aluminum clad with Windows:

traditional profiles

Trim: Wood or EIFS

Wood Shutters:

Soffits: Wood or wood composite

Metal Gutters:

Downspouts: Metal

Wood, fiberglass or wood Columns:

composite

Wood or wood composite Railings:

Foundations: Brick, stone or stucco

Wood Fencing:

Colors: Approved by the Architectural

Review Consultant

Windows



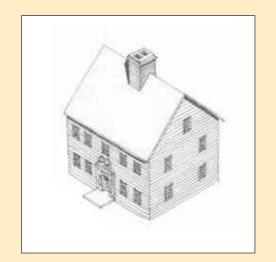
- Rectangular punched window openings with recessed windows
- Horizontal or square format
- Multi-pane units
- Trim around the jamb and head
- Stone, wood or precast sill with some detail

Doors



- Recessed multi-paneled door
- Vertical format
- Decorative wooden trim
- May have transom and side lights

Massing



- Simple rectangular forms (rectangle or box)
- Gable roof
- Two or three stories

Details



- Moderate overhangs with classical details
- Trim is usually white

Stoop/Porches



- The porch or stoop is used as an entry
- Wooden, with carved ornamentation
- Raised slightly above grade
- Classical in style, features large Doric, Ionic and Corinthian columns

Typical Materials

Cladding: Brick, wood or fiber-cement

Metal, Cedar Shake, asphalt or slate Roofing:

shingles

Wood, vinyl or aluminum clad with Windows:

traditional profiles

Wood or EIFS Trim:

Wood Shutters:

Soffits: Wood or wood composite

Downspouts:

Gutters:

Wood, fiberglass or wood Columns:

composite

Railings: Metal, wood or wood composite

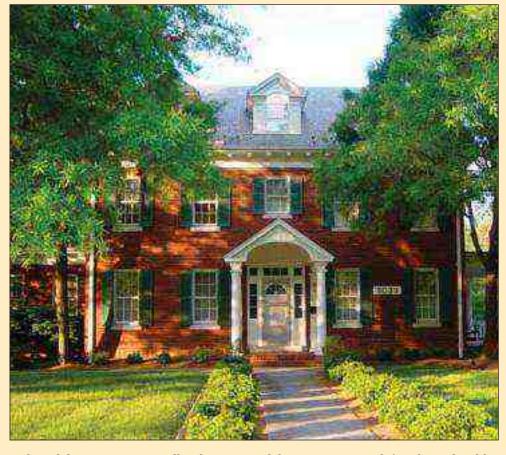
Foundations: Brick, stone or stucco on block

Metal or wood Fencing:

Approved by the Architectural Colors:

Review Consultant

COLONIAL



Colonial houses are typically characterized by a symmetrical facade and gables parallel to the street. They are also easily recognized by their simple massing and elegant classical details.

Some general characteristics of the Colonial style also include:

- 1. Medium pitched roof
- 2. Multi-paned windows with shutters
- 3. Entry porches with classical columns and cornices
- 4. Ornamental front doors framed with side lights, fan lights or glass transoms
- 5. An orderly arrangement of windows, doors, porches and roof forms, usually symmetrical

GEORGIAN

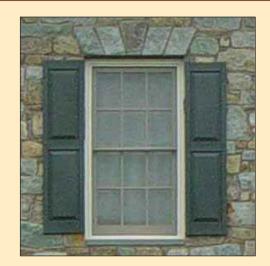


Georgian houses are typically characterized by a symmetrical facade and gables parallel to the street. They are also easily recognized by their horizontal or square format and elegant classical details.

Some general characteristics of the Georgian style also include:

- 1. Medium pitched roof
- 2. Multi-paned windows with shutters
- 3. Entry porches with classical columns and cornices
- 4. Front door centrally located, framed with light, fan lights or a decorative crown
- 5. An orderly arrangement of windows, doors, porches and roof forms, usually symmetrical, usually five windows on the second floor

Windows



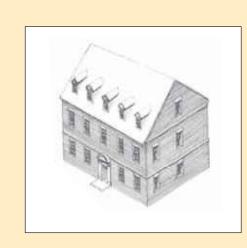
- Rectangular punched window openings with recessed windows
- Vertical or square format
- Multi-pane units
- Trim around the jamb and head
- Stone, wood or precast sill with some detail

Doors



- Recessed multi-paneled door
- Vertical format
- Decorative wooden trim
- Transom and side lights

Massing



- Simple forms (rectangle or box), usually horizontal in proportion
- Gable roof
- Two or three stories

Details



- Moderate overhangs with classical details
- Elegant and symmetrical

Stoop/Porches



- The stoop/porch is used as an entry
- Wood, with carved ornamentation
- Raised slightly above grade
- Classical in style; features large Doric, Ionic or Corinthian columns

Typical Materials

Cladding: Brick, stone, wood, fiber-cement

Metal, Cedar Shake, asphalt or slate

shingle

Wood, vinyl or aluminum clad with Windows:

traditional profiles

Wood or EIFS Trim:

Wood Shutters:

Roofing:

Soffits: Wood or wood composite

Gutters: Metal Metal Downspouts:

Wood, fiberglass or wood Columns:

composite

Railings: Metal, wood or wood composite

Foundations: Brick or stone Metal or wood Fencing:

Approved by the Architectural

Review Consultant



Section 402: Coordinated Building Ensemble

In order to create a unique street scape opportunity within the Patrick Square neighborhood, the formal green on Thomas Green Boulevard will have a consistent architectural character on both sides. The Coordinated Building Ensemble diagram on this page shows the location of this green space and identifies the permitted architectural styles for buildings fronting on it.

It is envisioned that the distinctive architectural styles around this open space will create a unique place within the plan. The residences facing each this space shall be two to three-stories in height. Porches and stoops shall be integral components of each facade that frames the spaces.

The Architectural Review Consultant shall verify that a residence within this coordinated building ensemble area complies with the permitted architectural styles.

Permitted Architectural Styles

Georgian, Colonial and Greek Revival

Coordinated Building Ensemble

Section 403: Townhouse Character

Townhouse dwellings have been used within the overall plan in specific areas to serve two main purposes:

- 1. They act as a transition between the more intensive uses and larger buildings of the Town Center and the surrounding single family neighborhoods.
- 2. They front some of the more formal public spaces within the plan and provide frontages that are of the appropriate scale and are architecturally coordinated.

To achieve these two objectives, townhouses have been located as attached units in strings ranging from three to six units.

In addition to their strategic location within the plan, Townhouses shall be designed with well coordinated facades that work together to create a unified composition for the attached units. This requires designing the strings in a single architectural style or styles that are compatible with each other. The photographs on this page illustrate a few examples of successful designs for attached Townhouse dwellings.









Coordinated Building Ensemble

Section 404: Commercial Building Character

The character of the architecture on the commercial streets reinforces the idea of a pedestrian scale. Buildings shall be articulated to break down the scale and have the varied look of a number of buildings built over time. Building masses and edges along the street shall be articulated with windows and entry ways that provide interest.

The Architectural Review Consultant shall review all commercial buildings to ensure that they are architecturally harmonious with the community and adhere to the development standards of the Plan.

The following guidelines apply to all commercial buildings and live/work buildings:

(a) Uses

- 1. Mixed-Use Buildings, as defined in Section 103 shall have commercial uses located on the first floor.
- 2. The other commercial buildings within the Town Center Area (Area A) will be designated as either retail or office. There may be office uses above retail use found on the ground floor of a commercial building.
- 3. The Assisted Living Facility is a commercial building. The ground floor of the facility shall have a ground floor height similar to the ground floor of the adjacent commercial structures.

(b) Orientation

- 1. Primary Building Facades shall be oriented to the street (See Retail Fenestration).
- 2. Buildings shall line the Build-to-Line in a continuous edge and shall meet the minimum frontage occupancy requirements.
- 3. Blank walls (e.g. a grocery store or other similar uses) shall not face streets. Facades with active uses shall be used to screen blank walls from the street.

(c) Facades

- 1. Retail buildings greater than 60' in length shall be designed to look like more than one building. Each piece shall be different in articulation from the other pieces.
- 2. A one-story commercial/office building shall be a minimum of 20' in height along the front elevation as measures from the ground to the top of the parapet wall in a flat roof condition or from the ground to the midpoint of the roof in a pitched roof condition. The side and rear elevations of the one story commercial/office shall be a minimum of 16' in height as measured from the ground to the top of the parapet.
- 3. The first floor of Live/Work units shall have a 12'-16' floor to floor height.
- 4. Live/Work buildings shall be composed to look like different buildings built over time. The maximum number of live/work units permitted to look like one building is five. If a live/work building is composed of six units evenly divided by a passage, the three units on either side of the passage may look like one building. If the passage divides more than six units, the live/work units shall be composed to look like more than one building.
- 5. On the live/work units, a clear distinction between the ground floor and upper floor levels should be clearly articulated so that there is a base, shaft and capital (See Building

Composition photograph).

(d) Entries

- 1. Ground floor retail or commercial space entries shall be located at the street building front.
- 2. Service and secondary entrances may be located at the rear and sides of buildings.
- 3. Entrances to second and third story uses shall be located along the street building front and articulated differently than the retail entrances.
- 4. Entries along sloping streets should provide safe, flat entry ways while maintaining easy access to storefronts for window shopping (See diagrams below).
- 5. See diagrams to the top and bottom right for graphic illustrations of entries.

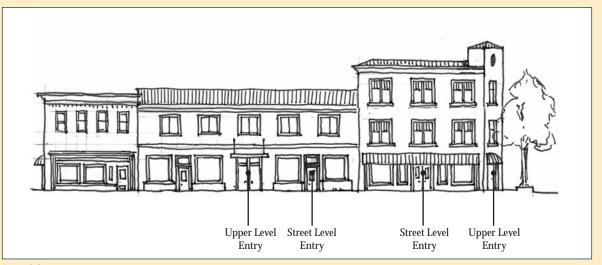
(e) Retail Fenestration

- 1. Minimum percentage of the surface that is to be glazed (window surface area) for all retail buildings, excluding the live/work units, is sixty (60) percent of the first floor façade.
- 2. Glazing must be at least seventy (70) percent transparent.
- 3. Maximum height of sill above sidewalk is 18" on retail uses. On office uses, the maximum height of sill shall be 30".

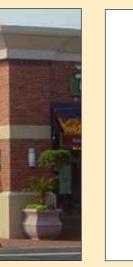
(f) Retail Signage

1. Blade Signs signs projecting less than 42" shall be permitted, so long as 10' of clear pedestrian passage is maintained underneath the sign.

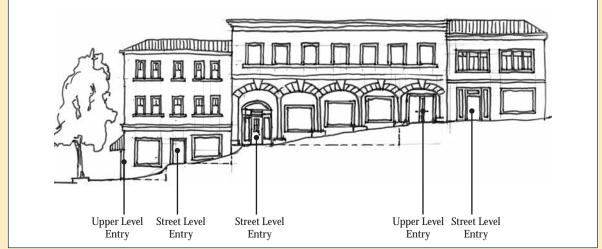
- 2. Buildings shall be designed to include a "signage zone" above retail.
- 3. Flat wall signs shall have horizontal proportions and shall not protrude above the sill line of the second floor. Projecting signs are exempt from this requirement.
- 4. The two anchor buildings within the Town Center Area (Area A) may have signage on up to 10% of the surface area of the facade containing the primary entry. Wall signs on all other commercial/office buildings shall not exceed 60 square feet or a total 15% of the surface area containing the primary entry, whichever is greater.
- 5. Flashing signs shall not be permitted.
- 6. A maximum of nine square feet is permitted



Level Street



One-Story Commercia



Sloping Street



Retail Signage



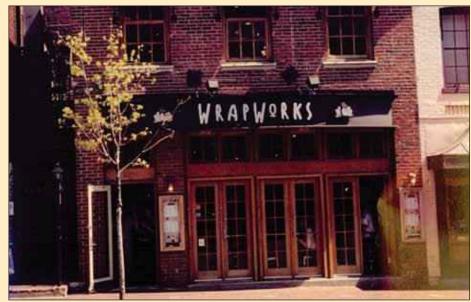
Awning



Retail Fenestration



Retail Fenestration



Retail Fenestration & Signage

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- for blade signs. A-type signs shall not exceed 2' width by 3'-6" in height. Signs should reflect the architectural style of the building and its use. Design, materials, size, logos and colors should complement and enhance the building style and use of the building for which it advertises.
- 7. Internally illuminated box signs are prohibited. However, external lighting and signs comprised of individual backlit characters are permitted and encouraged.
- 8. No roof signs shall be allowed.
- 9. As per City of Clemson code, freestanding signs are allowed. One freestanding up to 120 square feet, with commercial information, may be placed near the intersection of Chapman Hill Road and Issaqueena Trail Highway.
- 10. A non-digital, civic sign for announcement of community events / messages shall be permitted.
- 11. All signs, including awnings containing logos and verbage, shall receive the approval of the Architectural Review Consultant.
- 12. A name of an establishment or logo of that establishment applied to the storefront window shall not exceed 20% of the window opening

(g) Awnings/Canopies

1. Awnings/Canopies shall be permitted directly above commercial windows. They shall have a metal structure or a metal structure covered with fabric and may have a front skirt. The bottom of the skirt shall not be scalloped. Awnings/Canopies may include logos and text and shall not be backlit.

(h) Entry Features & Signage

1. In addition to the commercial free-standing sign, entry features and signs with the development name shall be allowed at the intersections of Chapman Hill Road, Pershing Avenue and Keller Boulevard with Issaqueena Trail.

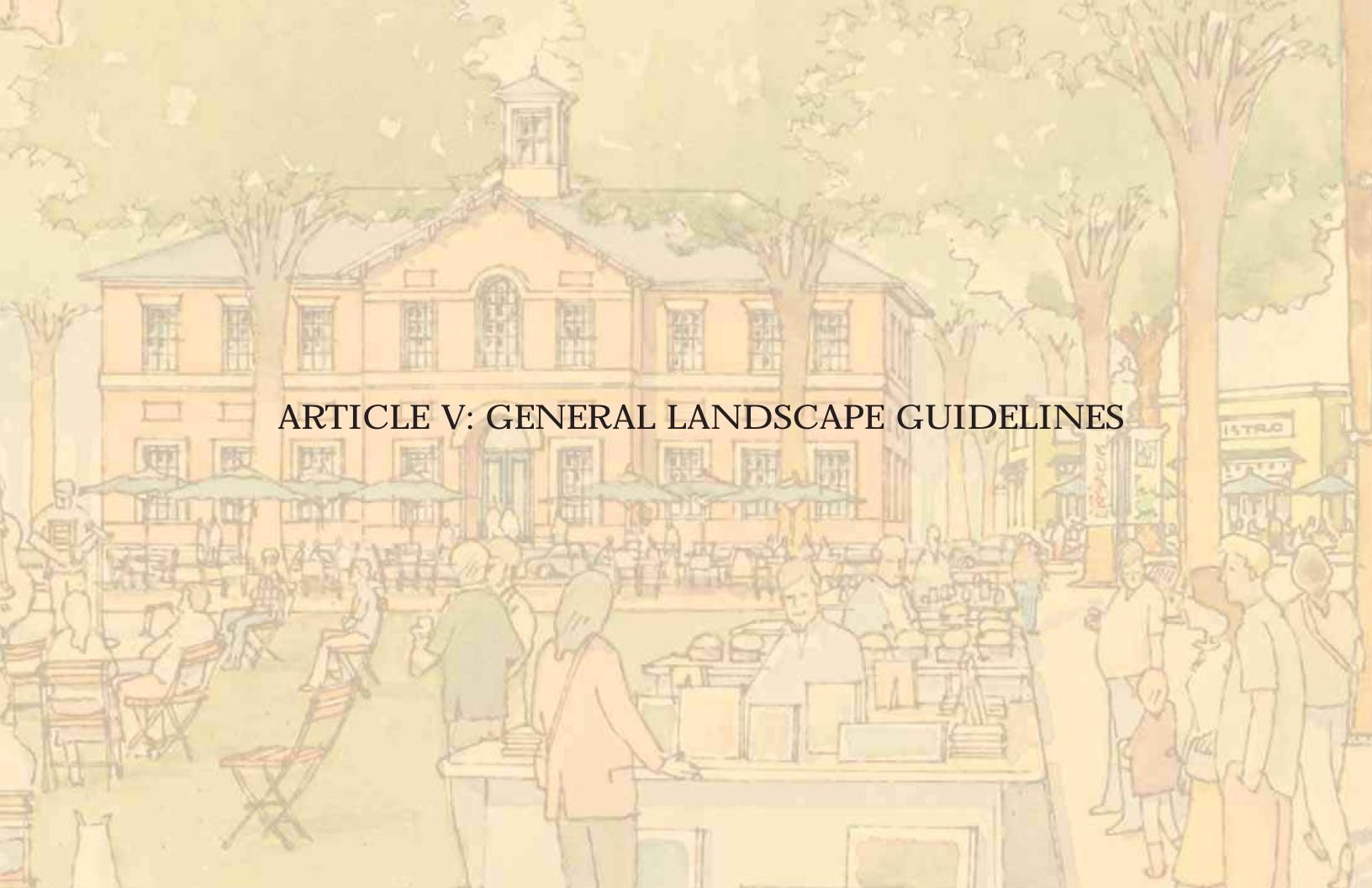
- 2. A maximum of 32 square feet shall be permitted for the main entry sign into the neighborhood at the intersection of Chapman Hill Road and Issaqueena Trail and six feet for the minor signs at the intersection of Pershing Avenue and Keller Boulevard with Issaqueena Trail. These sign can be incorporated as part of the entry wall and/or pillars.
- 3. The entry walls and/or pillars shall be of a natural materials such as stone or brick and shall be in keeping with the architectural style of the community.
- 4. The Architectural Review Consultant shall approve any entry feature and signage.



Example of a Minor Entry Sign



Example of a Main Entry Sign



Section 501: General Landscape Guidelines

The general landscape guidelines are provided in order to ensure a coherent streetscape within the Patrick Square development and to assist homeowners with their gardens. The landscape within each area of the plan should compliment the surrounding environment. A more detailed landscape plan for the various open spaces and the Town Center Area shall be developed and submitted to the City of Clemson prior to the beginning of that phase of the development. The general landscape guidelines are as follows:

(a) Public Planting Guidelines

- 1. Each block within the Patrick Square development shall be planted with street trees approximately 40' on center.
- 2. Street trees shall be drought resistant native
- 3. Street trees shall be at least 3" caliper at chest height (approximately 4 1/2' above ground), at least 20' in height with a minimum canopy diameter of 15'.
- Typically, in the surface parking lot, a tree planting strip shall be provided every seven surface parking spaces. However, a maximum of every ten surface spaces may be divided by a tree planting strip at least eight feet in width.

(b) Private Planting Guidelines

- 1. Each residential private frontage shall have permanent vegetation which provides erosion control.
- 2. Hedges and plants are to be appropriate to the period and style of the house.

(c) Fencing

1. Front yard fencing shall be coordinated with the architectural detailing of the primary facade.

- 2. Fencing is required in the specified areas designated in Private Residential Frontage Diagrams (see pages 20-21). Hedges, in all other areas, wood or metal fences are optional in the front yard.
- 3. Privacy fences must be located behind Layer
- 4. Privacy fencing shall be between 3'-6" and 6' high.
- 5. Posts shall be placed between four feet and eight feet apart on all fencing. Fencing may slope evenly up to 4%. Fencing with slopes greater that 4% shall be accommodated by stepping the fence. To the greatest extent possible, fences shall step vertically in equal increments. The top of the fence shall remain level in stepped conditions.
- 6. Kickboards shall be placed at least two inches above finished grade. Kickboards shall step on a stepped fence. Fence segments shall be of equal length. When the gap between the bottom of the kickboard and the finished grade exceeds eight inches, adjust the post spacing for shorter, but equal spacing.
- 7. Some sample fence types can be found on this page. The exact fencing types used within the development shall be approved by the Architectural Review Consultant.
- 8. No plastic, vinyl or chain link fencing is permitted within the Patrick Square development.

(d) Landscape Layout

- 1. Large open spaces, greater than 15' between residences, shall be planted with lot trees. Areas between residences greater than 10' from the paved alley surface shall be landscaped appropriately, so as to ensure that the alley is screened but there are no sight distance issues.
- 2. Foundation plantings shall turn the corner where a residence fronts two streets.
- 3. Ornamental or evergreen trees shall be used to minimize the blank areas on a building facade.

- Groups of trees and shrubs shall be placed adjacent to alley entrances to screen the alley from the public space.
- 5. Dead-ends shall be screened with plantings and fencing between garages.
- 6. At the end of a block, a fence shall be provided between each house and detached garage and between the garage and the alley.



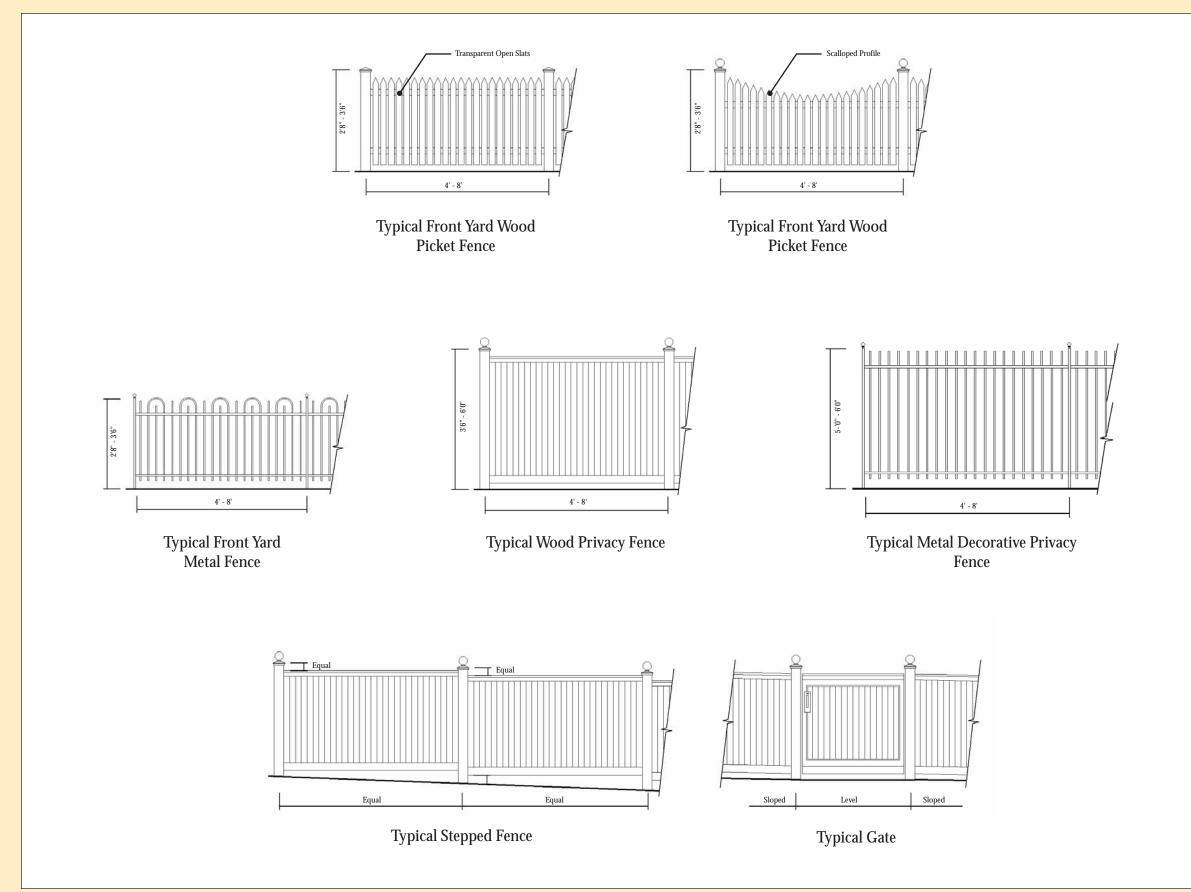
Wood Fencing



Metal Fencing in Dooryard Area

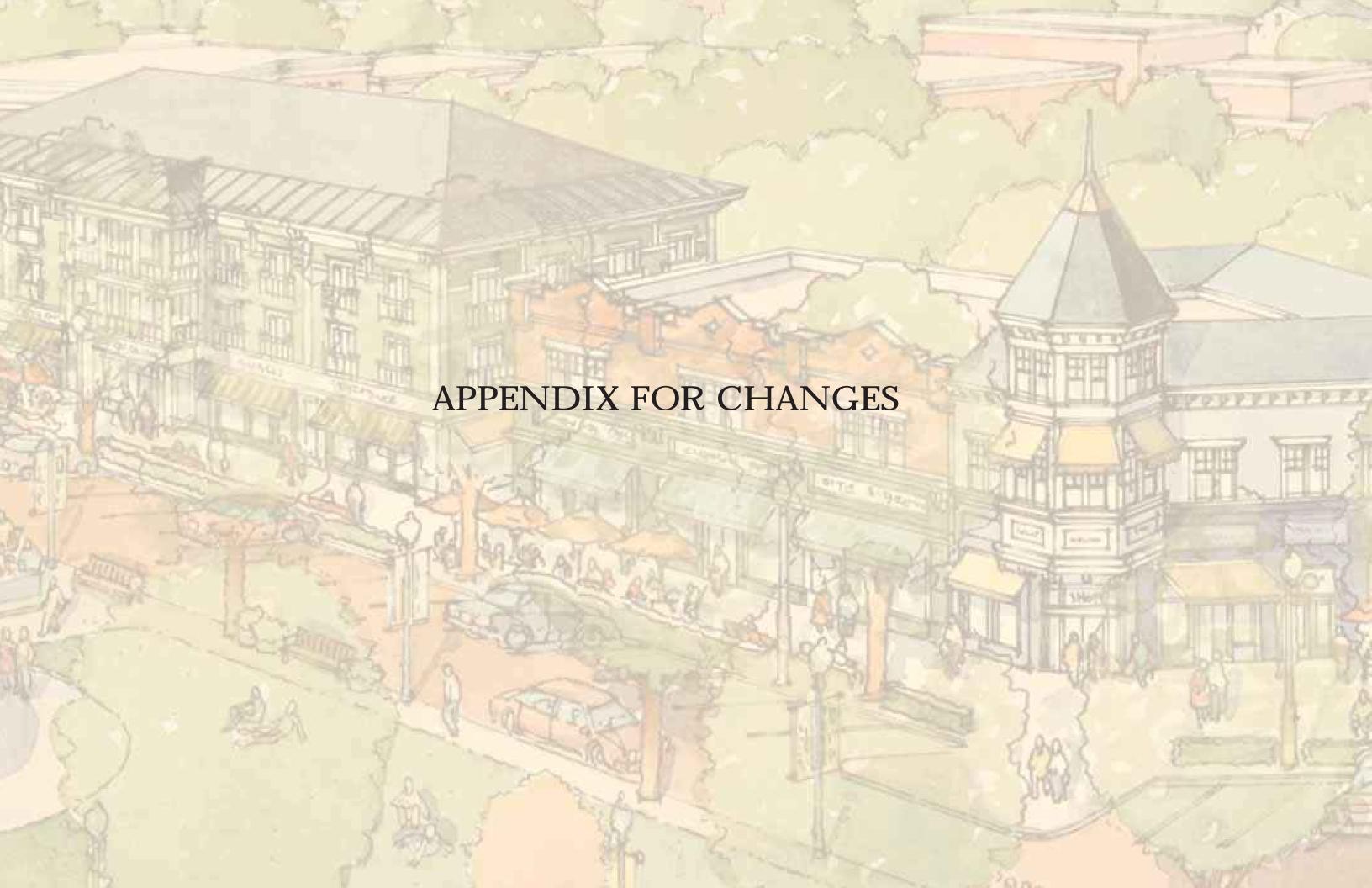


Wood Fencing



Fence Types and Conditions





- (a) Revision 1: December 3, 2007
- 1. Modified Sections 201a and 211 to accommodate future daycare facility and phasing lines.
- (b) Revision 2: March 10, 2009
- 1. See charts to the right.

Section	Existing Regulation	Change in Regulation
103	Definitions	Add term: "Courtyard: a landscaped open space tangent to the principal building surrounded by wall, fence, or hedge."
203(a)	a thru e permitted uses in residential areas under (2)	Add item "f" under (2) " <u>f. Home occupation use as allowed in City of Clemson Zoning Ordinance. Section 19-308 (c) 4."</u>
204	Minimum Rear Yard Setbacks: 0FT / 25FT and 5FT / 25FT	Change chart for ALL Single Family lot types to "Zero feet for accessory structures and second story of main structures 25 feet for the heated portion of the principal structure"
204	Footnote # 5: A residential story shall be at least 10' and no greater than 16'	Change minimum height and add sentence to Note # 5: "A residential story shall be at least 9' and no greater than 16'. Knee-wall conditions on exterior walls which slope up to full ceiling height are permissible."
204	Footnote # 3: Stoops, porches, bay windows, trim, eaves, arcades, balconies, major and minor focal elements,shall depend on the particular architectural style of the building.	Add to the Last sentence: "Eaves and trim shall be permitted to encroach beyond the Setback line up to 12 inches. Uncovered stoops, porches, and stairs, exterior stairwells which access crawl or basement levels shall be permitted to encroach beyond the Set-back"
205	(Last sentence : Individual buildings may be recessed from the Build-to-Line when required to save an existing tree.	Add to Last sentence: "Individual buildings may be recessed from the Build-to Line when required to save an existing tree, or where there is clear intent to create an outer "courtyard", or for Large Single-Family Detached Lots where a motorcourt is designed to access the garage".
206(b) 206(c) 206(d) 206(e)	Diagram specifies Minimum and maximum set-backs on sides and rear of lot	Add title to each diagram <u>" LAYER BOUNDARY</u> <u>DIAGRAM"</u> , Remove all dimensioned minimum and maximum set-backs. Label property lines.
206(b) 206(c) 206(d) 206(e)	 The primary façade of the principal building on a lot shall be placed at the build-to-line, rectilinear to or parallel to the tangent of the curve of the principal street frontage. 	Add " Actual location of finished façade material shall be inside the line with the closest point not more than 12" from the line. When the build-to line is not straight (or not perpendicular to primary line on a corner lot), the wall closest to the line shall meet this requirement."
206(b) 206(c)	2. A minimum of 80% of the width of the primary façade of the principal building must be placed on the build-to-line. A principal building may step back a maximum of two feet from the principal street frontage and still count toward the primary façade width.	Add " When a porch is covered by an extension of the main roof or a separate roof, the edge of porch shall be considered part of the primary façade for purposes of calculating the 80%."
206(d) 206(e)	2. A minimum of 60% of the width of the primary façade of the principal building must be placed on the build-to-line. A principal building may step back a maximum of two feet from the principal street frontage and still count toward the primary façade width.	Add " When a porch is covered by an extension of the main roof or a separate roof, the edge of porch shall be considered part of the primary façade for purposes of calculating the 60%."
206(b) 206(c) 206(d) 206(e)	 One accessory building, including a garage. Is permitted on a lot. This accessory building shall be placed within the 3rd Layer. 	· ·
206(e)	Diagram specifies 20' distance to 3 rd layer	Change 20' to 10'
206(b) 206(c) 206(d) 206(e)	7. Stoops, porches, bay windows, trim, eaves, arcadesthree feet beyond the build-to-line"	Delete entire item # 7.
207	Building Height	Add note below legend "Note: for purposes of this illustration "Story height" is defined as the number of vertical finished floors with associated habitable space that are not contingent upon roof configuration or cornice height.

209	Private Residential Frontages (a) Dooryard: Metal Fence & Hedge	Private Residential Frontages (a) Dooryard: <u>Masonry wal</u> rubble stone wall, or <u>Fence</u> , with Hedge
209	Entries: Stoops and porches may be used and shall be raised a minimum of two risers and a maximum of ten risers.	Entries: Stoops and porches may be used and shall be minimum of two risers and a maximum of ten risers. In t case of raised cottages (having primary living area on 2 no floor) lower finished floor may be recessed up to 2 FT belgrade and not more than 1 FT above grade.
209	(under heading of "Dooryard:Metal Fence& Hedge" 4. Front Delineation: A metal fence and green hedges shall be placed along the sidewalk edge and shall be maintained at a height of 36".	Revise Heading to " <u>Dooryard: Fence Hedge"</u> and item as follows: Front Delineation: <u>A fence</u> and green hedges shall be placed along the sidewalk edge and shall be maintained at a height of 36".
210(a)	(11) b. All street lighting, parking lot, and porch lighting shall be high pressure sodium lighting.	Remove porch lighting and word as follows : "(11) b. All street lighting and parking lot lighting shall be high pressure sodium lighting."
210(b)(1)	(1) Building Materials a. All Materials on Primary Fascades shall be natural materials, fiber cement, siding (such as Hardiplank, Hardishingle, and Harditrim), or artificial stone that accurately mimics natural stone. Natural materials are brick, stone, stucco, EIFS and wood siding. Vinyl siding is not permitted as a major material (greater than 51%) on the primary fascade of the principal structure of the lot.	Revise to: a. All Materials on Primary Fascades shall be natural materials, fiber cement, siding (such as Hardiplan Hardishingle, and Harditrim). Natural materials are bris stone, stucco, and wood siding. Vinyl siding and artificia stone are not permitted to be used as an exterior materia on the primary or accessory structures on the lot.
210(b)(1)	Building Materials e. Wood, EIFS, Synthetic Board (synthetic wood product), fiber cement trim material, extruded polyurethane (such as Fypon) shall be permitted as trim material.	Remove "extruded polyurethanne (such as Fypon)" from and word as follows: "e. Wood, EIFS, Synthetic Board (synthetic wood product), fiber cement trim material, sh be permitted as trim material."
210(b)(1)	Building Materials i. Fascades clad with vinyl siding and windows shall have trim appropriate to the architectural style (consistant in style, dimensions, and placement).	Revise to:(1) Building Materials i. <u>Fascades shall have t</u> appropriate to the architectural style (consistant in style, dimensions, and placement).
210(b)(3)	Leadwalk Proportions a. Leadwalks shall be a minimum of four feet in width.	add " <u>when constructed of poured concrete</u> "
210(b)(3)	Leadwalk Proportions b. The leadwalk landing at the base of the porch or stoop steps shall match the width of the steps for a deoth of at least four feet.	add " <u>when constructed of poured concrete.</u> "
210(b)(3)	Leadwalk Proportions c. Leadwalk steps shall be placed at least 12' from the back of the sidewalk.	delete entire item # (3) c.
210(b)(4)	Leadwalk Materials a. Leadwalk steps and leadwalk landings shall be constructed of the same material.	delete entire item # (4) a.
210(c)(1)	Front Yard Grading g.Steps shall have at least two risers and a cheekwall.	delete entire item # (1) g.
501(b)(1)	Each residential private frontage shall be sodded.	Restate as follows: 1. Each residential private frontage sh have permanent vegetation which provides erosion cont
501(b)(2)	2. Hedges and plants are required along the base of all foundation walls, porches, and stoops visible from the street. Plants shall be a minimum of 12" in height and placed at approximately 24" on center at installation.	Restate as follows: 2. <u>Hedges and plants are to be</u> appropriate to the period and style of the house.
501(c)(2)	2. Front yard fencing shall have a consistant height of between 2'-8" and 3'-6" from finished grade	delete entire item # 2.
501(c)(3)	3. Front yard fencing shall be composed of slats having a maximum width of 3 1/2" and minimum spacing between slats of one inch.	delete entire item # 3.
	Metal fencingshall be provided in the specified areas designated in Private Residential Frontage diagrams (see pages 20-21). Fencing is not allowed in the areas designated a	Revise as follows: 4. <u>Fencing is required in the specified</u> areas designated in Private Residential Frontage diagram
501(c)(4)	Dooryard: Hedge, In all other areas, wood or metal fences are optional in the front yard.	(see pages 20-21). Hedge, In all other areas, wood or met fences are optional in the front yard.

- (c) Revision 3: June 24, 2010
- 1. See charts to the right.

C	Edding Devolution	Character Development
Section	Existing Regulation	Change in Regulation
0	Article II, Section 209: Private Residential Frontages	Renamed Section 209: Private Non-Retail Frontages
101	(d) Exhibit D Conceptual Grading Plan, Designed by Torti Gallas & Partners, Dated May 1, 2007	(d) Exhibit D Conceptual Grading Plan, Designed by Torti Gallas & Partners, Dated May 1, 2007 with an update for Phase IV - Neighborhood Center Grading Plan, Designed by Torti Gallas & Partners, Dated June 24, 2010.
101		Updated the exhibit dates to be June 24, 2010 and the Engineer's name to Britt, Peters & Associates.
103	New Special Term definition added: Community Square Structures.	Community Square Structures: The types of structures found in the Communty Square enhance the square's dual functions of green space and commercial space. Such structures could include: - An open pavilion Band Shell - Public Restrooms - Cafe Kiosk - Temporary Market Structures - Landscape Trellises - Pylon Sign for the community
201(a)	Access to Existing Chapman Hill Road	Removed: paragraph on realignment of Chapman Hill Road, paragraph on daycare facility.
201	Regulating Plan	Updated Regulating Plan based on current design info.
203	Removed Farmer's and/or Art Market from Type A uses.	(4) The Community Square (Area H) combines commercial and civic functions from Area A and G in a landscaped outdoor environment. Uses include: Community or Civic Event/Festival such as a Farmer's Market or Art Market Uses associated with Community Square Structures - Cafe, Public Restrooms, and Entertainment Events.
203	Land Use plan diagram updated	Type H - Community Square included
203	Land Use Diagram Text - "Multi-household dwelling Permitted	Removed adjacency text because of plan changed. It now reads "Multi-household dwelling Permitted"
203	Diagram Text	Added "Day Care" to Town Center Area uses
203	Diagram - Generalized Land Use Plan	Diagram updated to reflect regulating plan
204	Assisted Care Living Facility/Lodging Facility/Commercial/Office of 280,000sf	Reduced square footage from 280,000sf to 250,000sf
205	Diagram - Build-to-Line	Diagram updated to reflect regulating plan
206 (a)	Diagram - Commercial Frontage Occupancy	Diagram updated to reflect regulating plan
		<u> </u>
207	Text reads "The taller building heights will frame the commercial	Text removed
207	Diagram - Building Height Diagram	Diagram updated to reflect regulating plan, 1-3 Story town center height added to the options.
208		A Reciprocal Frontage Type, uses the established definitions for retail and non- retail frontages, and corresponds to the type of building that is developed. This type designation allows the frontage to match the building use as established; either retail or non-retail. This diagram shows the fronts that can be considered for either Type 1 or 2 when a building is commercial.
208	Diagram - Private Commercial Frontages	Diagram updated to reflect regulating plan, and new frontage type
208	Diagram - Shopfront Awning Type 2	Plan and section updated to reflect retail road widths and foundation planting strip
209		A Reciprocal Frontage Type, uses the established definitions for retail and non- retail frontages, and corresponds to the type of building that is developed. This type designation allows the frontage to match the building use as established; either retail or non-retail. This diagram shows the fronts that can be considered for either Dooryard or Front Yard Types when when a building is non-commercial.

Section	Existing Regulation	Change in Regulation
209	Diagram - Private Residential Frontages	Diagram updated to reflect regulating plan
210	Text - "Along the property line adjacent to the Memory Garden Cemetery, the bufferyard shall be planted with a minimum of 6 upper story trees, 4 under story trees and 40 shrubs per every 100 linear feet of frontage. A decorative fence shall be located long the property line. A decorative fence shall be located long the property line. The rear facades of all of the commercial properties, including Block 1, shall contain the same materials as their primary facade. Additionally, the facades of the commercial properties shall not appear as service sides."	Text updated with: "On the north side of Chapman Hill Road, starting at the intersection of Issaqueena Trail Highway and Chapman Hill Road and running east until the first parking lot entrance, there shall be one street tree placed every 40' minimum and one shrub every three feet in order to create a continuous hedgerow. Continuing east, there will be one shrub every three feet in order to create a continuous hedgerow."
211	Infrastructure and Phasing - text for phasing: "In accordance with the Traffic impact study"	Text removed
211	Infrastructure and Phasing - text for phasing: bullet points a) Relocation of Chapman Hill Road, b) Left turn lane for Southbound Traffic on Issaqueena and Chapman, c) Left turn lane for westbound traffic on Issaqueena at Chapman, d) Left turn lane for southbound traffic on Issaqueena and the driveway, e) Left turn lane for Issaqueena and Chapman.	Text removed
211	Original Text: "The completion of one phase is not required to commence the beginning of another phase."	Text Added: "The completion of one phase is not required to commence the beginning of another phase, and the phases may not be numerically sequential. For instance, phase IV may precede phase II."
211	Infrastructure and Phasing - text for phasing	Text Added: a) Signalization of the intersection of Issaqueena Trail Highway and Chapman Hill Road, b) Crosswalk connection to adjacent neighborhood across Issaqueena Trail Highway
211	Diagram - Infrastructure and Phasing	Re-labeled Phases to read IVa and IVb, updated to reflect regulating plan
211	Changed Commercial Office SF for 2013	Changed SF from 120,000SF to 90,000SF to match 150,000 buildout
211	Rendering	Rendering of Town Center updated
301	Plan and Section for Street Type A	Updated to reflect dimensions and one-sided parking of Chapman Hill Rd.
301	Plan and Section for Street Type F - One Way Diagonal Parking	Updated to reflect diagonal Parking direction.
301	All streets and alleys, with the exception of the sidewalks along Street Types A, B, and F shall be dedicated to and publicly maintained by the City of Clemson. The sidewalks along Street Types A, B, and F shall be privately maintained	All streets and alleys, with the exception of the sidewalks along Street Types A, B, F, and G shall be dedicated to and publicly maintained by the City of Clemson. The sidewalks along Street Types A, B, F, and G shall be privately maintained
301	Plan and Section for Street Type G - Two-way/Front In Parking	Now shows two-way Diagonal Parking
302	Surface Parking Landscaping - "a tree planting strip shall be provided a maximum of every ten parking spaces"	Text clarified "a tree planting strip shall be provided a minimum of every seven parking spaces". This is coordinated with the text on parking in section 501
302	Diagram - Parking	Diagram updated to reflect regulating plan and parking counts
302	Diagram - Surface Parking Lot	Removed text label - "Surface parking lot located behind buildings"
402	Diagram - Coordinated Building Ensemble	Diagram updated to reflect regulating plan

- (c) Revision 4: August 19, 2011
- 1. See charts to the right.

Section	Existing Regulation	Change in Regulation
203	Added addendum to section 203	Section 203(b) added - see addendum on page 12.
204	Dimensional Requirements for Multi household Dwelling unit, Live work units, Liner buildings, and ACL units.	Updated minimum lot size square footages, and rear yard setbacks. Removed Liner Building classification.
204	Note 3 under the Dimensional Requirements.	Updated note number 3 to indicate chimneys may encroach 2' into the side yard setback.
	Note 6 under the Dimensional Requirements.	Updated note number 6 to indicate a reduction of 4 feet from the parapet height to 20 feet and 16 feet minimum side and rear.
207	Building Height.	Added text.
209	Front Yard Frontages Diagram.	Revised item #4.
210	General Development Standards.	Section (a) (2) (b) Revised text to be 2 feet six inches. Section (a) (10)b. Revised text to clarify who maintains the hedgerow. Section (a) (11)a. Changed sentence to include 20' poles to be utilized at
		major intersections and commercial surface parking lots.
301	Stret Type Diagram.	Removed parking lane from diagram. Removed curb and light pole on left
301	Зиет гуре Diagram.	Removed parking lane from diagram. Removed curb and fight pole of feit side of diagram. Added note number 7.
401	Style options.	Added a Greek Revival Style to book.

- (c) Revision 5: December 10, 2012
- 1. See charts to the right.

Section	Existing Information / Regulation	Change
	Acknowledgements: Contact Information	Engineer:19 Washington Park, Suite 100Greenville, SC 29601Contact: Paul Harrison
Table Of Contents	Table Of Contents	Table of Content Updated to reflect all updates and additional pages
Section 101: Jurisdiction of Ordinance	Explanatory text and list of exhibits	Dates updated to reflect the latest round of changes
Section 103: Definition of Special Terms	Definitions	The following definitions added: Accessory Building or Use, Townhouse, Tuck-under Townhouse. The following definitions updated: Retail
Section 201: Regulating Site Plan	Graphic Plan and Explanation	Site Plan graphic updated. Explanatory text updated New page added with perspective view of Town Square
Section 204: Dimensional Requirements/Maximum Program	Dimensional Requirements for various Lot Types	Attached Single-Family removed. Cottage Lot and Townhouse Lot requirements added Parking requirement for Assisted and Independent Living Facilities updated
Section 205: Build-to-Line	Graphic Plan and Explanation	Graphic Plan Updated 25' setback at perimeter of property removed, build-to lines/setbacks adjusted along Chapman Hill Road ROW around Town Square adjusted to back of curb, build-to lines revised accordingly.
Section 206(a): Frontage Occupancy	Graphic Plan and Explanation	Graphic plan updated Text revised
206(b) Layer Boundary	Layer Boundary Diagrams and Regulations	Removed Attached Single-Family section Added sections for: Townhouse Lots (Alley Loaded), Townhouse Lots (Alley Loaded: Tuck-Under), Townhouse Lots (Front Loaded with Recessed Garage), Single-Family Cottage Lot (Alley Loaded) Allowed uncovered parking in layer 1 of Large Single-Family Lots, with conditions. Allowed swimming pools with conditions in Layer 3 for: Medium Single-Family Detached Lot (Front or Side Loaded), Large Single-Family Detached Lot (Front or Side Loaded)
Section 207: Building Height	Graphic Plan and Explanation	Graphic Plan Updated
Section 208: Private Commercial Frontages	Graphic Plan, Shopfront & Awning Type I&II Explanatory Text	Graphic Plan Updated Text Revised
Section 209: Private Non-Commercial Frontages	Section 209: Private Non-Retail Frontages	Title revised to: Section 209: Private Non-Commercial Frontages Graphic Plan Updated Text Revised
Section 210: General Development Standards	Explanatory Text and Illustrations	Text Updated
Section 211: Infrastructure & Development Phasing	Graphic Plan and Explanation	Entire Section Removed
Section 211: Infrastructure & Development Phasing Section 301: Thoroughfare Standards	Graphic Plan and Explanation Graphic Plan, Street Sections and Explanation	Entire Section Removed Graphic Plan Updated Total number of streets increased from seven to ten, excluding alley. Street Type A revised to reflect removal of 25 foot setback along Chapman Road Street Type B,I,J revised to reflect ROW extending to the back of curb. Street Tree spacing z at 40' (+/- 5') for all street types
		Graphic Plan Updated Total number of streets increased from seven to ten, excluding alley. Street Type A revised to reflect removal of 25 foot setback along Chapman Road Street Type B,I,J revised to reflect ROW extending to the back of curb.
Section 301: Thoroughfare Standards	Graphic Plan, Street Sections and Explanation Graphic Plan, Minimum Parking Requirements & Parking	Graphic Plan Updated Total number of streets increased from seven to ten, excluding alley. Street Type A revised to reflect removal of 25 foot setback along Chapman Road Street Type B,I,J revised to reflect ROW extending to the back of curb. Street Tree spacing z at 40' (+/- 5') for all street types Graphic Plan Updated Text updated
Section 301: Thoroughfare Standards Section 302: Parking Standards	Graphic Plan, Street Sections and Explanation Graphic Plan, Minimum Parking Requirements & Parking Standards	Graphic Plan Updated Total number of streets increased from seven to ten, excluding alley. Street Type A revised to reflect removal of 25 foot setback along Chapman Road Street Type B,I,J revised to reflect ROW extending to the back of curb. Street Tree spacing z at 40' (+/- 5') for all street types Graphic Plan Updated Text updated Minimum Parking Requirements Table added Graphic Plan Updated





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