

PLANNED DEVELOPMENT REGULATIONS



JMC COMMUNITIES
TORTI GALLAS AND PARTNERS



PATRICK SQUARE
Clemson, South Carolina

Adoption Date August 6, 2007

Acknowledgements

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ARTICLE I: JURISDICTION OF ORDINANCE, AUTHORITY & DEFINITION OF SPECIAL TERMS

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.

- (a) Exhibit A Legal Description (based on the survey)
- (b) Exhibit B Existing Conditions, Surveyed by MDE Engineering, Dated January 15, 2007
- (c) Exhibit C Regulating Site Plan, Designed by Torti Gallas & Partners, Dated May 21, 2007
- (d) Exhibit D Conceptual Grading Plan, Designed by Torti Gallas & Partners, Dated May 1, 2007
- (e) Exhibit E Preliminary Sewer Plan, Designed by MDE Engineering, Dated May 21, 2007
- (F) Exhibit F Preliminary Water Plan, Designed by MDE Engineering, Dated May 21, 2007
- (G) Exhibit G Preliminary Hydrant Plan, Designed by MDE Engineeing, Dated May 21, 2007

Section 102: Authority

- (a) This Plan has been established to regulate and guide the implementation of the Patrick Square development.
- (b) Provisions of the plan are required when "shall" is used; recommended when "should" is used; and optional when "may" is used.
- (c) 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.
- (d) 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:

Architectural

Review

Consultant: 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, ap-

proval 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

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.

Blade Sign:

A sign placed above the entrance of a commercial/office building that contains the location of the building or business. The sign may be vertical in orientation.



Blade Sign

Block:

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

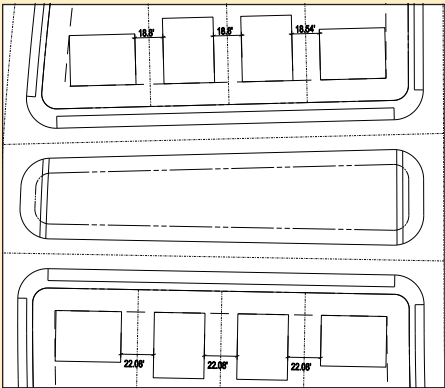
Build-To-Line:

The line to which buildings are required to be built on their lot; no setback is permitted from it, except as noted in the guidelines.

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 below)



Consistent Spacing (Diagram II.1)

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.

Door-Yard:

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

Garden Walls:

Walled separation between a courtyard, front yard, or service area, and the street to screen private activities from the public realm.

Guidelines:

Recommendations that are not legally binding, but that enhance the quality of the overall design.

Layer:

The range of depth of a lot within which certain elements are permitted or prohibited.

Lead Walk:

Pavement that is intended for pedestrian travel to and from a building entryway or courtyard, and the sidewalk.

Liner Building:

A building specifically designed to mask a parking lot/garage or the blank wall of a structure from a public frontage.

Living

Quarters:

A lodging use intended to provide transient housing for greater than one week. Each unit in this type of building may contain an independent kitchen facility.

Live-Work: A building/unit where the bottom floor is designed for commercial/office uses and the space above is designed for, and occupied by, residential uses. It is also designed such that the above residential unit could have direct access to the commercial/office space below if the residential occupant were also the commercial/office tenant or commercial/office owner, but can also be secured (prohibiting access from the above residential unit to the commercial space below) if resident is not the commercial/office owner.

Mixed-Use Buildings: A building with two or more uses, and having a different use on the ground floor (e.g. retail & housing).

Mixed-Use Blocks: Blocks containing buildings with differing uses.

Open Space: Area that is intended to provide light, air, view and/or quality or general appearance of openness, and is designed for scenic, recreational, privacy, or environmental purposes.

Owners 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.

Porch: A porch is a covered, raised platform provided as a level entry into one’s home.

Passage: A pedestrian connection passing between buildings. It provides shortcuts through long blocks and connects rear parking areas with street frontages.

Path: A pedestrian way traversing a park or the countryside. Paths should connect directly with the sidewalk network at the urban edge.

Primary Facade: All elevations (front and corner) that are parallel to or are clearly visible from a street.

Private 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 the depth of setback and the combination of architectural elements, such as fence, stoop and porch.

Screening: A natural or constructed barrier consisting of any landscaping, fencing, or other barrier intended to block a view.

Secondary Facade: A secondary facade is a facade that does not face the street.

Service Area: Area to be used for trash collection, recycling collection, or other similar use.

Sidewalk: Pavement or equivalent that is intended for primary pedestrian travel.

Stoop: A raised, covered or non-covered projection that extends from a building entryway at the ground floor of such building.

Standards: Standards are requirements as part of the urban or architectural design.

Story Height: The height of a story is the habitable space within a building that is measured from finished floor to finished floor.

Street Frontage: Commonly the building or house front facade running parallel to the Public Street or other similar Open Space; also the “Primary Facade.”

Streetscape: The urban element that establishes the major part of the public realm. The streetscape is composed of thoroughfares (travel lanes vehicles and bicycles, parking lanes for cars, and sidewalks or paths for pedestrians) as well as the visible private frontages (building facades and elevations, porches, stoops, yards, fences, awnings, etc.) and the amenities of the public frontages (street trees and plantings, benches, street lighting, etc.).

Wing Wall: A wing wall is small wall attached to a building and used to screen service uses from the public space.





ARTICLE II: PATRICK SQUARE PLANNED DEVELOPMENT REGULATIONS

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, South Carolina.

The Regulating Site 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-to-lines and specifying building street frontage occupancy requirements. The Plan illustrates the key principals of the regulating plan and elaborates on the basic framework.

The Plan shall be superseded by a detailed site plan where there is a conflicting criteria for a specified component which is approved by the Zoning Administrator. Deviation to the 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 plan are permitted provided such deviations are approved by the Architectural Review Consultant and Zoning Administrator.

A full-scale version of the Regulating Site Plan at 1"=100' is attached at the end of the document. In addition to the Regulating Site Plan, 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.



Regulating Plan



Generalized Land Use Plan

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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 six subareas:

- Area A: Town Center
 - Area B: Residential Edge Area 1
 - Area C: Residential General Area 1
 - Area D: Residential Core Area
 - Area E: Residential General Area 2
 - Area F: Residential Edge Area 2
 - Area G: Open Space Area
- (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 (non-industrial), 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
- h. Assisted Care Living Facility/Skilled Nursing Facility
- i. Multi-household dwelling
- j. Lodging facility that may include residential suites incorporating full kitchens for long and short-term stay and bed and breakfast inns
- k. Living Quarters
- l. Recreational uses, including passive and active
- m. Temporary seasonal sales (such as Pumpkin or Christmas tree stands)
- n. Farmer's and/or Art Market
- o. Educational facility, such as continuing education, University programs and tutorial facilities

(2) The following uses are permitted within the residential areas of the neighborhood (Areas B through F):

- a. Single-Family Detached Residences
- b. Attached Single-Family Residences
- 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.

(3) The natural qualities of the Open Space (Area G) 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 and Bike Trails
- c. Boardwalks
- d. Picnic Pavilions
- e. Playfields

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 and 280,000 square feet of Assisted Care Living Facility (ACLF)/lodging facility/commercial/office dispersed throughout the 173 acre site for an overall maximum density of 3.03 dwelling units per acre.

MAXIMUM SITE PROGRAM	
Attached/Detached Single-Family Residential	325 DU
Multi-Household Dwelling Unit/ Live Work/Liner	102 DU
Assisted Care Living Facility/ Lodging Facility/ Commercial/Office	280,000 SF

DIMENSIONAL REQUIREMENTS								
	Attached Single-Family Lot	Small Single-Family Detached Lot	Medium Single-Family Detached Lot	Large Single-Family Detached Lot	Multi-Household Dwelling Unit	Live/Work	Liner Building	Assisted Care Living Facility/ Lodging Facility/ Commercial/ Office
Minimum Lot Size	3,080 SF	5,500 SF	6,600 SF	8,800 SF	N/A	N/A	N/A	N/A
Build-to-Line	See the Build-to-Line diagram on page 13 for required build-to-line on a specific street frontage							
Minimum Rear Yard Setback	0 FT to accessory structure 25 FT to main structure	0 FT to accessory structure 25 FT to main structure	5 FT to accessory structure 25 FT to main structure	5 FT to accessory structure 25 FT to main structure	N/A	N/A	N/A	N/A
Minimum Side Yard Setback	6 FT	6 FT	6 FT	6 FT	6 FT	6 FT	N/A	N/A
Minimum Lot Width	28 FT	50 FT	60 FT	80 FT	N/A	N/A	N/A	N/A
Minimum Lot Depth	110 FT	110 FT	110 FT	110 FT	N/A	N/A	N/A	N/A
Maximum Building Height	45 FT	45 FT	45 FT	45 FT	50 FT	45 FT	45 FT	50 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	1 space per 300 SF
Required Parking Location	Attached or Detached Garage	Attached or Detached Garage	Attached or Detached Garage	Attached or Detached Garage	Structured Garage or Surface Lot	Surface Lot	Tuck Under Garage	Structured Garage or Surface Lot

- Notes
- 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.
 - 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.
 - Please refer to the Frontage Occupancy diagrams (Pages 14-16) for guidance on building placement on a particular lot type.
 - A residential story shall be at least 10' and no greater than 16' in height. A story is measured from floor to floor.
 - A one-story commercial/office building shall be a minimum of 24' 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 20' in height as measured from the ground to the top of the parapet.
 - All structures and/or parking shall be setback at least 25 feet from the exterior property line of the Patrick Square Planned Development.



Build-to-Line

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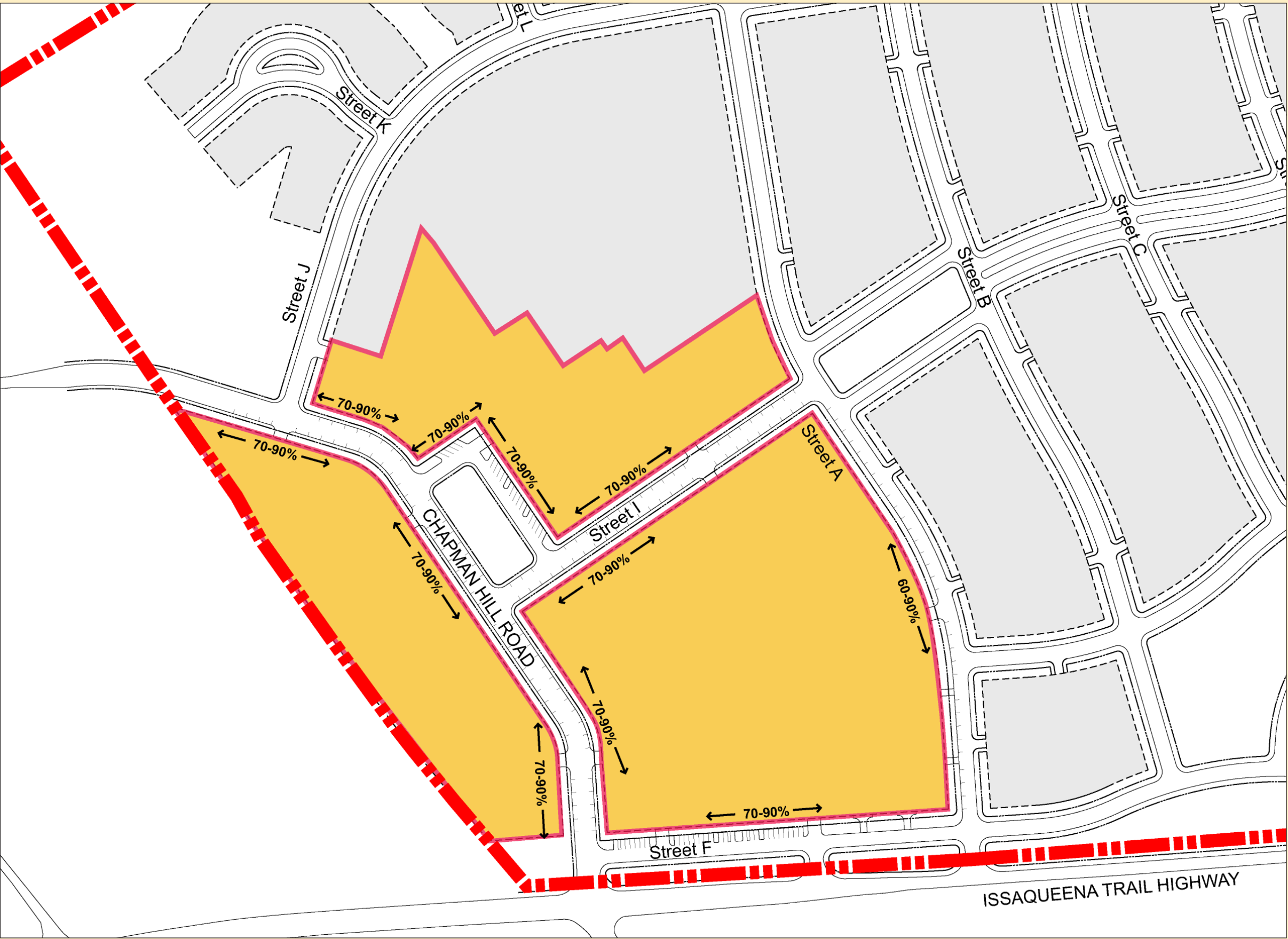
Section 205: Build-to-Line

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.

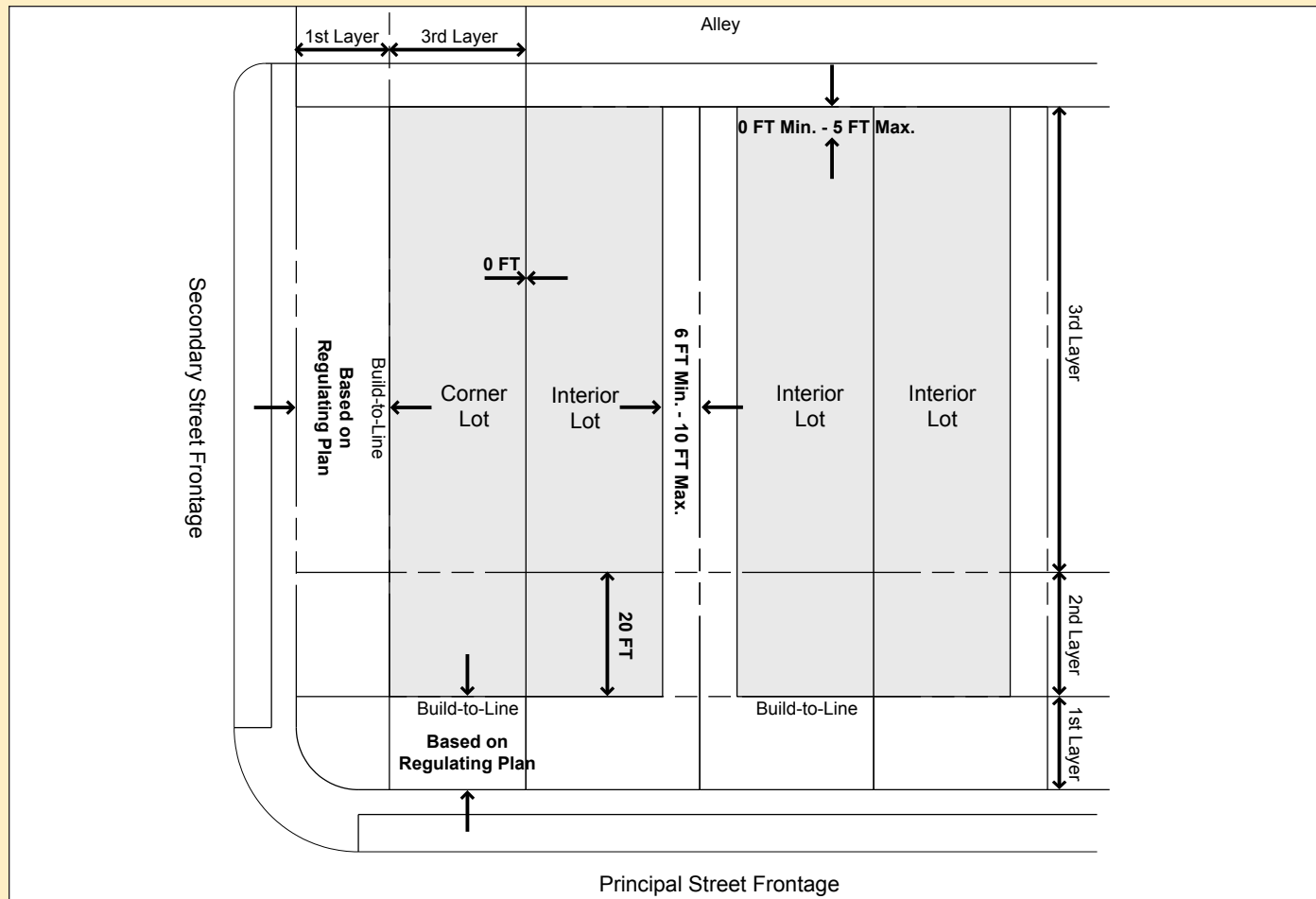
Precise locations for Build-to-Lines can be found in the attached Regulating Plan. Build-to-Lines are measured from the R.O.W. line. In order to provide for facade articulation, building facades may step back a maximum of two feet from the Build-to-Line for a maximum of 30% of the building face along 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.

Section 206(a): Commercial 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). A minimum of 80% of the width of the primary façade of the principal building must be placed on the build-to-line. If an individual building is recessed from the Build-to-Line to save an existing tree, that frontage shall be counted as occupied frontage.

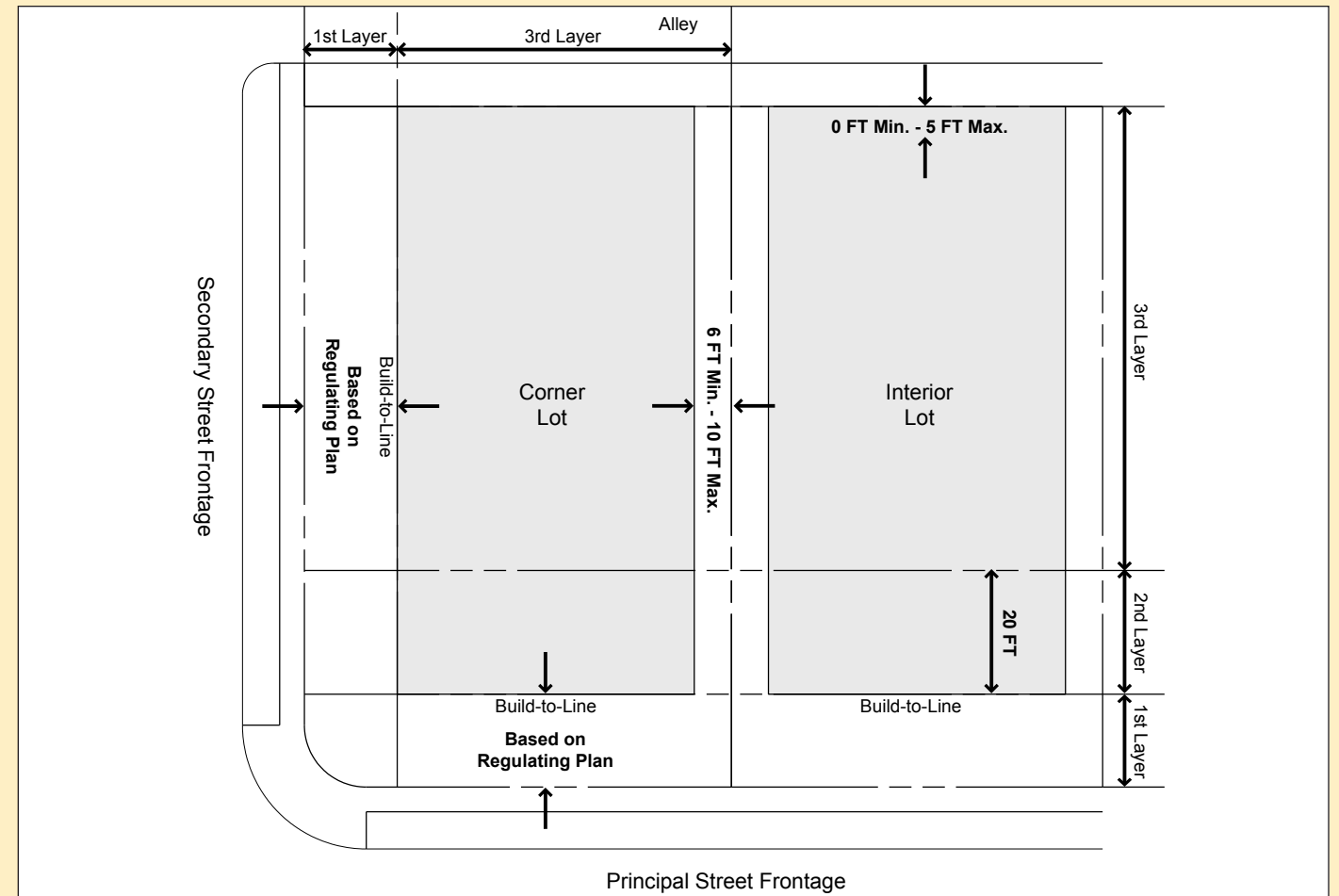


Commercial Frontage Occupancy



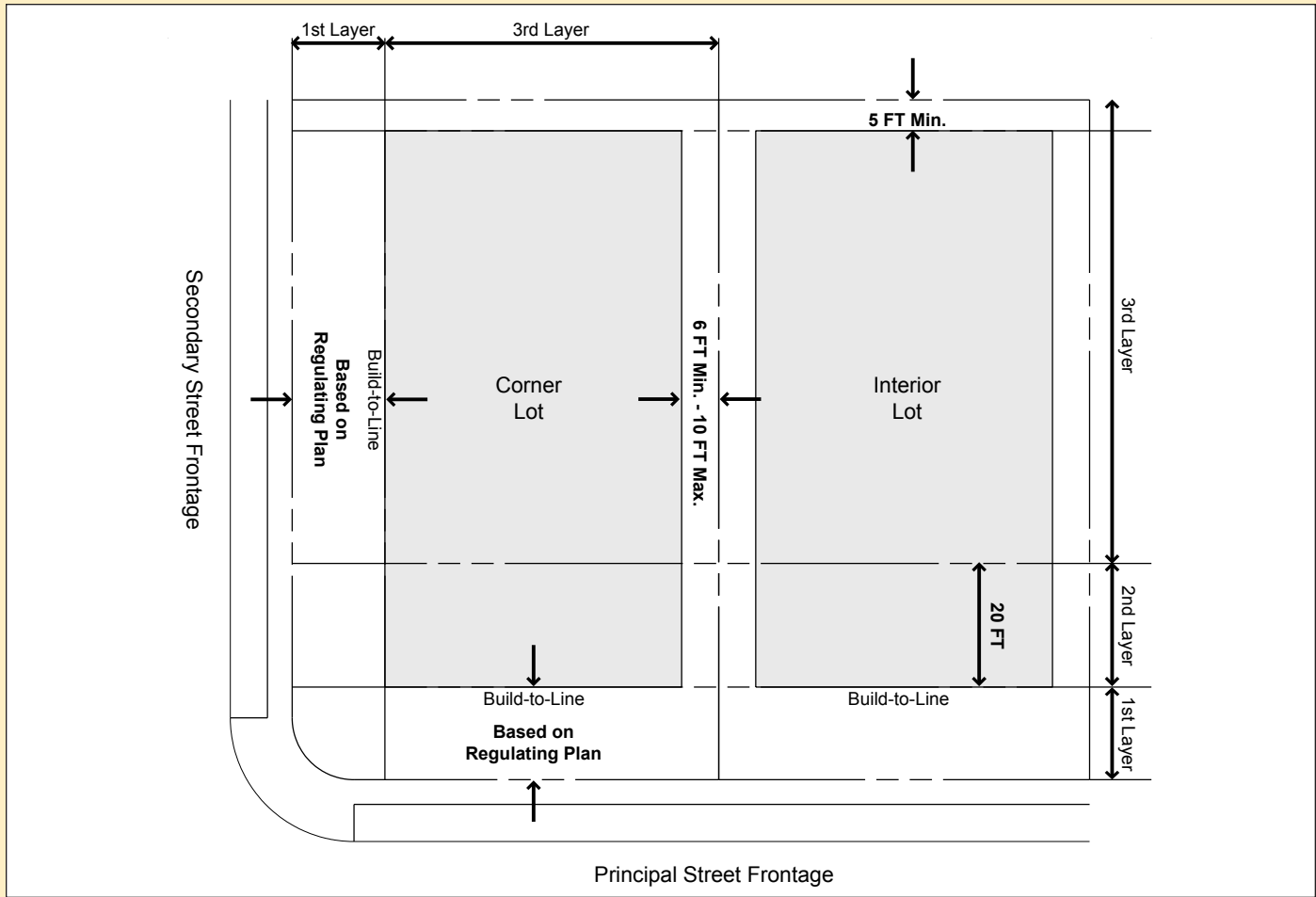
Section 206(b): Attached Single-Family Lot Frontage Occupancy (Alley Loaded)

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.
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.
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 (see Diagram 1 in Article II).
6. One accessory building, including a garage, is permitted on a lot. This accessory building shall be placed within the 3rd Layer. If there is uncovered parking on a lot, it can occur only in the 2nd or 3rd Layers. Uncovered parking is prohibited in the 1st Layer.
7. 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. Porches or stoops may project eight feet beyond the build-to-line. Bay windows may project three feet beyond the build-to-line.
8. On corner lots, the garage may be accessed from the secondary street.



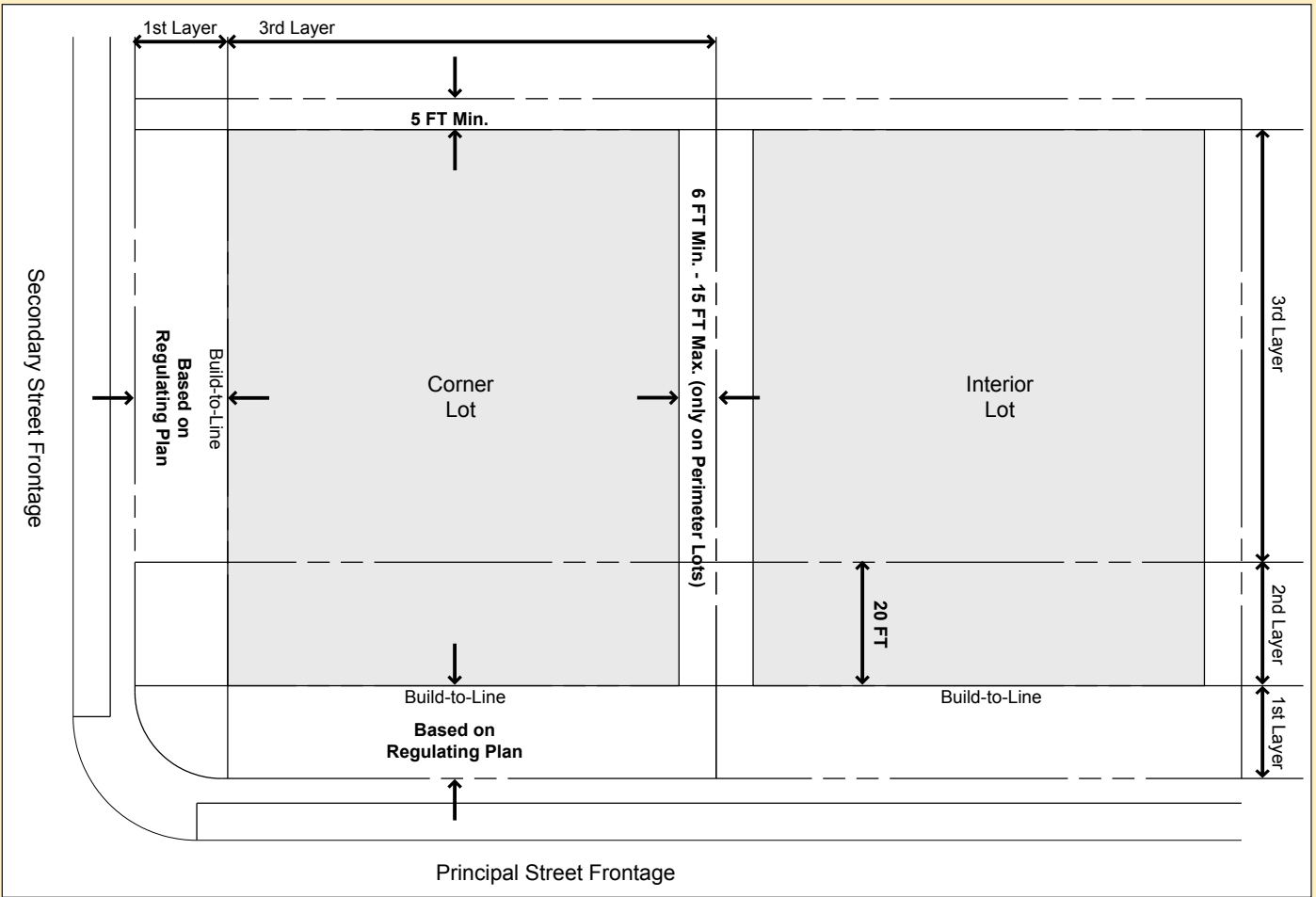
Section 206(c): Small Single-Family Detached Lot Frontage Occupancy (Alley Loaded)

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.
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.
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 (see Diagram 1 in Article II).
6. One accessory building, including a garage, is permitted on a lot. This accessory building shall be placed within the 3rd Layer. If there is uncovered parking on a lot, it can occur only in the 2nd or 3rd Layers. Uncovered parking is prohibited in the 1st Layer.
7. 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. Porches or stoops may project eight feet beyond the build-to-line. Bay windows may project three feet beyond the build-to-line.
8. On corner lots, the garage may be accessed from the secondary street.



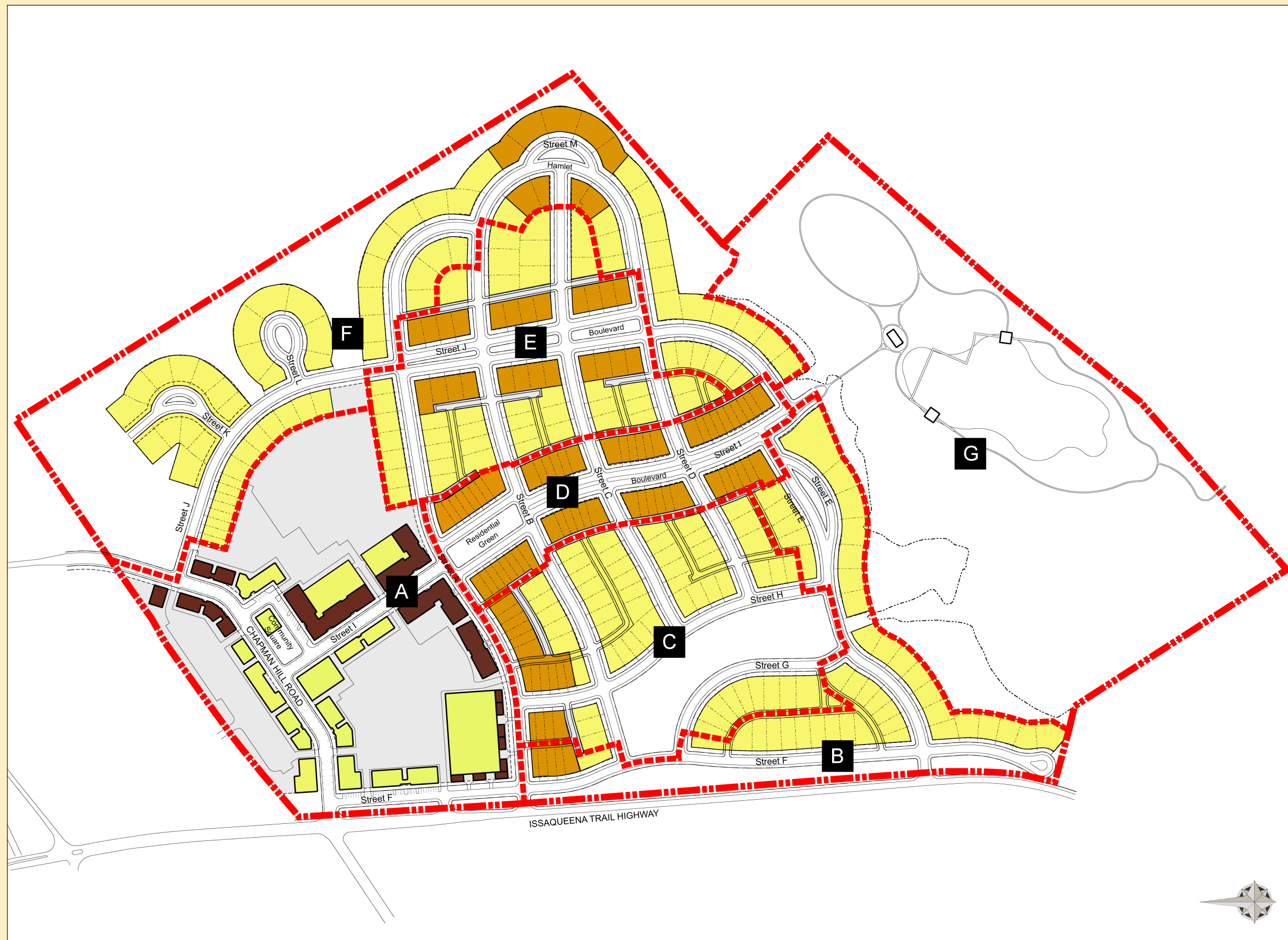
Section 206(d): Medium Single-Family Detached Lot Frontage Occupancy (Front or Side Loaded)

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.
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.
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 (see Diagram 1 in Article II).
6. One accessory building, including a garage, is permitted on a lot. This accessory building shall be placed within the 3rd Layer. If there is uncovered parking on a lot, it can occur only in the 2nd or 3rd Layers. Uncovered parking is prohibited in the 1st Layer.
7. 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. Porches or stoops may project eight feet beyond the build-to-line. Bay windows may project three feet beyond the build-to-line.
8. On corner lots, the garage may be accessed from the secondary street.



Section 206(e): Large Single-Family Detached Lot Frontage Occupancy (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.
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.
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 (see Diagram 1 in Article II).
6. One accessory building, including a garage, is permitted on a lot. This accessory building shall be placed within the 3rd Layer. If there is uncovered parking on a lot, it can occur only in the 2nd or 3rd Layers. Uncovered parking is prohibited in the 1st Layer.
7. 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. Porches or stoops may project eight feet beyond the build-to-line. Bay windows may project three feet beyond the build-to-line.
8. On corner lots, the garage may be accessed from the secondary street.



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 (Areas B - F), the houses facing the main formal residential and hamlet greens, the boulevard streets and portions of Streets A, F and H 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 (Area A), which will have the most intensive uses, will have one to four-story buildings. The taller building heights will frame the commercial square.

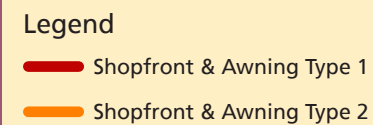
Legend

- 1 to 2-Stories
- 2 to 3-Stories
- Up to 4-Stories

Building Height

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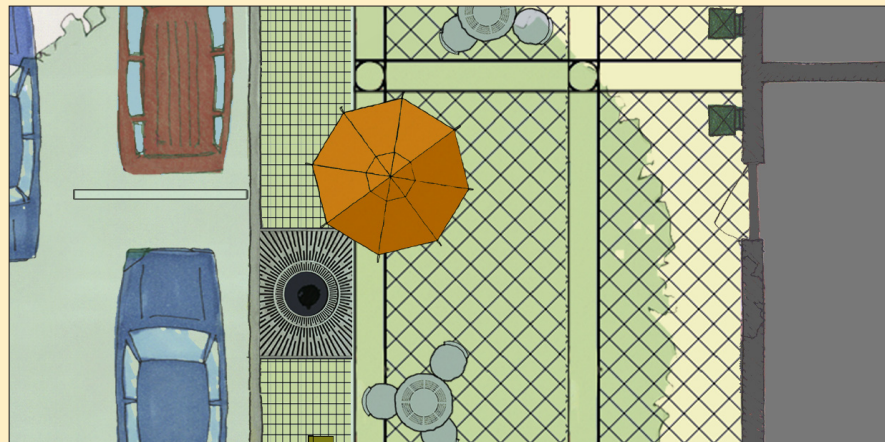
- (a) Shopfront & Awning Type 1
- (b) Shopfront & Awning Type 2



Private Commercial Frontages

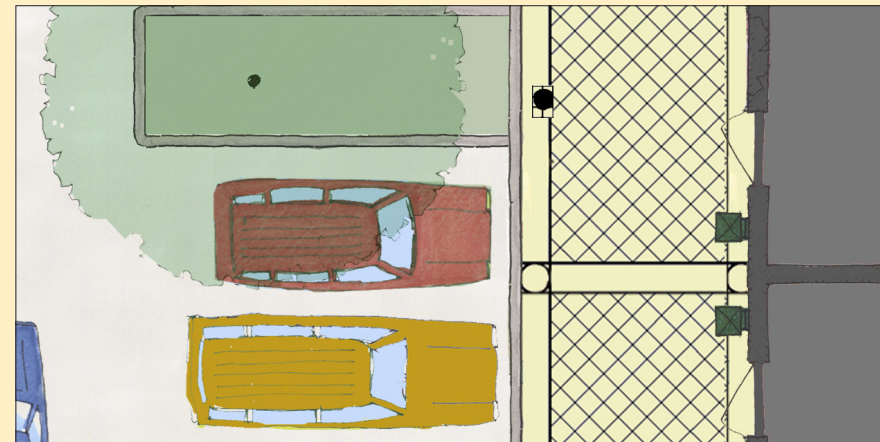
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Shopfront & Awning Type 1



1. Entries: Shall be flush with exterior grade.
2. Ground Plane: Shall be scored concrete or pavers from curb to face of building.
3. Furnishing Location: A six-foot pedestrian zone against the building 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 tree grates.
7. Other: Cafe seating and product displays (flowers, food, etc.) are encouraged.

Shopfront & Awning Type 2



1. Entries: Shall be flush with exterior grade.
2. Ground Plane: Shall be scored concrete or pavers from curb to face of building.
3. Furnishing Location: A six-foot pedestrian zone against the building 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 tree grates.
7. Other: Product displays (flowers, food, etc.) are encouraged.



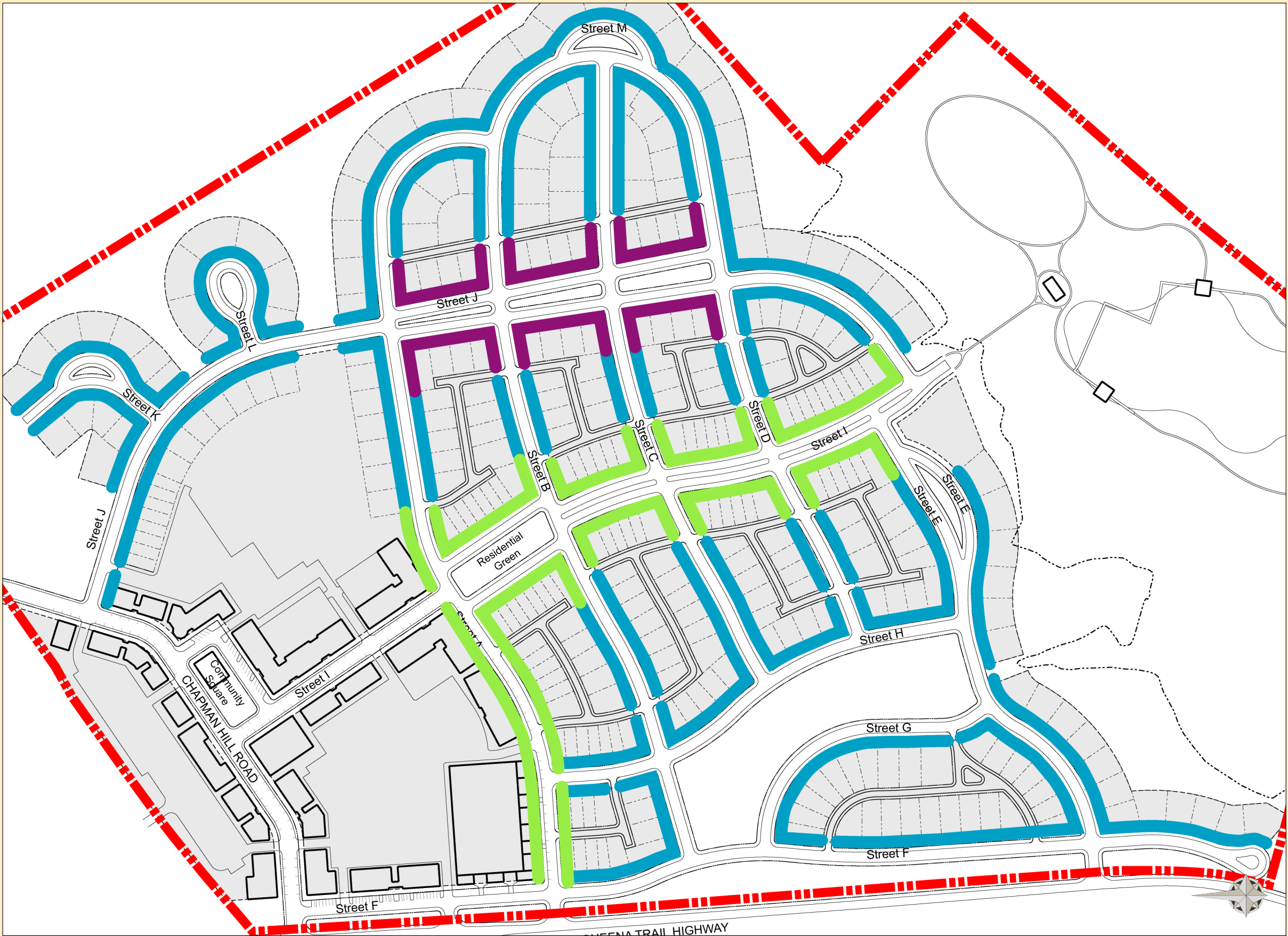
Section 209: Private Residential Frontages

The following Private Residential Frontage types are:

- (a) Dooryard: Metal Fence & Hedge
- (b) Dooryard: Hedge
- (c) Front Yard

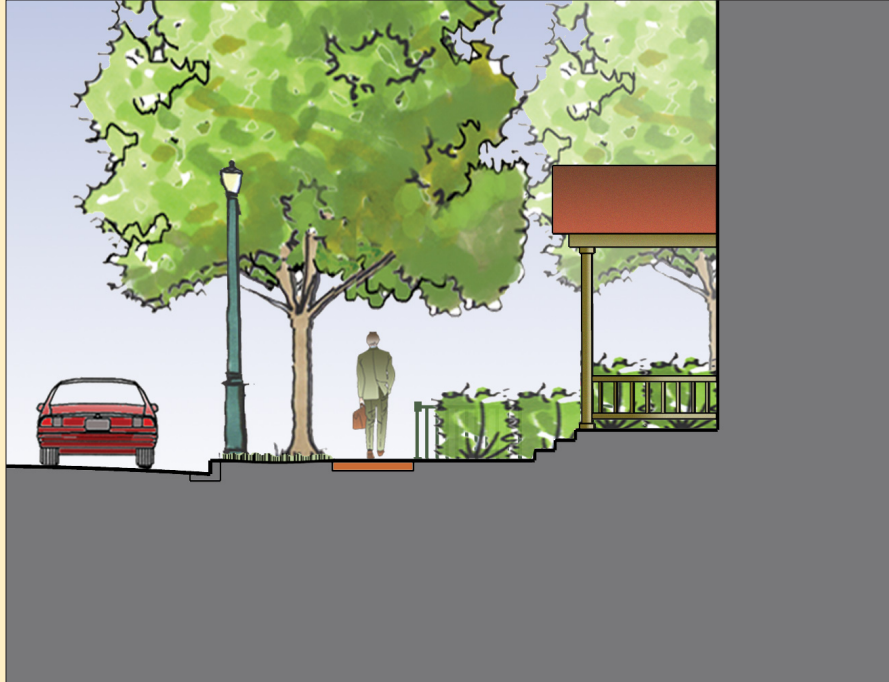
Legend

- Dooryard: Fence & Hedge
- Dooryard: Hedge
- Front Yard



Private Residential Frontages

Dooryard: Metal Fence & Hedge



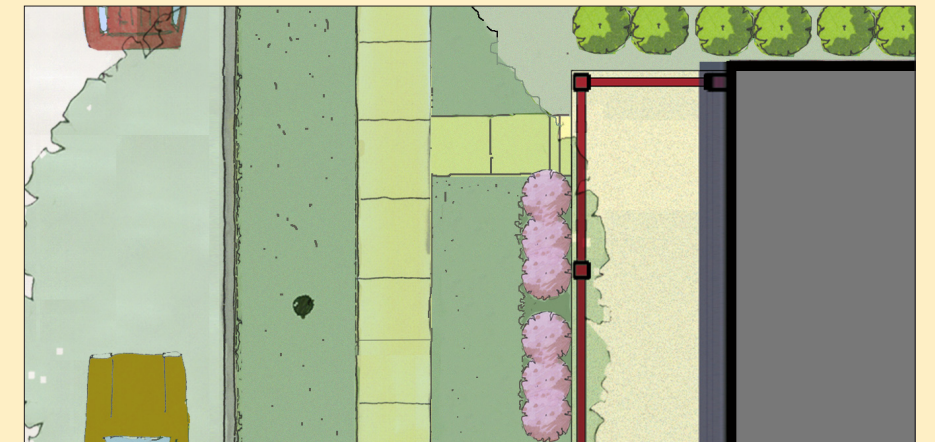
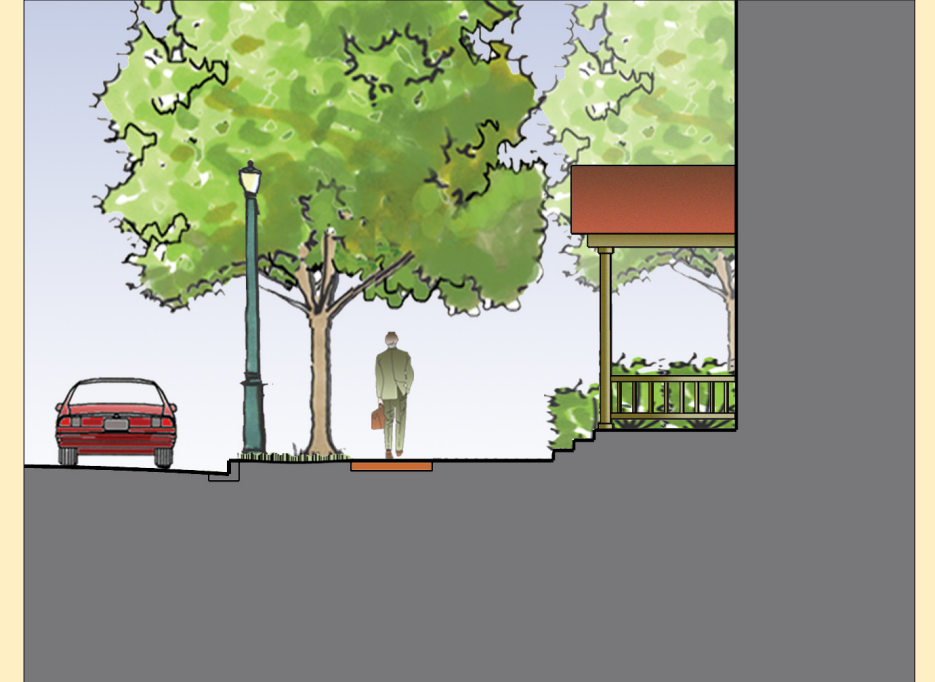
1. Entries: Stoops and porches may be used and shall be raised a minimum of two risers and a maximum of ten risers. Covered stoops and porches are permitted. Stoops and porches can encroach beyond the build-to-line.
2. Ground Plane: Shall be grass, shrubs or groundcover.
3. Furnishing Location: Street lights shall be centered in the tree planting strip that is contiguous with the street curb.
4. Frontage Delineation: A metal fence and green hedges 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.

Dooryard: Hedge



1. Entries: Stoops and porches may be used and shall be raised a minimum of two risers and a maximum of ten risers. 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 green hedges 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. 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

- According to the Plan, a minimum of 10% of the land for single-family residential, 35% for multi-family, 10% for commercial and 25% for mixed-use must be used as open space. The Patrick Square development will have approximately 67 acres (or 38.7% of the site) dedicated to open space.
- The floodplain area counts towards open space.

(2) Encroachments: Build-to-Line

- 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.
- Buildings may step back from the Build -to-Line a maximum of two feet and still count toward Frontage Occupancy.

(3) Front Yards

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

(4) Rear Yards

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

(5) Side Yards

- Where there is no side property line, such as in a condominium ownership situation, the side yard shall be based on an imaginary

property line occurring midway between the two buildings.

- 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.
- 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).
- 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

- At the alley entrance, the measurement between building face to building face shall be a minimum 30'.
- 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.
- 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

- The paved portion of all parking lot driveway entrances shall be 24' in width.
- 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

- Private driveways shall be 12' wide where

feasible at the street edge.

(9) Curbs

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

(10) Bufferyard

- A minimum 25' bufferyard shall be maintained between the Patrick Square development and the adjacent properties.
- 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. 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.



Front Elevation of a Commercial Property



Rear Elevation of a Commercial Property

- Beginning at the intersection of Issaqueena Trail Highway and Chapman Hill Road and running southward along Street F, there shall be one under story tree placed every 40' and one shrub every three feet in order to create a continuous hedgerow in the required 25' setback/buffer.
- Where possible, existing vegetation shall be maintained. Prior to the removal of any vegetation in the bufferyard beginning at the intersection of Issaqueena Trail Highway and Street A 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.
- A walking trail/bike path with appropriate signage shall be located adjacent to the bufferyard along Street F for pedestrian use. The exact design of this trail will have to be determined prior to construction.

(11) Lighting

- 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.
- All street lighting, parking lot lighting and porch lighting shall be high pressure sodium lighting.
- All internal lighting shall be shielded and contained within the site and shall not spill over to adjacent properties.
- The exact lighting fixtures used throughout the development shall be approved by the Architectural Review Consultant.

(12) Trails Easement

- 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 side-walks of the community and bridge over 18

Mile Creek to Nettles Park.

- 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

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

(14) Site Utilities

- 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.
- On perimeter lots, if a transformer needs to be located adjacent to the public space, it must be sited so as not to adversely impact the adjacent public space.
- Transformers and other site utilities shall 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).
- All transformer locations shall be approved by the Architectural Review Consultant prior to the installation of a transformer.
- The exact location of underground utilities shall be established during the land development process.

(15) Maximum Occupancy Limits

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

(b) Architectural Elements

(1) Building Materials

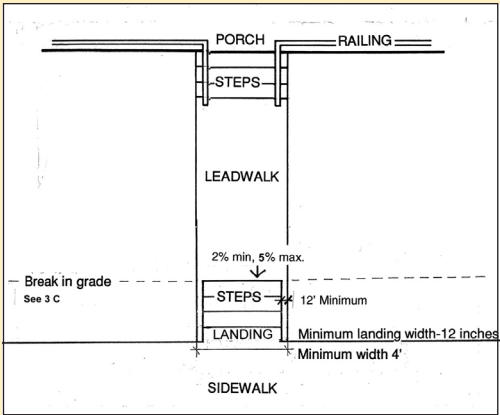
- a. All materials on Primary Facades shall be natural materials, fiber cement siding (such as Hardiplank, Hardishingle, and Harditrim), or artificial stone that accurately mimics natural stone. Natural materials are brick, stone, stucco, EIFS and wood siding. Vinyl siding is not permitted as the major material (greater than 51%) on the primary facade of the principal structure of a 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, including vinyl siding, 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, extruded polyurethane (such as Fypon) 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.
- i. Facades clad with vinyl siding and windows shall have trim appropriate to the architectural style (consistent in style, dimensions, and placement).
- j. 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.
- 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.
- c. Leadwalk steps shall be placed at least 12' from the back of the sidewalk.



Leadwalk Diagram

(4) Leadwalk Materials

- a. Leadwalk steps and leadwalk landings shall be constructed of the same material.
- b. 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.



Carriage Style Garage Door

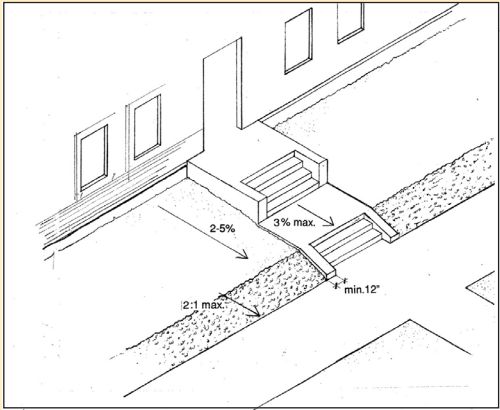
(c) Grading

(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. The slope of the front yard shall be between 2% and 5%. 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.
- g. Steps shall have at least two risers and a

cheekwall.

- h. 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".



Front Yard Slope Diagram

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

(2) Retaining Walls at Sidewalk

- a. The cheekwall of the steps at the sidewalk shall align with the edges of the landing at the sidewalk.

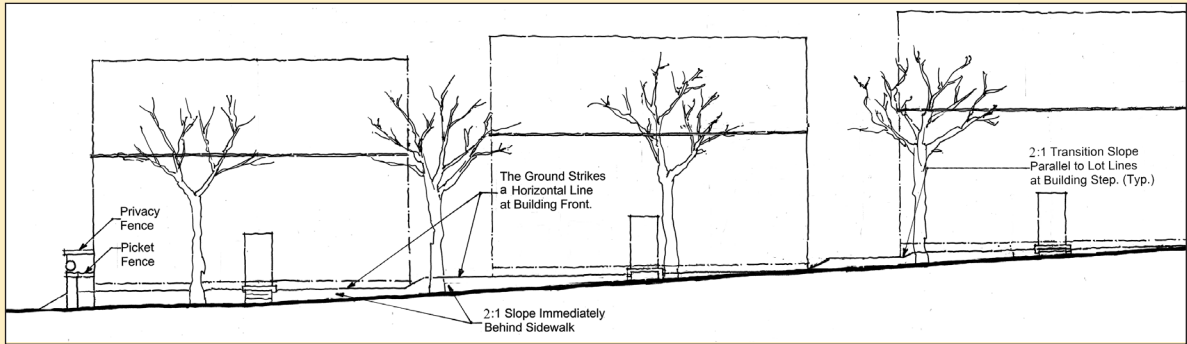
- b. Retaining walls may be necessary to grade individual lots to required grades and slopes. Such walls shall match the masonry elements of the house. Segmental retaining walls are not permitted forward of the Build-to-Line.
- c. Retaining walls at the sidewalk shall have a maximum height of 30".
- d. Retaining walls at the sidewalk shall be brick or stone veneer.

(3) Platform Grading

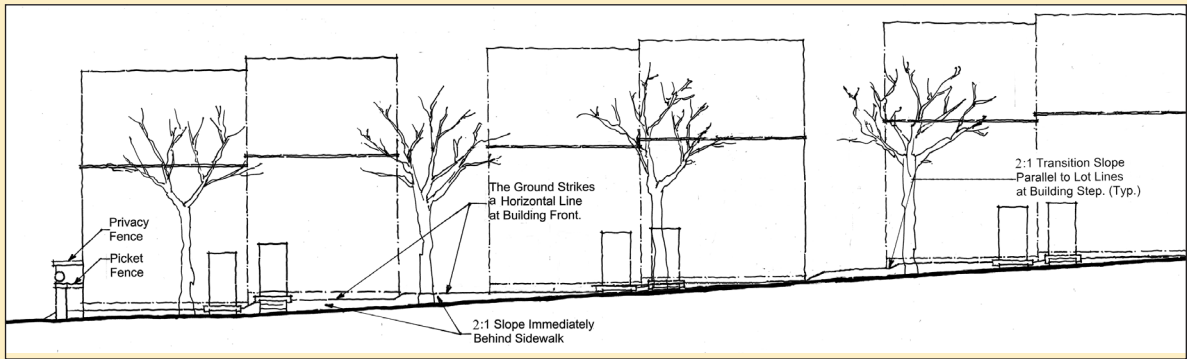
- a. Residential lots shall be platform graded in order to allow stormwater to drain around



Platform Grading Between Houses



Detached Buildings: Typical Front Grading



Attached Buildings: Typical Front Grading

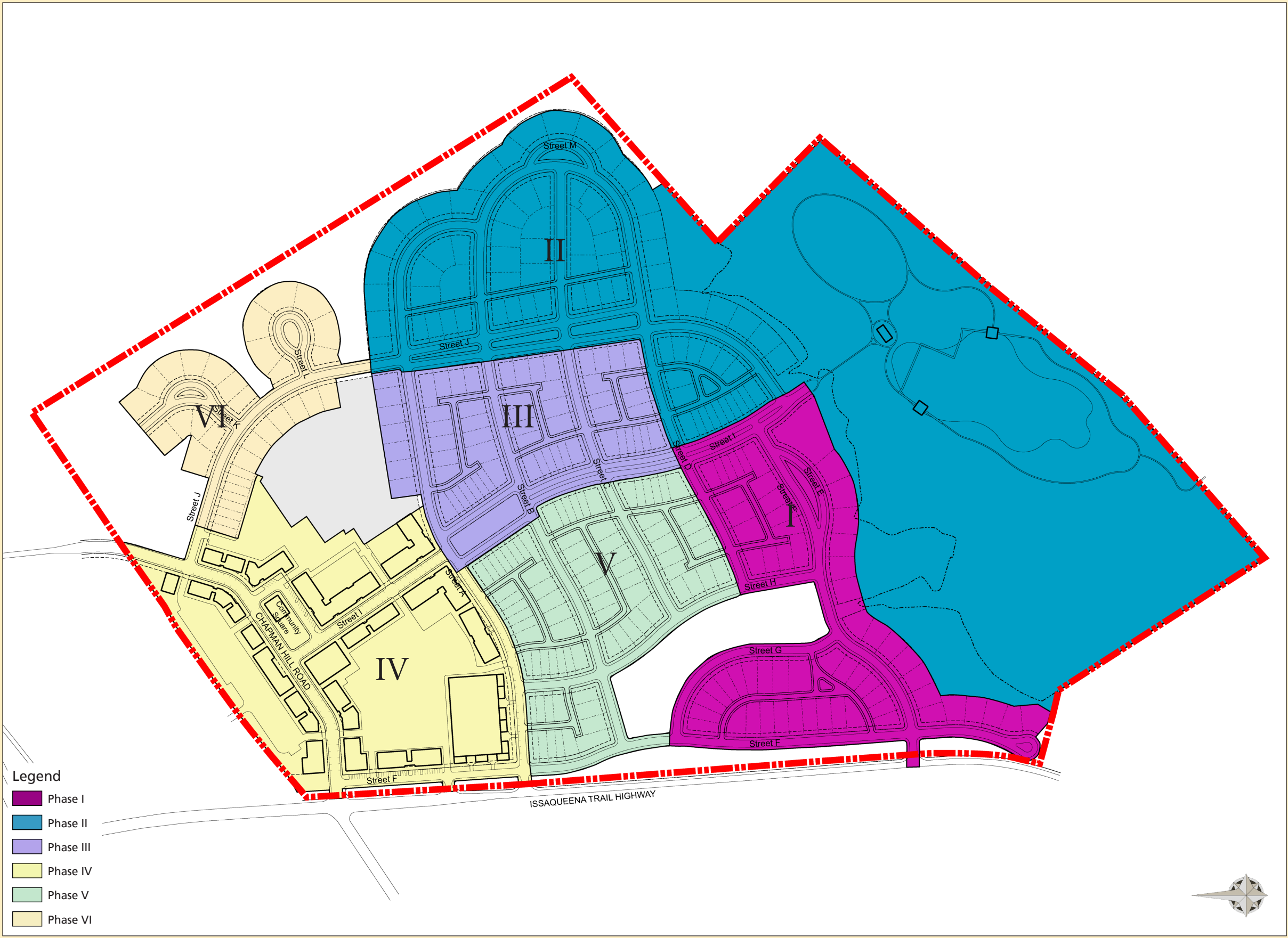
Section 211: Infrastructure & Development Phasing

The Infrastructure Phasing diagram at right shows the six phases of infrastructure development through the life of the project. The developer reserves the right to phase infrastructure as market conditions dictate. The completion of one phase is not required to commence the beginning of another phase. In accordance with the Traffic Impact Study, the following items shall be incorporated into project by Phase IV:

- (a) Relocation of Chapman Hill Road
- (b) Left turn lane for southbound traffic on Issaqueena Trail Highway and Chapman Hill Road
- (c) Left turn lane for westbound traffic on Chapman Hill Road at Issaqueena Trail Highway
- (d) Left turn lane for southbound traffic on Issaqueena Trail Highway and the driveway
- (e) Left turn lane for southbound traffic on Issaqueena Trail Highway and Street A
- (f) Signalization of the intersection of Issaqueena Trail Highway and Chapman Hill Road

These improvements benefit both the City of Clemson and the residents of the Patrick Square. The developer shall work together with the City of Clemson on an equitable participation agreement to fund these items. The chart below shows the approximate build out schedule for the Patrick Square development.

DEVELOPMENT PHASING SCHEDULE				
Year	Residential	Commercial/ Office	Multi-Household Dwelling Unit	ACLF
2010	90 DU	60,000 SF	-	-
2013	180 DU	120,000 SF	54	90,000 SF
2017	Build out			



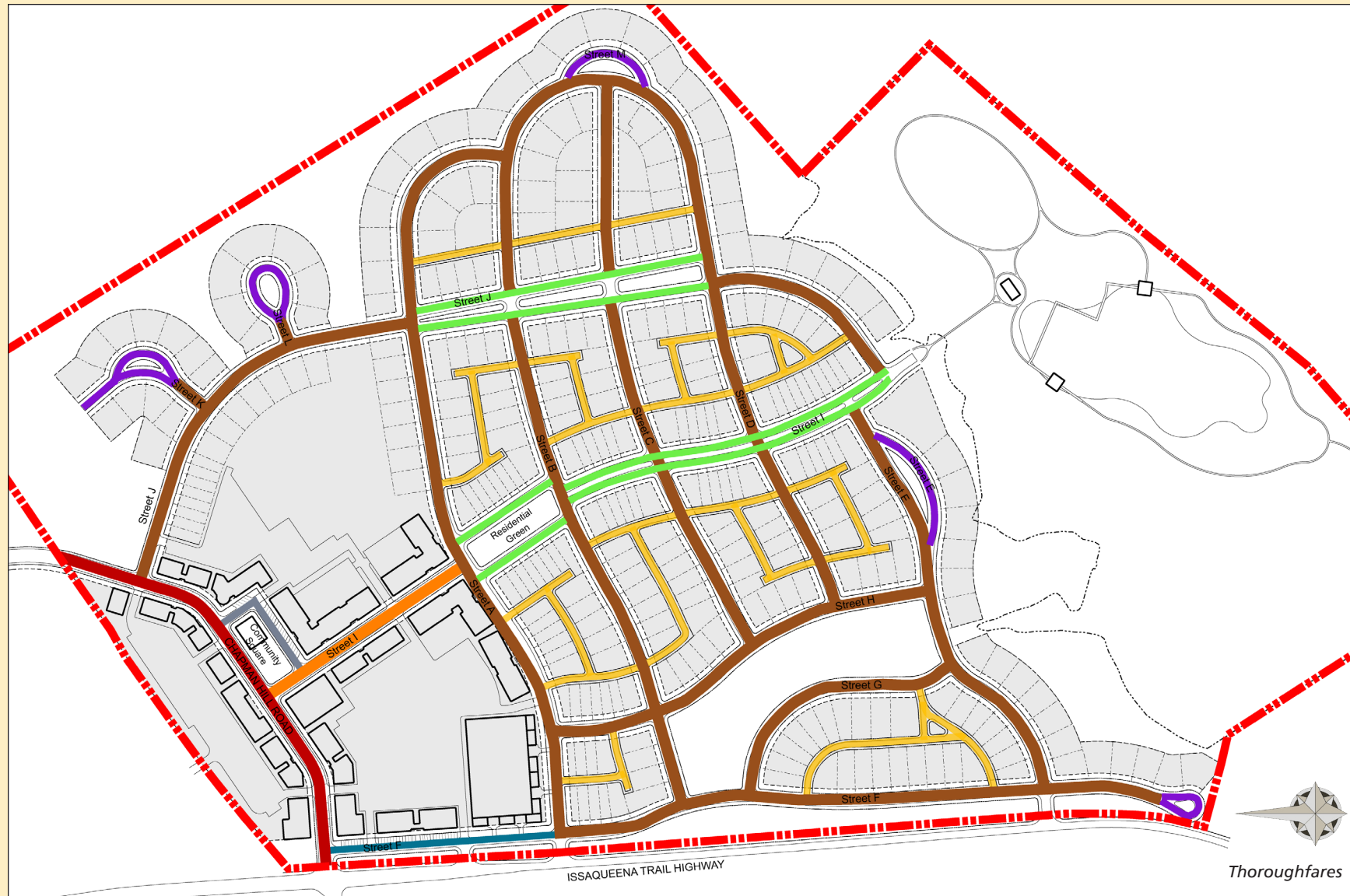
Infrastructure Phasing



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ARTICLE III: THOROUGHFARE & PARKING STANDARDS



Section 301: Thoroughfare Standards

The Thoroughfare Standards diagram on this page shows the six street and alley types 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 travelways that promote safe pedestrian circulation. 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 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.

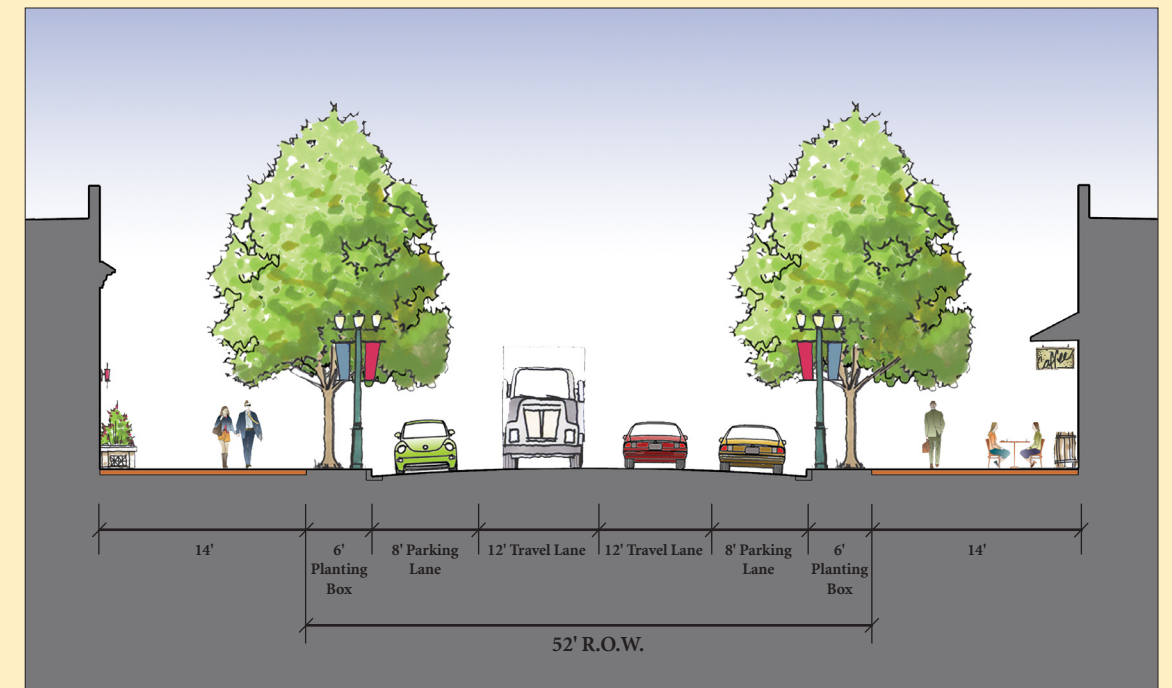
The following sections and plans on this page are:

- (a) Street Type A
- (b) Street Type B
- (c) Street Type C

Legend

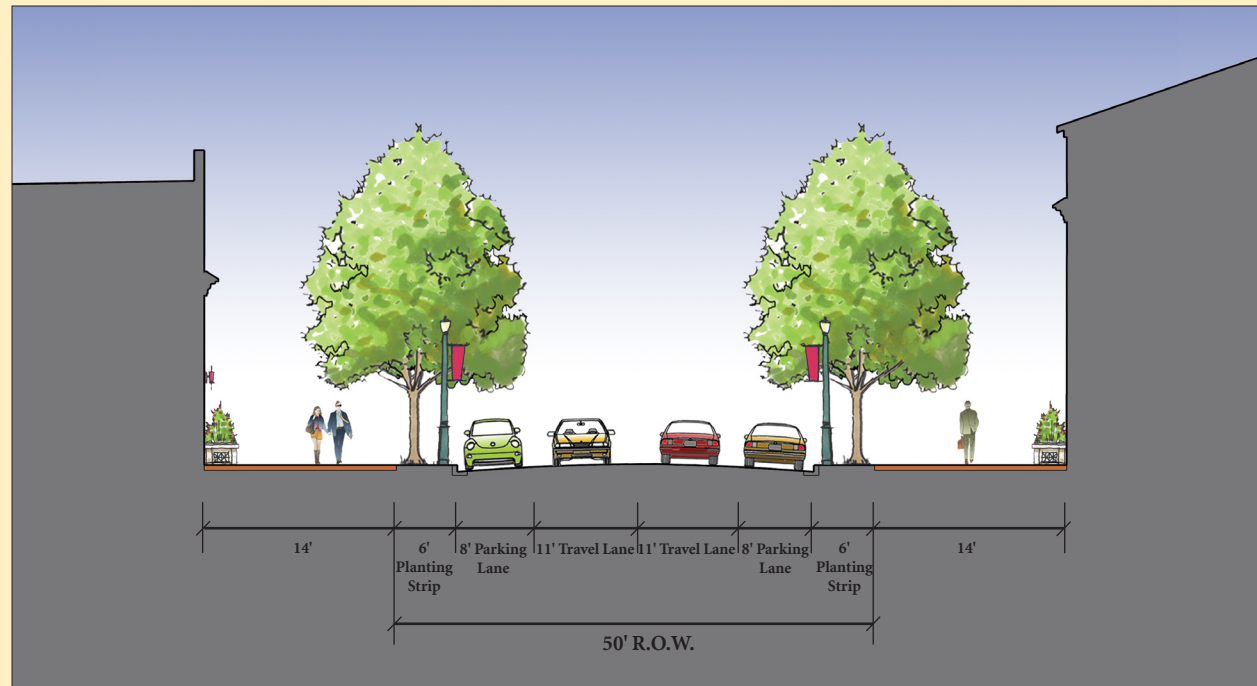
- Street Type A
- Street Type B
- Street Type C
- Street Type D
- Street Type E
- Street Type F
- Street Type G
- Alley

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



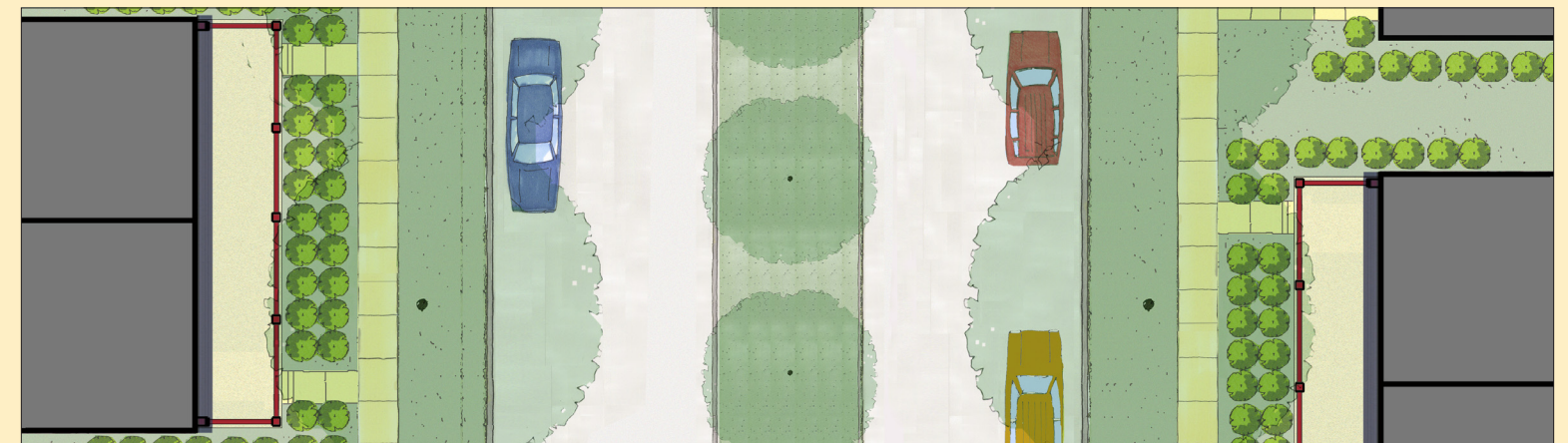
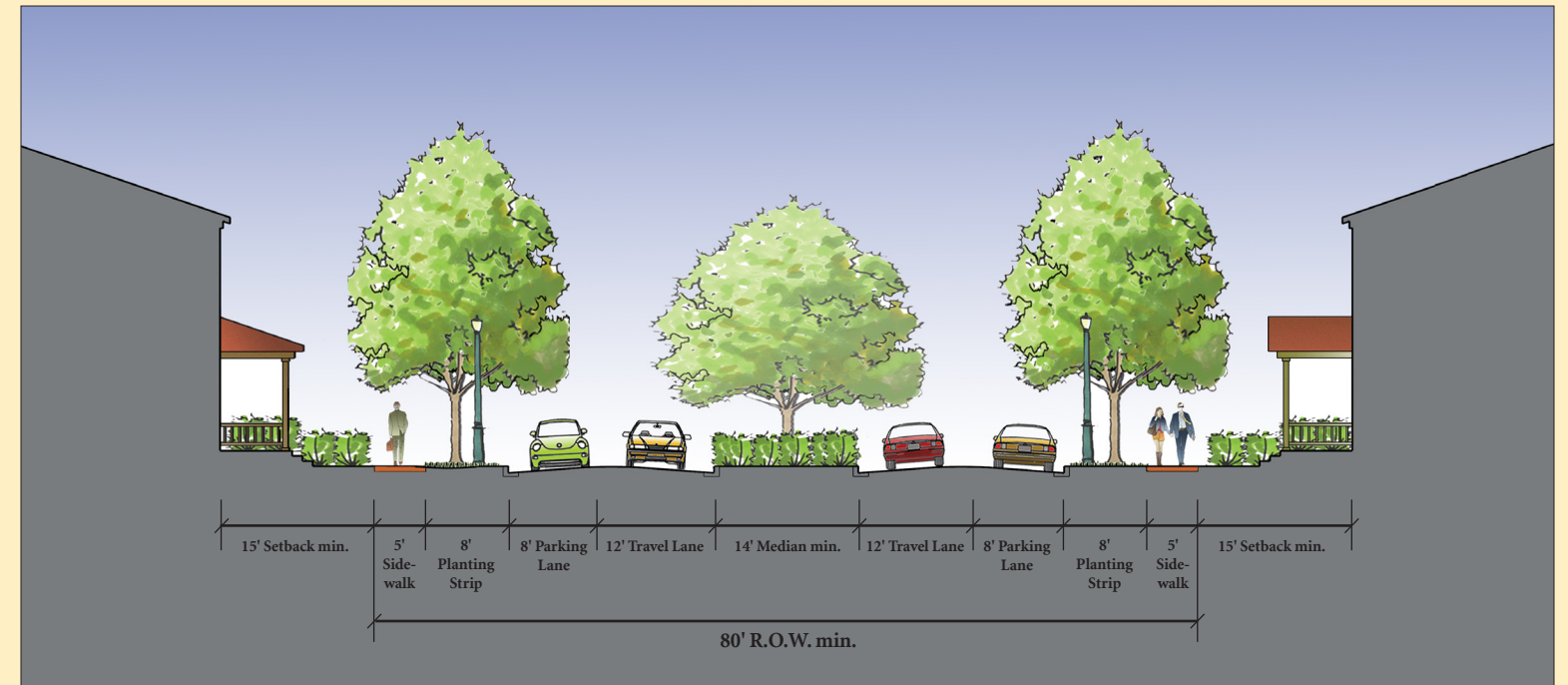
1. Curb Type: Concrete curb with 12" gutter (rolled curb not allowed)
2. Curb Return Radii: 20'
3. Street Tree Placement: 40' spacing
4. Street Tree Location: Centered in tree pits
5. Street Light Placement: Shall be coordinated with the City of Clemson
6. Final Design: Shall be coordinated with the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

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

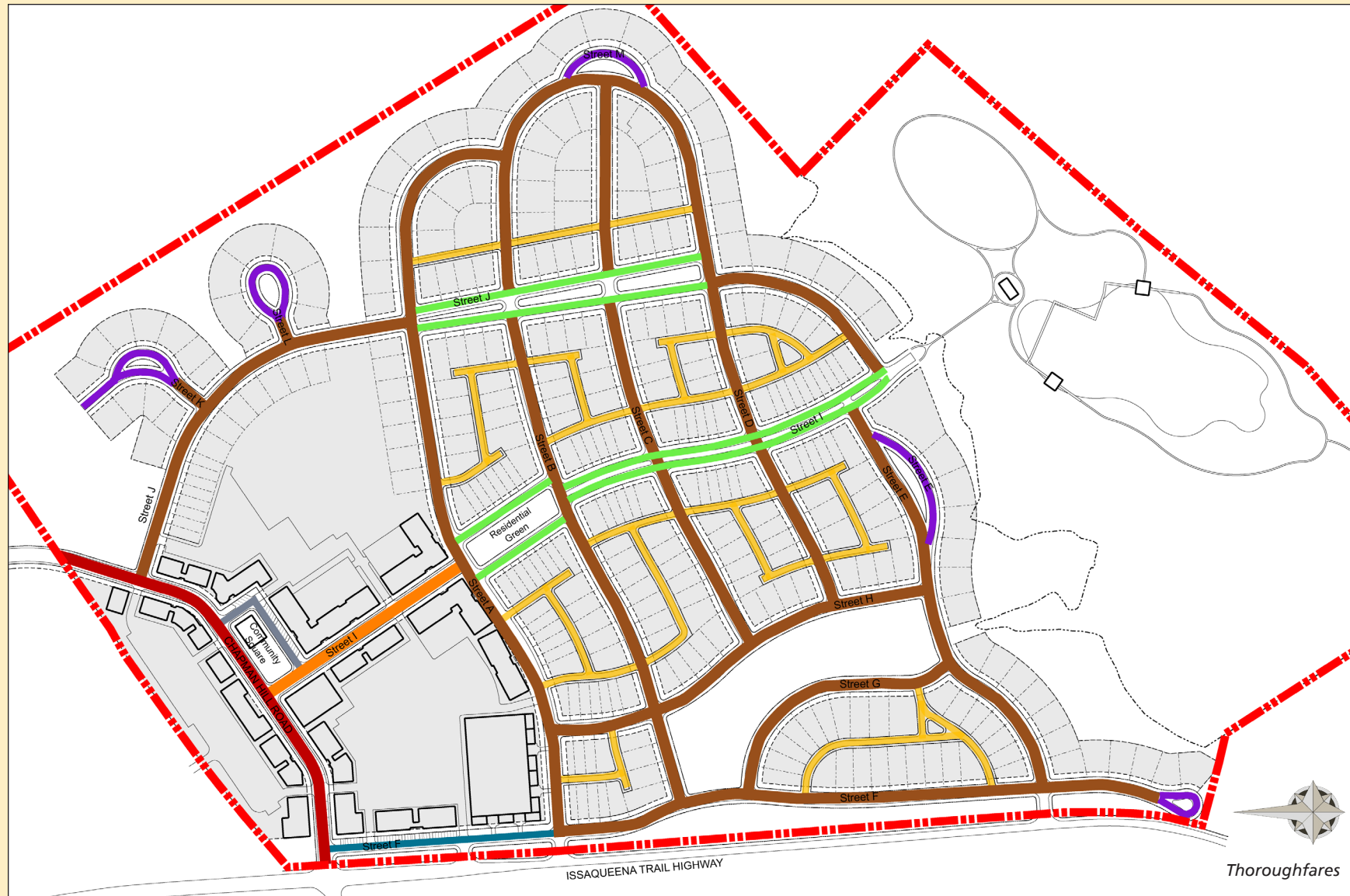


1. Curb Type: Concrete curb with 12" gutter (rolled curb not allowed)
2. Curb Return Radii: 20'
3. Street Tree Placement: 40' spacing
4. Street Tree Location: Centered in tree pits
5. Street Light Placement: Shall be coordinated with the City of Clemson
6. Final Design: Shall be coordinated with the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

Street Type C (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' 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
7. Final Design: Shall be coordinated with the City of Clemson



Section 301: Thoroughfare Standards (continued)

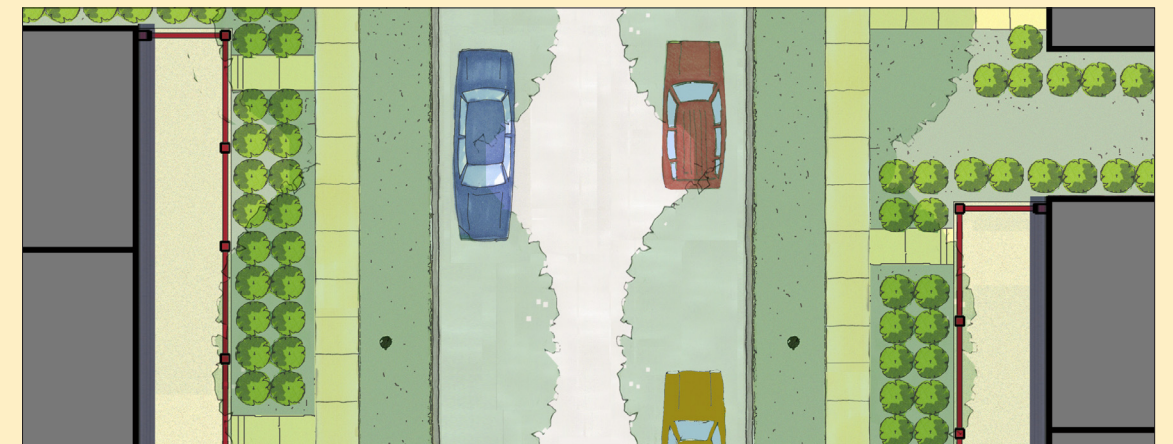
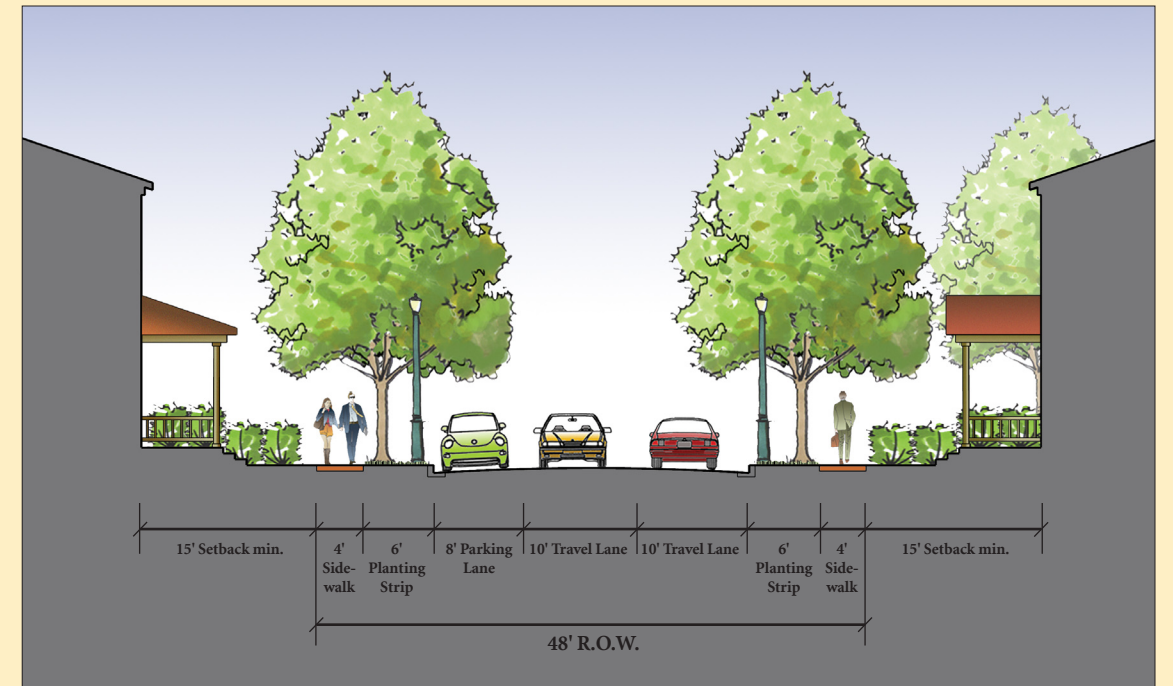
The following sections and plans on this page are:

- (d) Street Type D
- (e) Street Type E
- (f) Street Type F
- (g) Street Type G
- (h) Alley

Legend

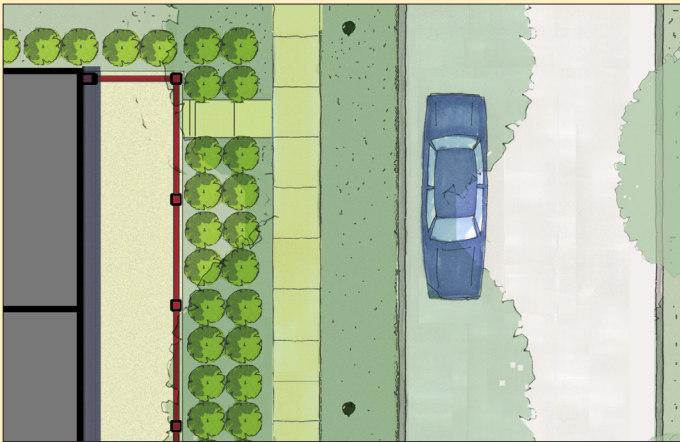
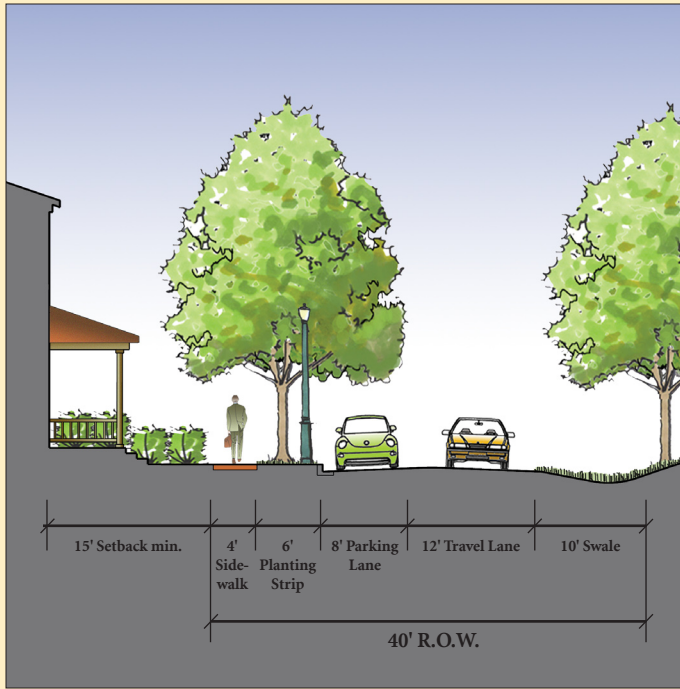
- Street Type A
- Street Type B
- Street Type C
- Street Type D
- Street Type E
- Street Type F
- Street Type G
- Alley

Street Type D (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' spacing
4. Street Tree Location: Centered in planting strip
5. Street Light Placement: Shall be coordinated with the City of Clemson
6. Final Design: Shall be coordinated with the City of Clemson

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



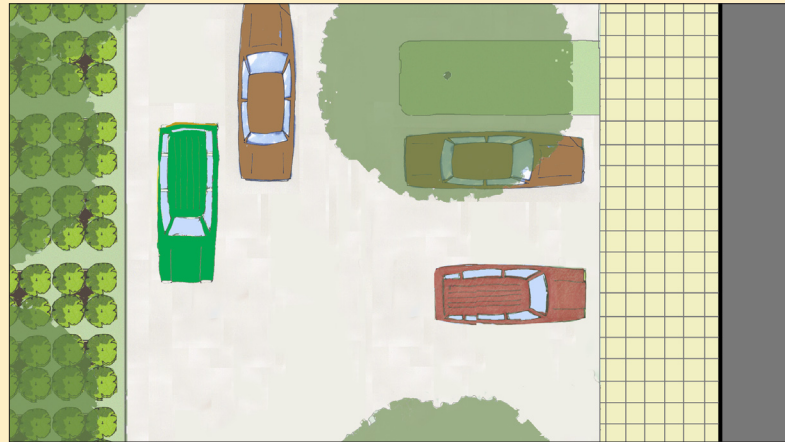
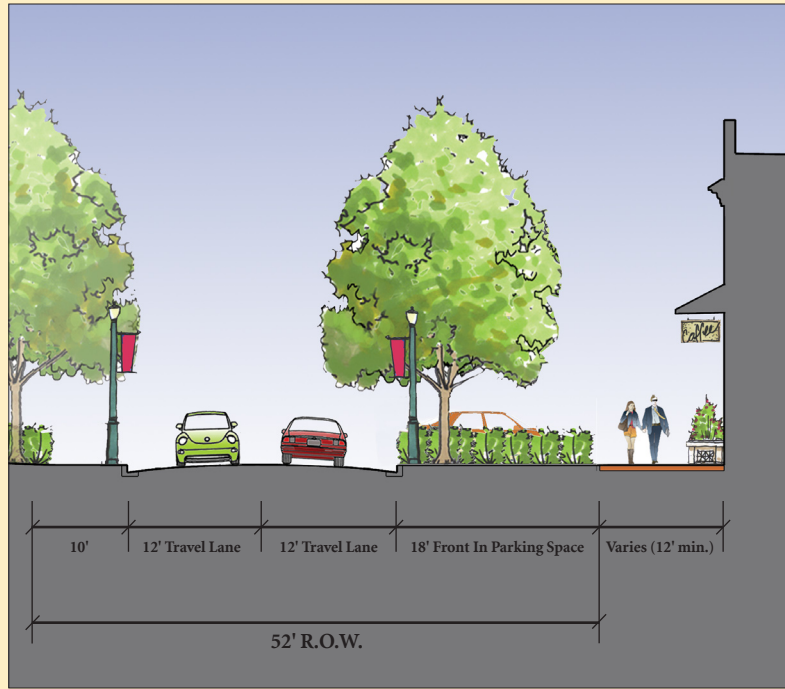
1. Curb Type: Concrete curb with 12" gutter on residential side of the street. A swale can be provided on the park side of the street (rolled curb not allowed)
2. Curb Return Radii: 20'
3. Street Tree Placement: 40' spacing
4. Street Tree Location: Centered in planting strip on residential side of the 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
6. Final Design: Shall be coordinated with the City of Clemson

Street Type F (One-way/Diagonal Parking)



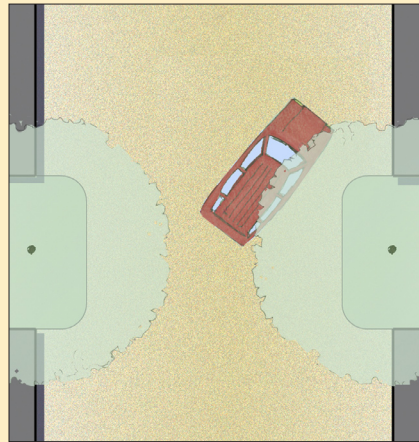
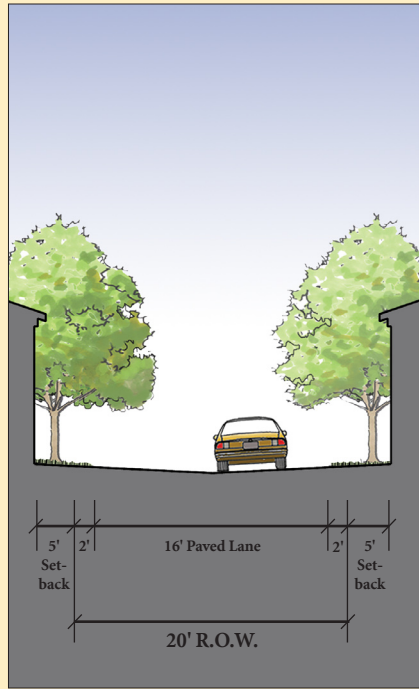
1. Curb Type: Concrete curb with 12" gutter on both sides of the street (rolled curb not allowed)
2. Curb Return Radii: 20'
3. Street Tree Placement: 40' spacing
4. Street Tree Location: Centered in tree pits
5. Street Light Placement: Shall be coordinated with the City of Clemson
6. Final Design: Shall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

Street Type G (Two-way/Front In 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' spacing
4. Street Tree Location: Centered in tree pits
5. Bufferyard: The parking area along frontage road adjacent to Issaqueena Trail Highway will be landscaped appropriately to ensure that a minimum 25' buffer is maintained from the existing road
6. Street Light Placement: Shall be coordinated with the City of Clemson
7. Final Design: Shall be coordinated with the City of Clemson

Alley



1. Curb Return Radii: 10'
2. Planting: Islands shall be provided between every garage or garage string (except where a transformer is located)
3. 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 the parallel parking spaces. 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:

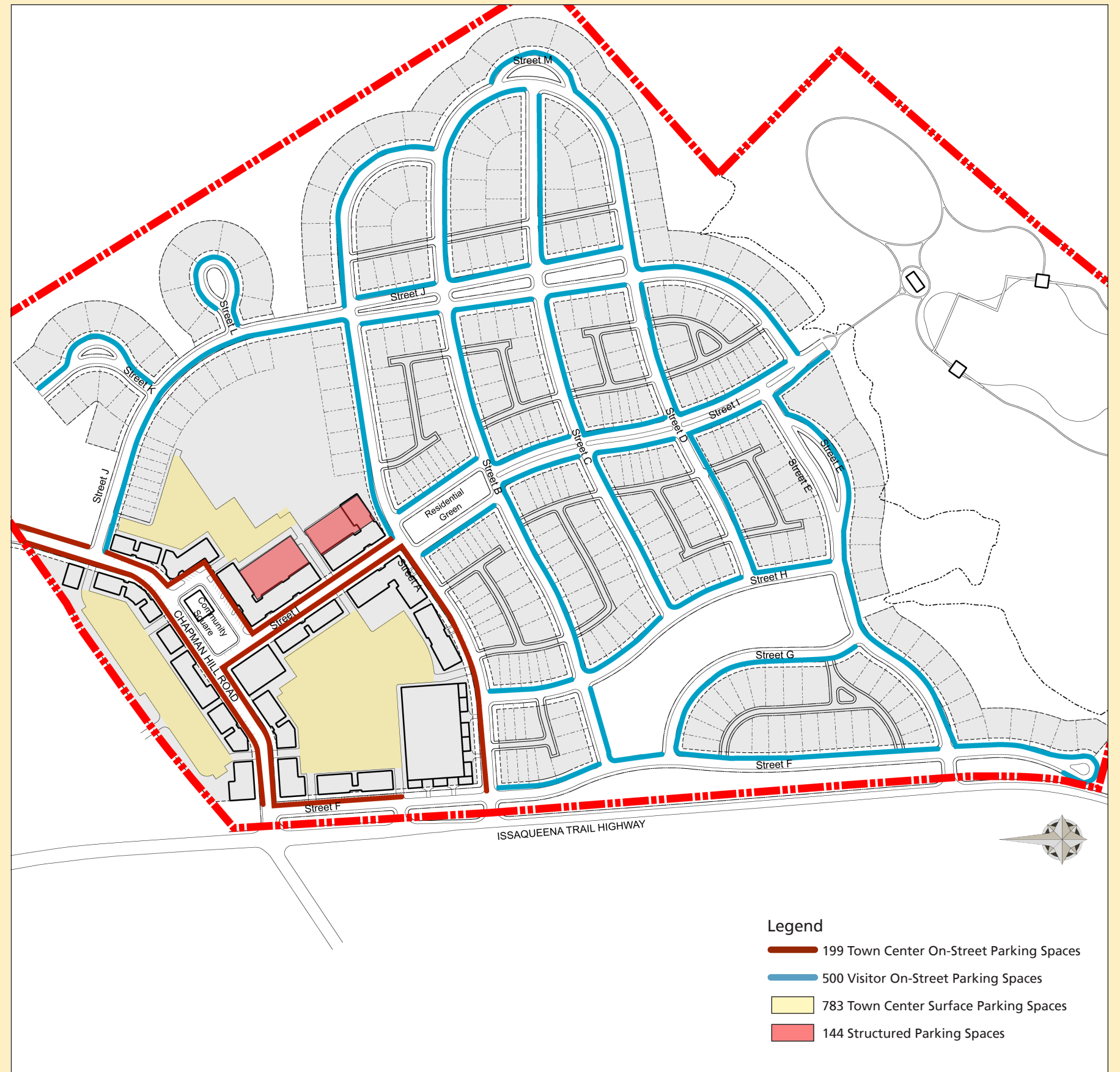
1. All standard surface parking spaces shall be 9'x19'.
2. Handicapped parking spaces shall be designed per the International Building Code.
3. Drive aisles within surface parking lots shall be 22' in width.
4. On-street parking spaces have been calculated at 8'x22'. On-street spaces will start 30' from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

(d) *Surface Parking Landscaping*

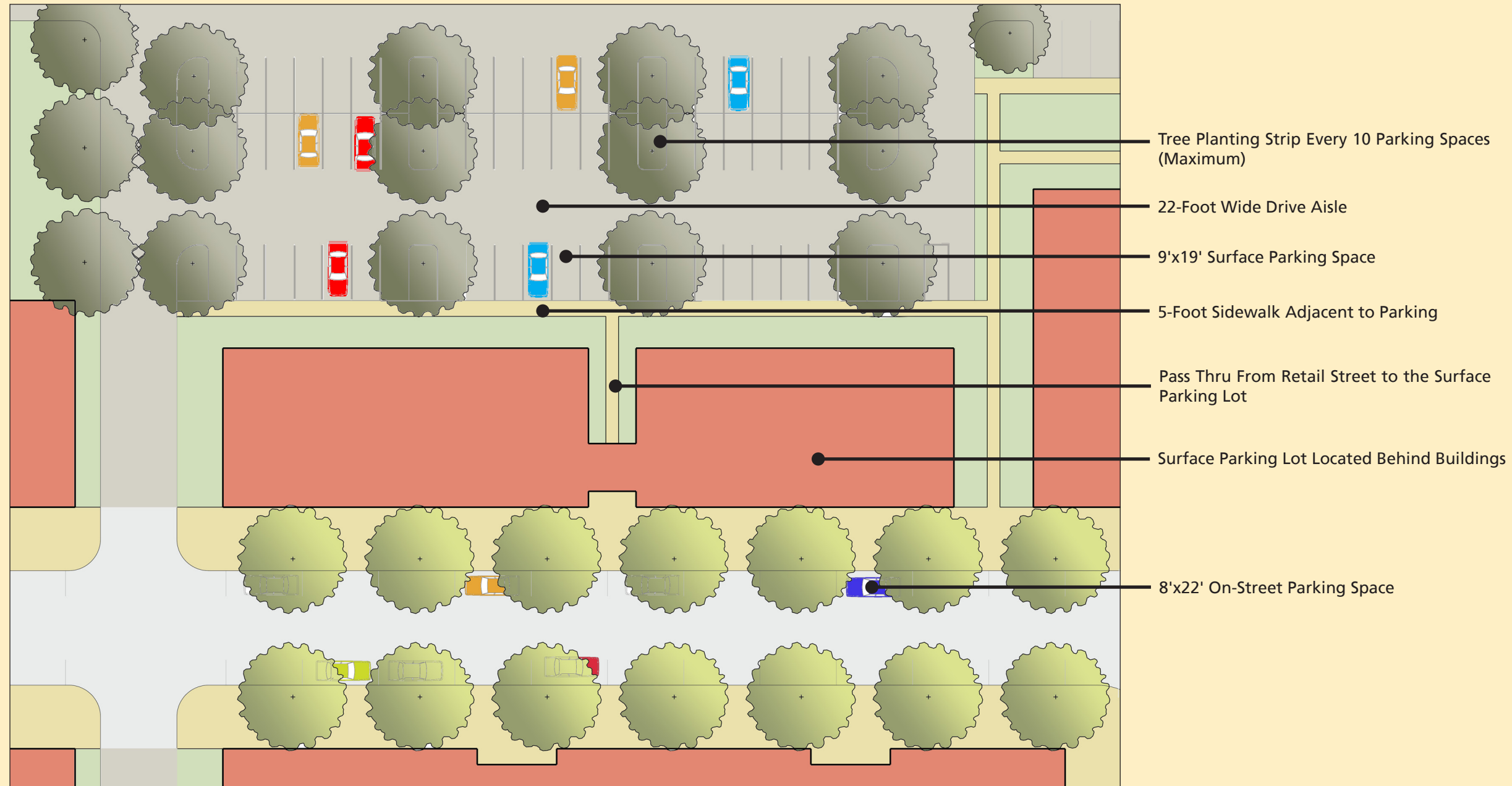
In the surface parking lots, a tree planting strip shall be provided a maximum of every ten parking spaces. Additionally, at least one walkway shall be provided through the middle of the surface parking lot in Block 2 to assist patrons to the commercial/office buildings.

(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 20' behind the primary facade of the principal structure. The private drive shall be 12' wide at the street.



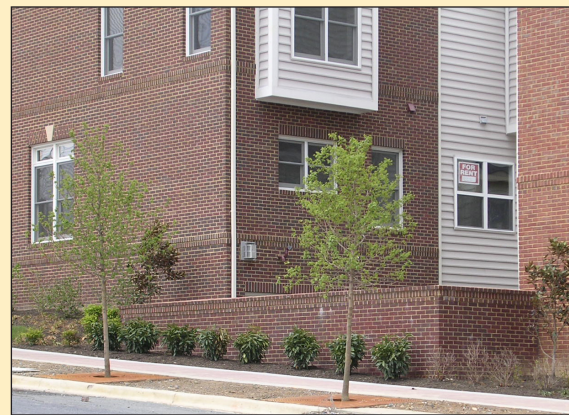
Parking



Surface Parking Lot



Trees Placed Throughout the Parking Lot



Screen Wall & Landscaping at Alley End



Garage Tucked Behind Principle Building

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ARTICLE IV: ARCHITECTURAL GUIDELINES

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.



Carolina



Craftsman



Carolina



Craftsman



Victorian



Colonial



Colonial



Victorian



Colonial



Georgian

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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



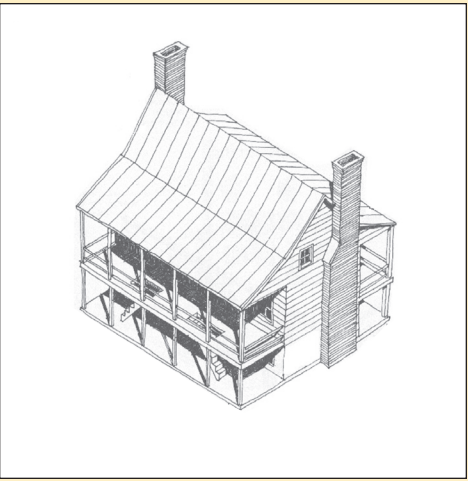
- 1. Rectangular punched window openings with recessed windows
- 2. Dormers
- 3. Vertical format, double hung
- 4. Trim around the jamb and head
- 5. Wooden shutters

Doors



- 1. Recessed multi-paneled door
- 2. Vertical format
- 3. Decorative wooden trim
- 4. Transom, side lights and/or shutters

Massing



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

Details



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

Porches



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

Typical Materials

Cladding:	Wood, fiber-cement, clapboard (masonry shall only be used on duplex housing)
Roofing:	Metal or Asphalt Shingle
Windows:	Wood, vinyl or aluminum clad with traditional profiles
Trim:	Wood or EIFS
Shutters:	Wood
Soffits:	Wood or wood composite
Gutters:	Metal
Downspouts:	Metal
Columns:	Wood, fiberglass or wood composite
Railings:	Wood or wood composite
Foundations:	Brick
Fencing:	Wood
Colors:	Approved by the Architectural Review Consultant

Windows



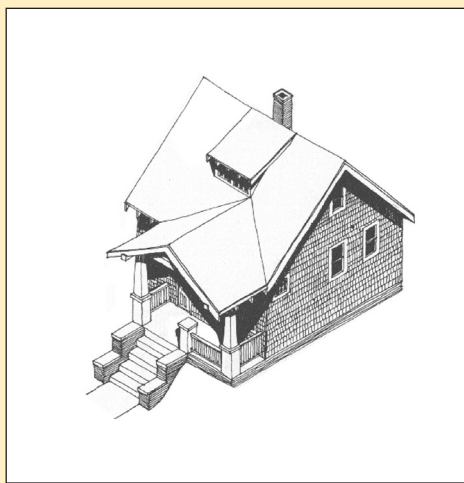
1. Rectangular punched window openings with recessed windows
2. Horizontal or square format, double hung
3. Multi-pane units
4. Trim around the jamb and head
5. Stone, wood or precast sill with some detail
6. No shutters

Doors



1. Recessed multi-paneled door
2. Vertical format
3. Multi-pane units
4. Decorative wooden trim
5. Transom and side lights are optional

Massing



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

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
3. Decorative beams or brackets under gables
4. Exposed rafter ends
5. Wide overhanging roofs and porches
6. Deep porches
7. Materials and colors may change from first to second floors (contrasting colors are encouraged)

Details



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

Porches



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

Typical Materials

<i>Cladding:</i>	Wood, fiber-cement or clapboard
<i>Roofing:</i>	Cedar Shake, Simulated Slate or Asphalt Shingle
<i>Windows:</i>	Wood, vinyl or aluminum clad with traditional profiles
<i>Trim:</i>	Wood or EIFS
<i>Shutters:</i>	None
<i>Soffits:</i>	Wood or wood composite
<i>Gutters:</i>	Metal
<i>Downspouts:</i>	Metal
<i>Columns:</i>	Wood, fiberglass or wood composite
<i>Railings:</i>	Wood or wood composite
<i>Foundations:</i>	Brick, stone or stucco
<i>Fencing:</i>	Wood
<i>Colors:</i>	Approved by the Architectural Review Consultant

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 rooflines.

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



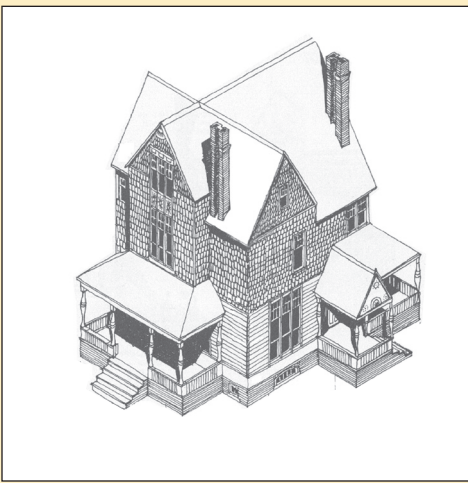
- 1. Rectangular punched window openings with recessed windows
- 2. Vertical format, double hung
- 3. Multi-pane units
- 4. Trim around the jamb and head
- 5. Stone, wood or precast sill with some detail
- 6. Shutters

Doors



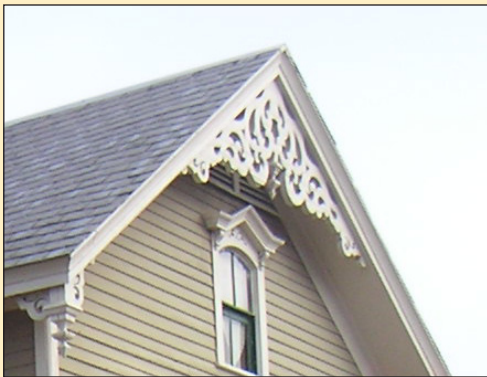
- 1. Recessed multi-paneled door
- 2. Vertical format
- 3. Decorative wooden trim
- 4. Transom and side lights

Massing



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

Details



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

Porches



- 1. The porch is a major feature of the house; large in proportion to the mass of the house
- 2. Wooden, with carved ornamentation
- 3. Raised above grade
- 4. 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
Windows:	Wood, vinyl or aluminum clad with traditional profiles
Trim:	Wood or EIFS
Shutters:	Wood
Soffits:	Wood or wood composite
Gutters:	Metal
Downspouts:	Metal
Columns:	Wood, fiberglass or wood composite
Railings:	Wood or wood composite
Foundations:	Brick, stone or stucco
Fencing:	Wood
Colors:	Approved by the Architectural

Windows



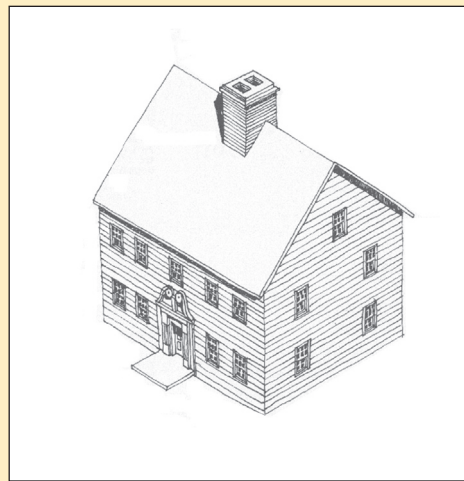
1. Rectangular punched window openings with recessed windows
2. Horizontal or square format, double hung
3. Multi-pane units
4. Trim around the jamb and head
5. Stone, wood or precast sill with some detail
6. Shutters

Doors



1. Recessed multi-paneled door
2. Vertical format
3. Decorative wooden trim
4. May have transom and side lights

Massing



1. Simple rectangular forms (rectangle or box)
2. Gable roof
3. Two or three stories

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

Details



1. Moderate overhangs with classical details
2. Trim is usually white

Stoop/Porches



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

Typical Materials

<i>Cladding:</i>	Brick, wood or fiber-cement
<i>Roofing:</i>	Metal, Cedar Shake, asphalt or slate shingles
<i>Windows:</i>	Wood, vinyl or aluminum clad with traditional profiles
<i>Trim:</i>	Wood or EIFS
<i>Shutters:</i>	Wood
<i>Soffits:</i>	Wood or wood composite
<i>Gutters:</i>	Metal
<i>Downspouts:</i>	Metal
<i>Columns:</i>	Wood, fiberglass or wood composite
<i>Railings:</i>	Metal, wood or wood composite
<i>Foundations:</i>	Brick, stone or stucco on block
<i>Fencing:</i>	Metal or wood
<i>Colors:</i>	Approved by the Architectural Review Consultant

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



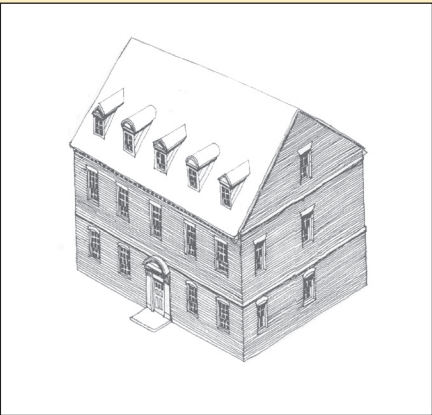
- 1. Rectangular punched window openings with recessed windows
- 2. Vertical or square format, double hung
- 3. Multi-pane units
- 4. Trim around the jamb and head
- 5. Stone, wood or precast sill with some detail
- 6. Shutters

Doors



- 1. Recessed multi-paneled door
- 2. Vertical format
- 3. Decorative wooden trim
- 4. Transom and side lights

Massing



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

Details



- 1. Moderate overhangs with classical details
- 2. Elegant and symmetrical

Stoop/Porches



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

Typical Materials

<i>Cladding:</i>	Brick, stone, wood, fiber-cement
<i>Roofing:</i>	Metal, Cedar Shake, asphalt or slate shingle
<i>Windows:</i>	Wood, vinyl or aluminum clad with traditional profiles
<i>Trim:</i>	Wood or EIFS
<i>Shutters:</i>	Wood
<i>Soffits:</i>	Wood or wood composite
<i>Gutters:</i>	Metal
<i>Downspouts:</i>	Metal
<i>Columns:</i>	Wood, fiberglass or wood composite
<i>Railings:</i>	Metal, wood or wood composite
<i>Foundations:</i>	Brick or stone
<i>Fencing:</i>	Metal or wood
<i>Colors:</i>	Approved by the Architectural Review Consultant



Coordinated Building Ensemble

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Section 402: Coordinated Building Ensemble

In order to create some unique streetscape opportunities within the Patrick Square neighborhood, certain green spaces will have a consistent architectural character. The Coordinated Building Ensemble diagram on this page shows the architectural style for those respective green spaces.

It is envisioned that the distinctive architectural styles around the individual open spaces will create memorable places. The residences facing each of the "coordinated building ensemble" spaces 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 a building ensemble area complies with the style within that area.

Legend

- Carolina
- Georgian & Colonial

Section 403: 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 entryways 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 102 (e.g. the four-story condominium and the live/work units), shall have commercial uses located on the first floor. They shall have residential uses on all other floors.
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 Care 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. Liner buildings with primary building facades

shall be used to screen blank walls from the street.

(c) Facades

1. Commercial 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 24' 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 mid-point of the roof in a pitched roof condition. The side and rear elevations of the one story commercial/office shall be a minimum of 20' 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 entrances shall be at the rear of the buildings.
3. Entrances to second and third story uses shall be located along the street building



Live/Work Building Composition



One-Story Commercial

(e) Retail Fenestration

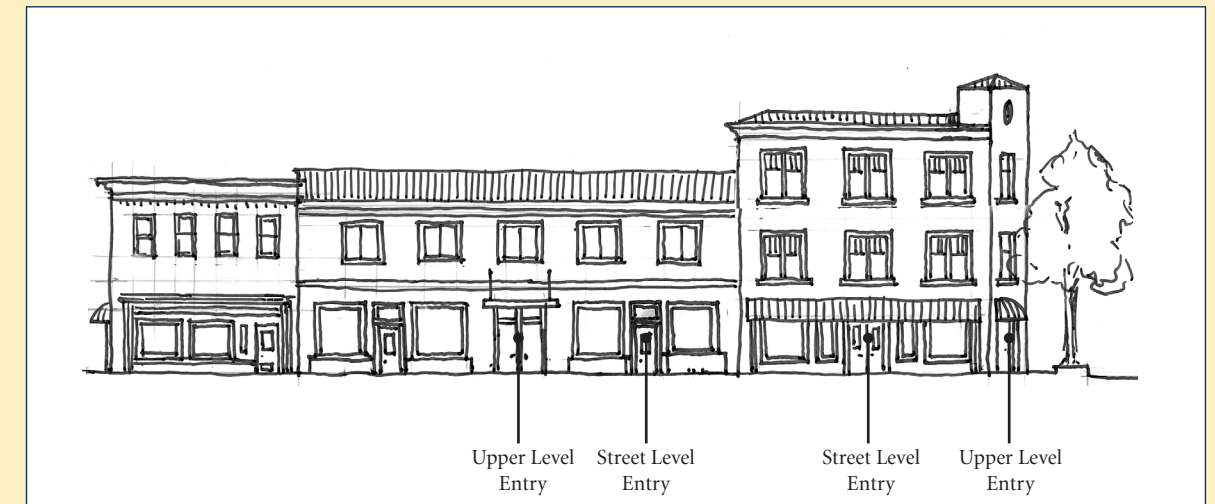
1. Minimum percentage of the surface that is to be glazed (window surface area) all commercial buildings, excluding the live/work units, is sixty (60) percent of the first floor façade.
2. Glazing must be at least seventy (70) percent transparent.
3. Maximum height of sill above sidewalk is 18" on retail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

(f) Retail Signage

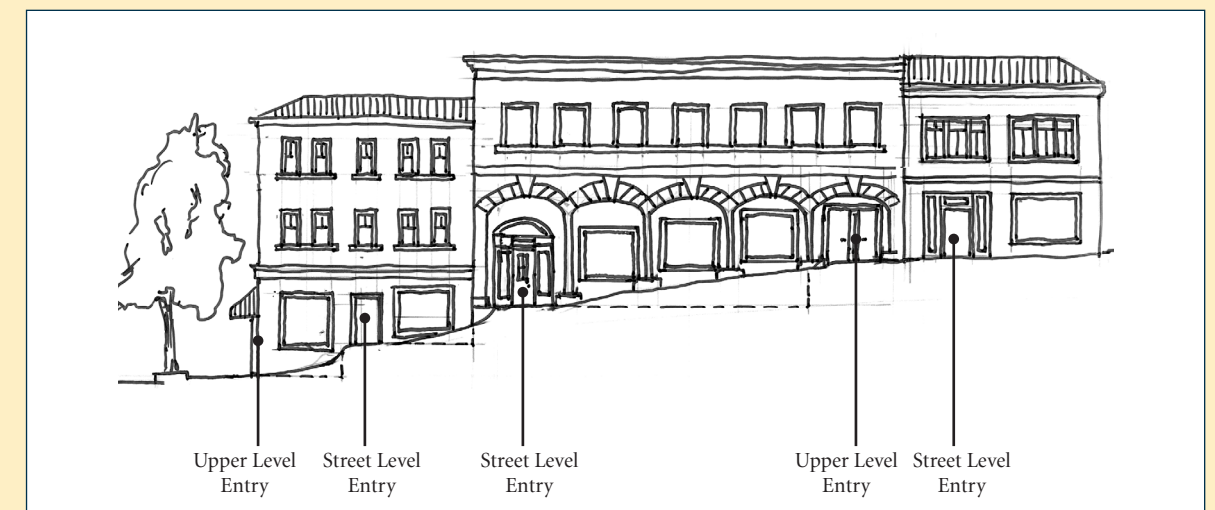
1. Blade Signs signs projecting less than 42" shall be permitted, so long as 10' of clear pedestrian passage is maintained underneath

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.



Level Street



Sloping Street



Retail Signage



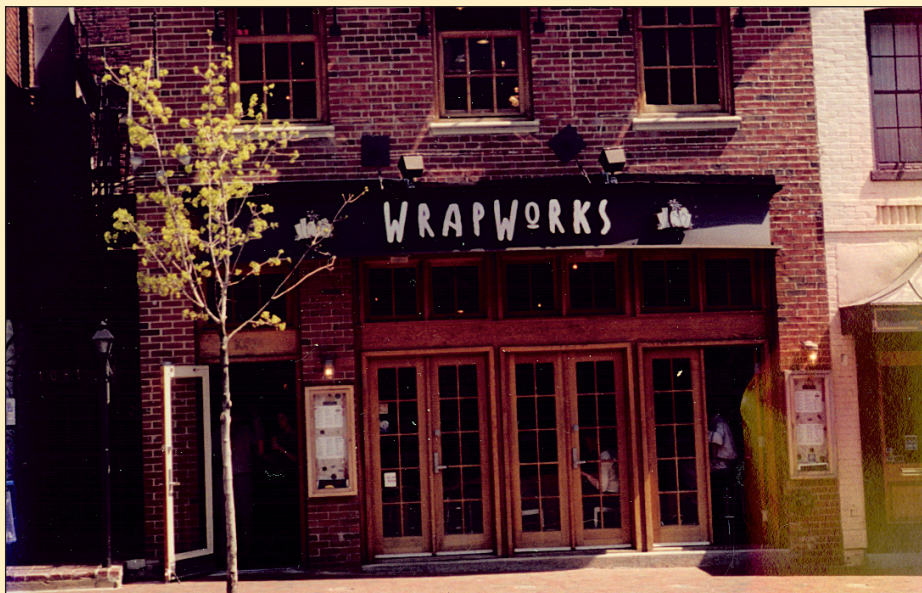
Retail Fenestration



Retail Fenestration



Awning



Retail Fenestration & Signage

6. A maximum of nine square feet is permitted 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. All signs, including awnings containing logos and verbage, shall receive the approval of the Architectural Review Consultant.
11. 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

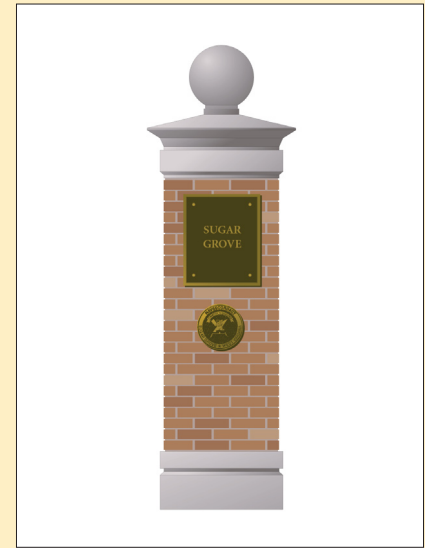
1. Awnings/Canopies shall be permitted directly above commercial windows. They shall have a metal structure or a metal structure covered with fabric and may have a front skirt. The bottom of the skirt shall not be scalloped. Awnings/Canopies may include logos and text and shall not be backlit.

(h) Entry Features & Signage

1. In addition to the commercial freestanding sign, entry features and signs with the development name shall be allowed at the intersections of Chapman Hill Road, Streets A and E with Issaqueena Trail Highway.
2. A maximum of 32 square feet shall be permitted for the main entry sign into the neigh-

borhood at the intersection of Chapman Hill Road and Issaqueena Trail Highway and six feet for the minor signs at the intersection of Streets A and E with Issaqueena Trail Highway. 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



ARTICLE V: GENERAL LANDSCAPE GUIDELINES

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 species.
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'.
4. 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 seven feet in width.

(b) Private Planting Guidelines

1. Each residential private frontage shall be sodded.
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.

(c) Fencing

1. Front yard fencing shall be coordinated with the architectural detailing of the primary facade.
2. Front yard fencing shall have a consistent height of between 2'-8" and 3'-6" from finished grade.
3. Front yard fencing shall be composed of slats having a maximum width of 3 1/2" and a minimum spacing between slats of one inch.
4. Metal fencing shall be provided in the specified areas designated in the Private Residential Frontage diagrams (See pages 20-21). Fencing is not allowed in the areas designated as Dooryard: Hedge. In all other areas, wood or metal fences are optional in the front yard.
5. Privacy fences must be located behind Layer 1.
6. Privacy fencing shall be between 3'-6" and 6' high.
7. 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 than 4% shall be accommodated by stepping the fence. Fences shall not be stepped in increments of greater than 6" vertically. The top of the fence shall remain level in stepped conditions.
8. 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.
9. 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.
10. 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.
4. 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.



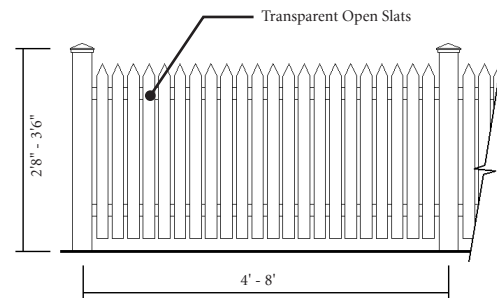
Wood Fencing



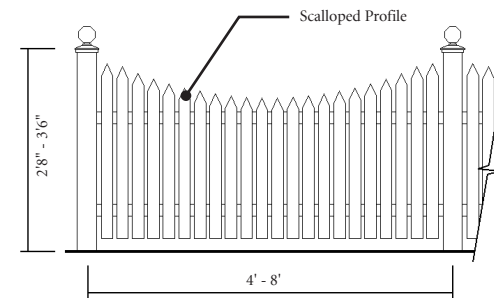
Metal Fencing in Dooryard Area



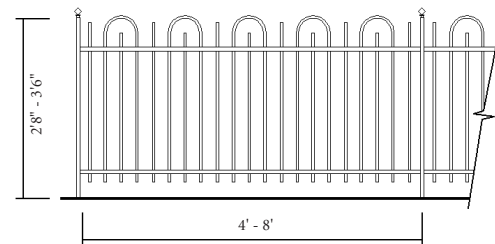
Wood Fencing



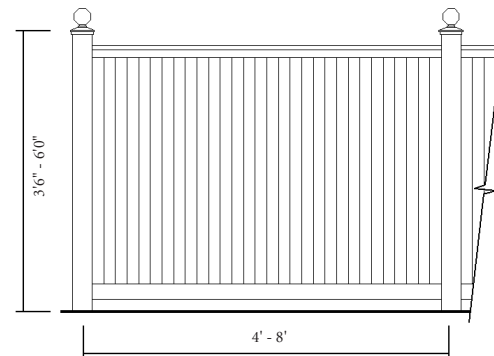
Typical Front Yard Wood
Picket Fence



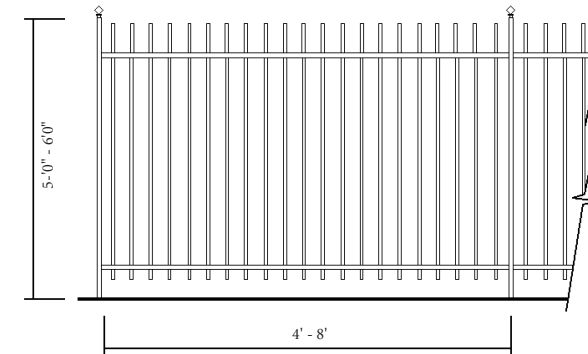
Typical Front Yard Wood
Picket Fence



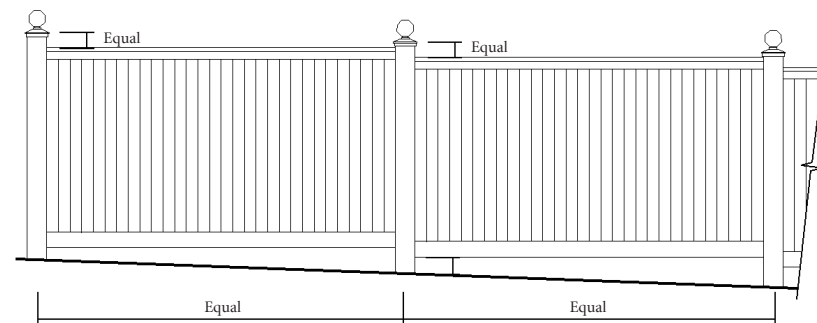
Typical Front Yard
Metal Fence



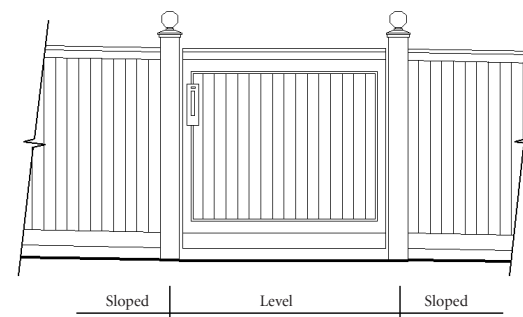
Typical Wood Privacy Fence



Typical Metal Decorative
Privacy Fence



Typical Stepped Fence



Typical Gate



Fence Types and Conditions

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