

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2022-014

Annexing 1010 Edgefield Street, Richland County TMS# 09107-13-19 into the City of Columbia, South Carolina Columbia, and Incorporating said property into Columbia Compass: Envision 2036 and the Official Zoning Map

WHEREAS, a proper petition has been filed with the City Council by one hundred (100%) percent of the property owners of the within described property under the provisions of South Carolina Code Ann. § 5-3-150; and,

WHEREAS, it appears to City Council that the annexation of the property would be in the best interest of the property owners and the City of Columbia; and,

WHEREAS, City Council adopted Columbia Compass: Envision 2036 as the City of Columbia Comprehensive Plan by Ordinance No.: 2020-028 along with all the maps and policies contained therein, and amended from time to time, in accordance with the South Carolina Comprehensive Planning Act of 1994 (§6-29 of the SC Code); and,

WHEREAS, the City of Columbia has adopted the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, pursuant to Sec. 17-1.7(c) of the UDO, annexation may be considered concurrent with amendments to the Comprehensive Plan and the Zoning Map; and

WHEREAS, the City of Columbia Planning Commission has reviewed the proposed future land use and zoning classifications of the property, and made a recommendation to City Council in accordance with §6-29 of the SC Code and §17-2.5 of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed land use classification is appropriate for the property, and the proposed zoning district meets one or more of the criteria set forth by §17-2.5(c)(4), Zoning Map Amendment Decision Standards, of the UDO; NOW THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina this 5th day of April, 2022, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The property identified as 1010 Edgefield Street and TMS# 09107-13-19 containing 0.16 acres, further identified in Attachment A, is hereby annexed to and becomes a part of the City of Columbia, and is incorporated into Columbia Compass: Envision 2036 and the Official Zoning Map, effective immediately.
3. This property shall be apportioned to City Council District #1, Census Tract 6, and assigned a future land use classification of Urban Core Residential Small Lot (UCR-1) and zoning of Residential Mixed District (RM-2) and Historic Preservation Overlay District (OV-HP).

PROPERTY DESCRIPTION: See Attached Exhibit "A"

Richland County TMS NO.: 09107-13-19

Also included in the territory hereby annexed are all contiguous portions of all public rights of way, streets and highways.

Requested by:

Assistant City Manager Gentry

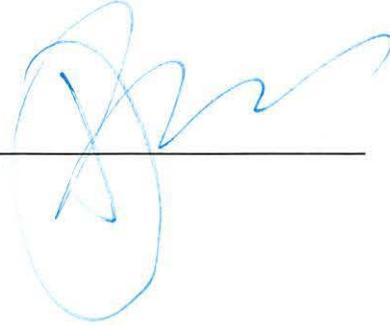
Approved by:


City Manager

Approved as to form:


City Attorney

Introduced: 3/15/2022
Final Reading: 04/05/2022


Mayor

ATTEST:


City Clerk

ORDINANCE NO.: 2022-014
EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel, or lot of land, together with the improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, containing 0.16 of an acre, more or less, on a plat prepared for Painted Porch Inc., by Cox and Dinkins, Inc. dated January 21, 2020, and recorded in the office of the Register of Deeds for Richland County in Plat/Record Book 2462 at page 3017. Being more particularly shown and delineated on a plat prepared for David Johnson and Emily Klutz by Inman Land Surveying Company, Inc. dated June 9, 2021, and recorded in the office of the Register of Deeds for Richland County in Plat/Record Book 2647 at page 346. Reference to said latter plat is made for a more complete and accurate description.

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

PETITION FOR ANNEXATION

The undersigned, being the owner(s) of the property described below hereby petition(s) the Mayor and City Council for annexation to the City of Columbia, South Carolina pursuant to S.C. Code Ann. Section 5-3-150, 1976, as amended.

Property Description: All that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being near the City of Columbia, in the County of Richland, State of South Carolina, being shown and designated as Parcel "A", containing 0.16 of an acre, more or less, on a plat prepared for Painted Porch Inc. by Cox and Dinkins, Inc. dated January 21 2020, and recorded in the office of the Register of Deeds for Richland County in Plat/Record Book 2462 at page 3017. Being more particularly shown and delineated on a plat prepared for David Johnson and Emily Kluttz by Inman Land Surveying Company, Inc. dated June 9, 2021, and recorded in the office of the Register of Deeds for Richland County in Plat/Record Book 2647 at page 346. Reference to said latter plat is made for a more complete and accurate description.

Richland County TMS: 09107-13-19

Property Address: 1010 Edgefield Street

Emily Rose Kluttz
Emily Kluttz

Date: 01/19/2022

David Johnson
David Johnson

Date: 01/19/2022

Easements and/or restrictions may exist on the subject property which are not shown hereon.

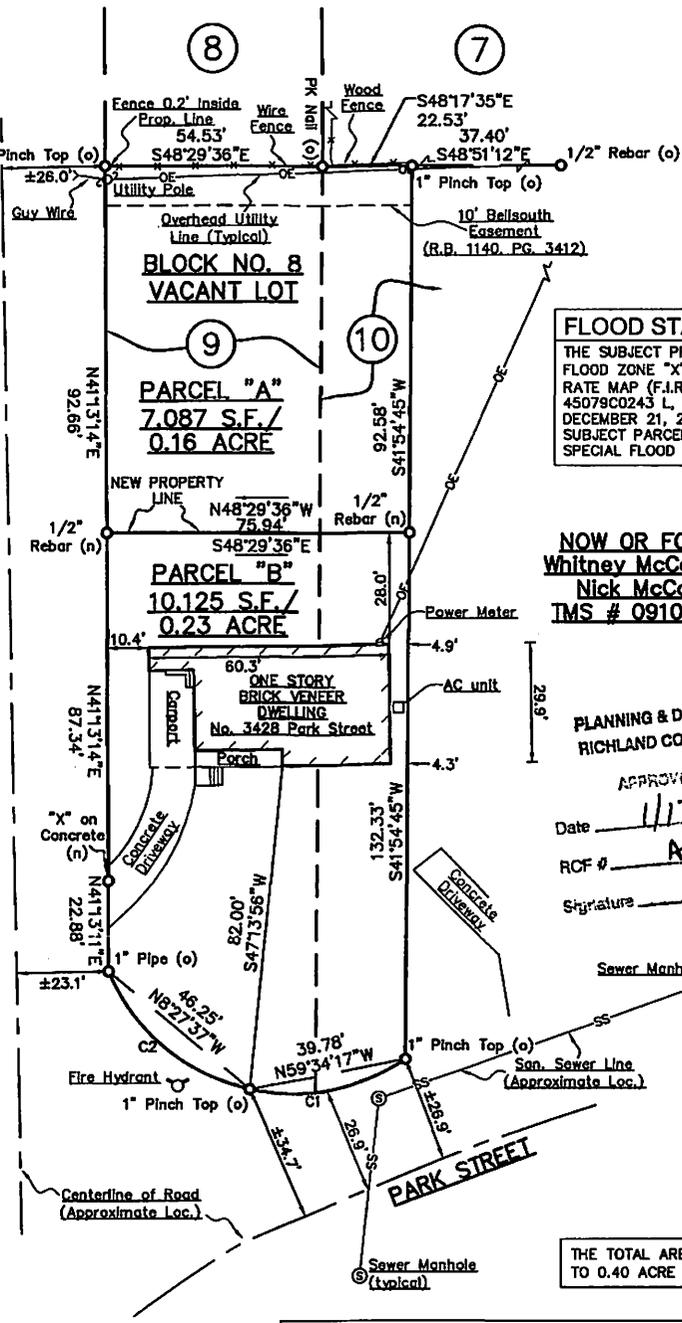


Book 2482-3017
 20200294 01/17/2020 14:40:33:57
 Fee: \$25.00 County Tax: \$0.00
 State Tax: \$0.00
 John T. Hopkins II Richland County P.O.D.
 20200294

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 THIS SURVEY IS NOT VALID WITHOUT AN ORIGINAL SIGNATURE.



EDGEFIELD STREET



FLOOD STATEMENT:
 THE SUBJECT PROPERTY APPEARS IN FLOOD ZONE "X" ON FLOOD INSURANCE RATE MAP (F.I.R.M.), PANEL NUMBER 45079C0243 L, EFFECTIVE DATE OF DECEMBER 21, 2017; THEREFORE, THE SUBJECT PARCEL IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

NOW OR FORMERLY
Whitney McCormack &
Nick McCormack
TMS # 09107-13-15

PLANNING & DEVELOPMENT SERVICES
RICHLAND COUNTY SOUTH CAROLINA

APPROVED FOR RECORDING
 Date: 1/17/20
 RCF #: AD20-00B
 Signature: [Signature]

THE TOTAL AREA SHOWN IS EQUAL TO 0.40 ACRE (17,212 S.F.).

CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	40.91'	50.00'	N 59°34'17" W	39.78'	45°53'00"
C2	48.08'	50.00'	N 08°27'37" W	46.25'	55°05'32"

THE PURPOSE OF THIS PLAT REVISION IS TO SUBDIVIDE RICHLAND COUNTY TAX PARCEL 09107-13-01 (0.40 ACRE) INTO TWO PARCELS. PARCEL "A" WILL BECOME 0.16 ACRE (7,087 S.F.) AND PARCEL "B" WILL BECOME 0.23 ACRE (10,125 S.F.) AFTER THE APPROVAL & RECORDATION OF THIS PLAT.

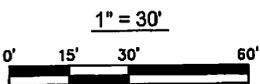
PLAT PREPARED FOR

PAINTED PORCH INC.
 RICHLAND COUNTY, NEAR COLUMBIA, S.C.

SUBJECT PARCEL BEING COMPRISED OF LOT NO. 9 AND A WESTERN AND MINOR PORTION OF LOT NO. 10, BLOCK NO. 8, ON PLAT OF A PROPOSED SUBDIVISION OF A PORTION OF ALTA VISTA, BY TOMLINSON ENGR. CO., DATED JULY 29, 1947, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN BOOK "P", PAGE 110. REFERENCE IS ALSO MADE TO DEED RECORDED IN RICHLAND COUNTY DEED BOOK NO. 650, PAGE 647.

JANUARY 2, 2020

- REVISIONS:
- REVISED 01.10.2020 TO SUBDIVIDE PARCEL INTO PARCELS "A" & "B".



COX AND DINKINS, INC.
 724 BELTLINE BLVD.
 COLUMBIA, SOUTH CAROLINA 29205
 803-254-0518 Fax: 803-765-0893
 Email: cdino@coxanddinkins.com

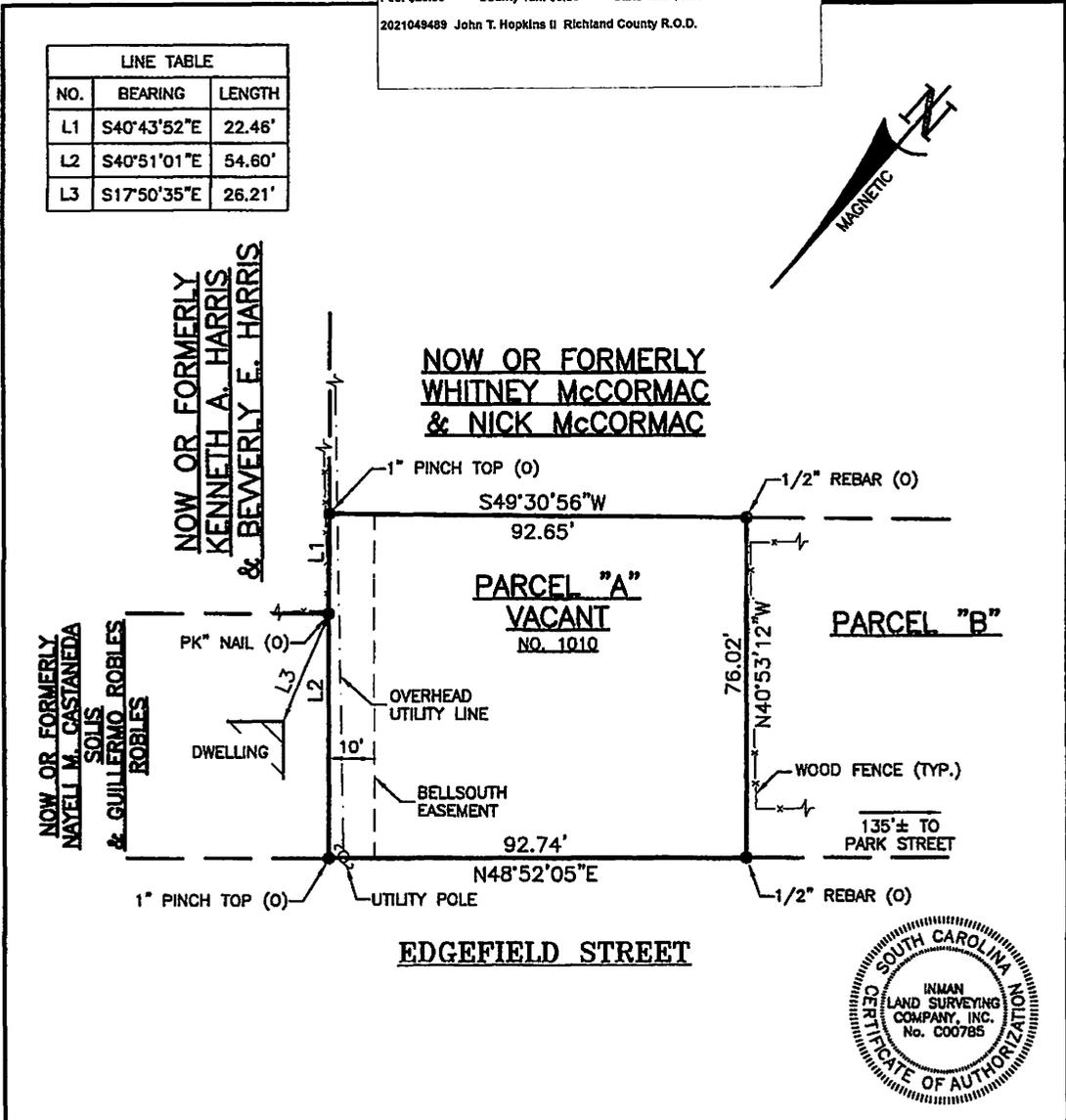
I hereby state that to the best of my professional knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class B survey as specified therein; also there are no visible encroachments or projections other than shown.

[Signature]
 PROF. LAND SURVEYOR NO. 24278
 GENE L. DINKINS, JR.

ORDER NO. 48170

Book 2647-346
 2021049489 7/26/2021 11:54:56:937 Plat Standard
 Fee: \$25.00 County Tax: \$0.00 State Tax: \$0.00
 2021049489 John T. Hopkins II Richland County R.O.D.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S40°43'52"E	22.46'
L2	S40°51'01"E	54.60'
L3	S17°50'35"E	26.21'

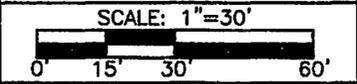


PLAT PREPARED FOR:
DAVID JOHNSON & EMILY KLUTTZ
 RICHLAND COUNTY, COLUMBIA, SOUTH CAROLINA

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

DATE: JUNE 9, 2021

PROJECT NO.: 21158-01



TOTAL AREA = 0.16 ACRE
 RATIO OF PRECISION = 1/10,000
 AREA BY COORDINATE METHOD

EXEMPTION FROM REVIEW PROCESS
 THIS PLAT IS A SURVEY OF AN EXISTING LOT OF RECORD WITH NO CHANGES TO EXISTING LOT LINES.

REFERENCE:
 THE SAME BEING SHOWN AND DESIGNATED AS PARCEL "A", ON PLAT PREPARED FOR PAINTED PORCH, INC., BY COX & DINKINS, INC., DATED JANUARY 2, 2020, AND RECORDED IN THE OFFICE OF REGISTER OF DEEDS FOR RICHLAND COUNTY IN RECORD BOOK 2462, PAGE 3017.

Richard P. Inman
 RICHARD P. INMAN
 P.L.S. NO. 13385

NOTES:
 1. THIS PROPERTY IS POSSIBLY SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD NOT SHOWN HEREON.
 2. THIS PROPERTY MIGHT HAVE UNDERGROUND UTILITIES THAT ARE NOT VISIBLE AT THE SURFACE.
 3. NO FLOOD ZONE INSPECTION AT THIS TIME.

INMAN LAND SURVEYING COMPANY, INC.
 2223 BULL STREET COLUMBIA SOUTH CAROLINA 29201
 PHONE 252-1797 FAX 252-1798

MEMORANDUM

Office of the City Manager

TO: Department Heads
FROM: Teresa Wilson, City Manager
DATE: January 31, 2022
RE: **Property Address:** 1010 Edgefield Street
Richland County TMS#: 09107-13-19
Owner(s): Emily Kluttz and David Johnson
Current Use: Undeveloped
Proposed Use: Residential
Current County Land Use: Mixed Residential (High Density)
Proposed City Land Use: Urban Core Residential Small Lot (UCR-1)
Current County Zoning: Residential Mixed High Density (RM-HD)
Proposed City Zoning: Residential Mixed District (RM-2) and Historic Preservation Overlay District (OV-HP)
Reason for Annexation: Municipal Services; Donut Hole - Primary
City Council District: 1
Census Tract: 6

The Planning & Development Services advises that the above referenced property has been offered for annexation. Attached, please find a map or drawing reflecting the property. You are directed to forward your comments and/or recommendations regarding the issue of whether to annex or not to Planning & Development Services. Planning & Development Services will compile your comments for City Council consideration.

Planning & Development Services staff will see to it that this matter is placed on the **February 10, 2022** Planning Commission agenda. Planning & Development Services staff will notify the City Attorney of the Planning Commission's zoning recommendation by forwarding a copy of this form, completed, as soon as the Planning Commission has met.

/atl

Attachments

cc:

Clint Shealy, Assistant City Manager
Jeff Palen, Assistant City Manager/CFO
Dana Higgins, Director, Engineering
Robert Anderson, Public Works Director
Krista Hampton, Planning & Development Services
Denoi Fields, Deputy Business License Administrator
Greg Williams, Business Liasion
Tiffany Latimer, Customer Care Administrator
Todd Beiers, Building Official
Michelle Brazell, Engineering
Police Planning & Research
Alfreda Tindal, Richland Co. 911 Addressing Coordinator

Missy Gentry, Assistant City Manager
Henry M. Simons, Assistant City Manager
Teresa Knox, City Attorney
William Holbrook, Police Chief
Aubrey Jenkins, Fire Chief
Gloria Saaed, Community Development Director
George Adams, Fire Marshal
Hope Hasty, Zoning Administrator
Jacquelyn Richburg, Columbia-Richland 911
David Hatcher, Housing Official
Richland County Solid Waste Collection
Lucinda Statler, Planning Administrator
Brandon Burnette, Development Center Administrator

Planning Commission Land Use Recommendation: UCR-1 (Land Use classification) by 9 . 0
on 2/10/22 (mm/dd/yyyy).

Planning Commission Zoning Recommendation: RM-2, OV-HP (Zoning classification) by 8 . 0
on 2/10/22 (mm/dd/yyyy).


(Signature of Annexation Coordinator)



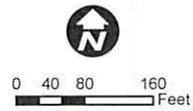
Future Land Use Map

1010 Edgefield Street, TMS# 09107-13-19;
Current Rich. Co. FLU: Mixed Residential (High Density), Proposed City FLU: UCR-1



Department of Planning & Development Services

ORIGINAL PREPARATION DATE:
This map was prepared by:
Shane Shaughnessy
Date: 1/25/2022



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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

1010 Edgefield Street, TMS# 09107-13-19;
Current Rich. Co. Zoning: RM-HD, Proposed City Zoning: RM-2, OV-HP

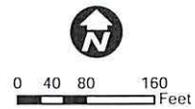


Department of Planning & Development Services

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This map was prepared by:
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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION



PLANNING COMMISSION

March 15, 2022 at 4:00pm

City Hall, 3rd floor Council Chambers, 1737 Main Street, Columbia, SC 29202

ANNEXATION, COMPREHENSIVE PLAN MAP AMENDMENT, AND ZONING MAP AMENDMENT CASE SUMMARY 1010 Edgefield Street; TMS# 09107-13-19

Council District: 1

Proposal: Request to annex the property and assign a land use classification of Urban Core Residential Small Lot (UCR-1) and assign zoning of Residential Mixed District (RM-2) and Historic Preservation Overlay District (OV-HP) at the time of annexation. The property is currently classified as Mixed Residential (High Density) and zoned RM-HD by Richland County.

Applicant: Emily Kluttz and David Johnson

Staff Recommendation: Approval

PC Recommendation: 02/10/2022; Approval (8-0)

ZPH, 1st Reading: 03/15/2022; Pending

2nd Reading: 04/05/2022; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Acreage: 0.16 acres
Current Use: Undeveloped
Proposed Use: Residential
Reason for Annexation: Municipal Services
Urban Service Area: Donut Hole- Primary
Current County Land Use Classification: Mixed Residential (High Density)
Proposed City Land Use Classification: Urban Core Residential Small Lot (UCR-1)
Current County Zoning: Residential Mixed High Density (RM-HD)
Proposed City Zoning: Residential Mixed District (RM-2) and Historic Preservation Overlay District (OV-HP)
Census Tract: 6

DETERMINATION FOR CITY SERVICES

The following determination is an estimate of the benefits and costs associated with the annexation of the subject property:

Police

The Columbia Police Department does not object to this proposed annexation. As with most annexations, we find that the proposed annexation may result in an increased number of calls for service. The estimated cost to serve this proposed single family residence would be **approximately \$280 per year**, based on calls to similar residential properties within the City limits.

Fire

The proposed annexation will not result in significant additional costs or impact services being provided by this department. Annexation would lower the ISO rating of this property to a Class 1 from a Class 2.

Solid Waste

Solid Waste provides service in this neighborhood. The cost associated with solid waste service is approximately **\$216 annually per household**.

Engineering

Because water and sewer lines currently exist in this area, Utilities and Engineering **will not incur any costs** associated with this annexation.

Water Customer Care

The customer on the property will pay water and sewer rates approximately **40% lower** than out-of-city customers. As this is proposed new construction, this would be new revenue to the City.

Planning & Development Services

We recommend approval of the annexation of this property, which is located within an area designated as Donut Hole - Primary in the Urban Service Area plan. A new single family residence is proposed on the site, and the estimated real estate tax revenue generated for the City would be **approximately \$1,050 per year** based on the estimated taxable value of this property.

* Estimated City Tax Revenue is based on **2021 millage** for real property and calculated as: ((Taxable Value × Tax Rate) × City Millage Rate (.0938)). The actual additional taxes paid by the property owner will generally be substantially lower as some millage items do not apply to in-City properties, and an increased Local Option Sales Tax credit factor applies to in-City properties (an additional .002280 for the 2021 tax year).

PLANS, POLICIES, AND LAND USE

Urban Service Area

Subject property is in a “Donut Hole - Primary” as identified in the Urban Service Area Map

Principles and Goals of the Urban Service Area

The Urban Service Area identifies those areas the City of Columbia wishes to provide with urban services. Primary emphasis will be given to annexing developed areas adjoining the City limits and “islands” of unincorporated territory surrounded by the City. Primary, secondary, and long-range annexation priorities for specific areas may be identified. Secondary areas may include higher value properties which assist the City in achieving a more balanced economic base.

Donut Holes - Primary are the donut holes where services are readily available and the infrastructure is generally good. These services include fire, police, sanitation, and utilities.

Annexation within an area classified as *Donut Hole - Primary* is the highest priority. Barring unanticipated circumstances, annexation of these areas is recommended, and staff should work with individual property owners or neighborhoods/developments to encourage and expedite annexation.

Donut Holes are unincorporated areas that are completely surrounded by the City of Columbia and/or another municipality, or areas surrounded by the City of Columbia and a major geographical feature, such as a river. These areas pose a number of challenges to the City that can be addressed through annexation. Often, these are areas that were developed before the City or any municipality became adjacent, and may lack easy access to City utilities or other services.

Donut Holes can often cause inefficiencies in the delivery of services due to confusion about jurisdiction, and if the land is in a jurisdiction with a different approach to code enforcement, these areas can negatively impact the quality of life for adjacent City residents. Such inefficiencies can impact property owners and residents, both within and outside of the municipal boundaries, through confusion over services as well as added operational costs to local government. This results in a greater financial impact to City residents, who pay both City and County taxes

Comprehensive Plan Land Use Classification

The proposed future land use classification for the subject property is Urban Core Residential Small Lot (UCR-1) in the *Columbia Compass: Envision 2036* Future Land Use Map. The property is currently designated as Residential Mixed High Density (RM-HD) by Richland County.

Urban Core Residential Small Lot neighborhoods are common just outside the urban center; most were subdivided before 1950 and many continue the grid or street network from the original planned portion of the City. This development type may represent existing neighborhoods and is a development form appropriate for medium to large-scale redevelopments or infill sites. Traditional and contemporary architectural styles have a place in these neighborhoods. When infill development is designed, scale and orientation of existing structures on the block should act as design presets.

Primary Types

- Single-family Detached

Secondary Types

- Single-family Attached
- Two-family
- Three-family

Tertiary Types

- Multi-family Small
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject property is located within the study area of the [*Master Plan for the Villages of North Columbia*](#) (2005), more specifically within Earlewood, which falls within Cluster One and the proposed Artist Village (Section 3, Page 85). The Artist Village plan recommends a land use of Low Density Residential (Single-family Detached Homes) for the subject property, which is identified as within a five-minute walking distance of the Minor Node identified at the intersection of Sunset, Clement, and River (Section 3, Page 87). The plan makes no specific recommendations for the subject property, but notes that the (at the time recently) adopted Earlewood Protection Area Design Guidelines “are an essential tool in maintaining the quality of the single-family community” (Section 3, Page 93).

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned RM-HD by Richland County. Surrounding parcels within the City of Columbia are currently zoned Residential Mixed District (RM-2) to the West. Surrounding parcels in unincorporated Richland County are currently zoned RM-HD to the North, East, and South.

The proposed City of Columbia zoning district is Residential Mixed District (RM-2) and Historic Preservation Overlay District (OV-HP).

Residential Mixed District (RM-2)

The purpose of the Residential Mixed (RM-2) District is to provide lands that accommodate moderate-density mixed residential development that allows single-family, two-family, townhouse, and medium-scale multi-family dwellings. The street network is gridded and buildings are located close to, and oriented toward, the street.

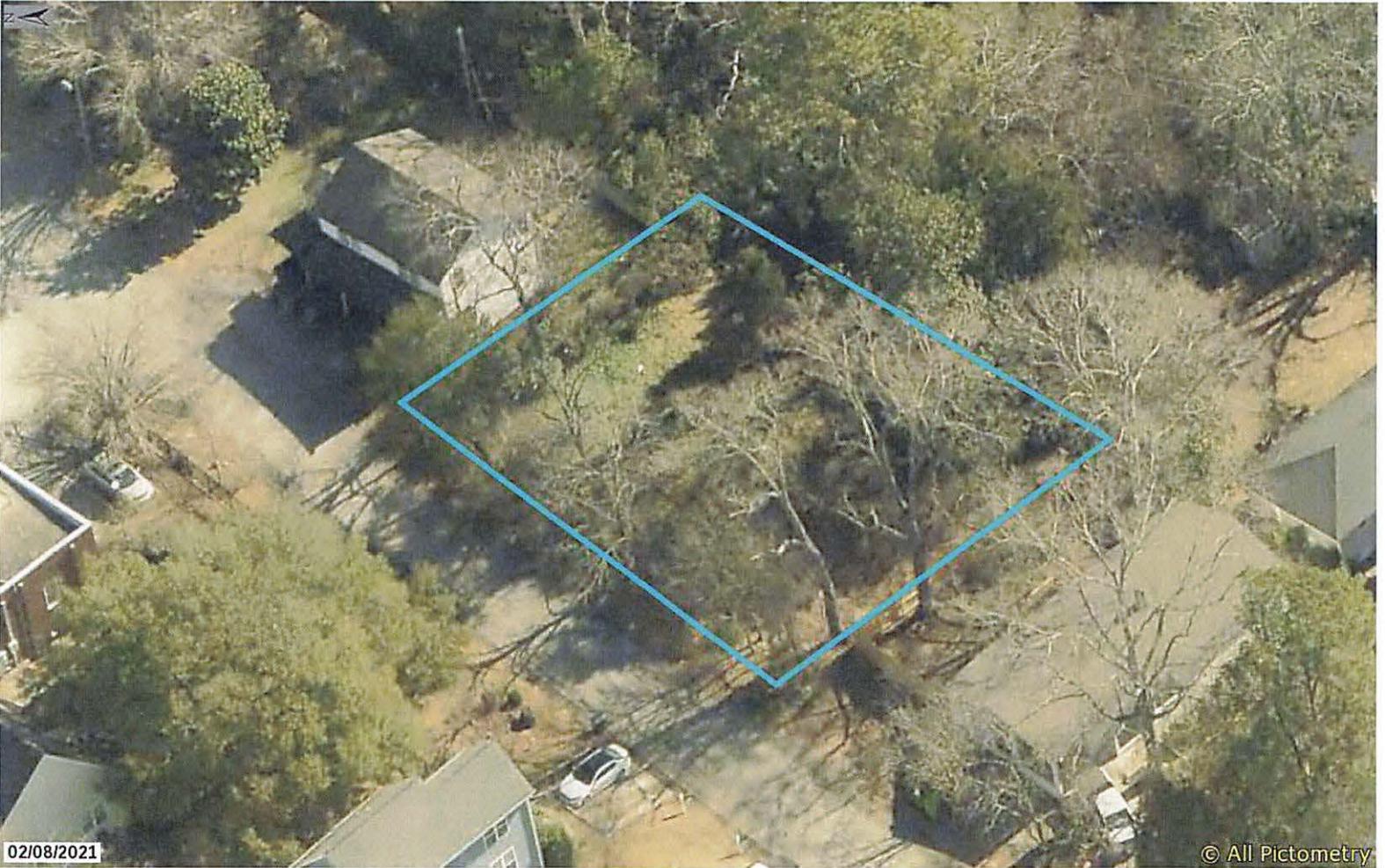
Historic Preservation Overlay District (OV-HP)

The purpose of the Historic Preservation Overlay (OV-HP) District is to encourage new development and redevelopment that is consistent with the character of original or historic development in the historic districts and sites. District standards and guidelines are intended to prevent destruction of historic structures and ensure new uses, building design, and site features are compatible with the character of historic districts and sites.

This property is proposed to be added to the Earlewood Protection Area A at the time of annexation with the accompanying Zoning Text Amendment (TA-2022-0001).

STAFF RECOMMENDATION

Staff recommends the annexation of the property and the assignment of a future land use classification of Urban Core Residential Small Lot (UCR-1), zoning of Residential Mixed District (RM-2) and Historic Preservation Overlay District (OV-HP) at the time of annexation.



02/08/2021

© All Pictometry

Future Land Use Map

1010 Edgefield Street, TMS# 09107-13-19;
Current Rich. Co. FLU: Mixed Residential (High Density), Proposed City FLU: UCR-1

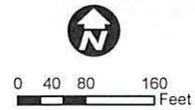


Department of Planning & Development Services

ORIGINAL PREPARATION DATE:
This map was prepared by:
Shane Shaughnessy
Date: 1/25/2022



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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

1010 Edgefield Street, TMS# 09107-13-19;
 Current Rich. Co. Zoning: RM-HD, Proposed City Zoning: RM-2, OV-HP

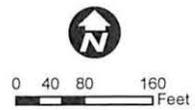


Department of Planning & Development Services

ORIGINAL PREPARATION DATE:
 This map was prepared by:
 Shane Shaughnessy
 Date: 1/25/2022



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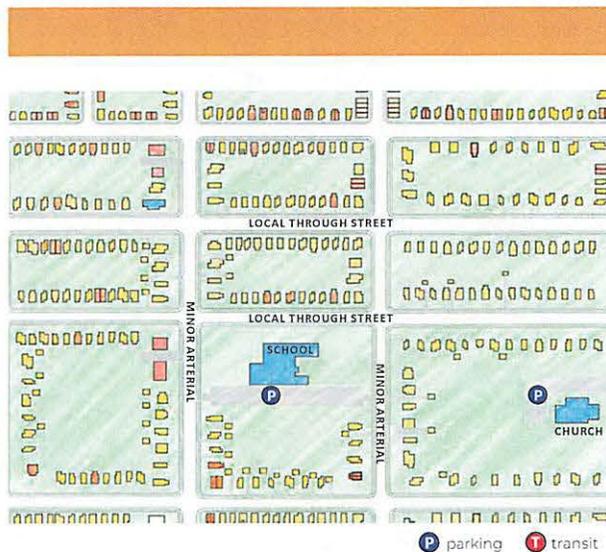
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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Development Types

URBAN CORE RESIDENTIAL SMALL LOT (UCR-1)

Urban Core Residential Small Lot neighborhoods are common just outside the urban center; most were subdivided before 1950 and many continue the grid or street network from the original planned portion of the City. This development type may represent existing neighborhoods and is a development form appropriate for medium to large-scale redevelopments or infill sites. Traditional and contemporary architectural styles have a place in these neighborhoods. When infill development is designed, scale and orientation of existing structures on the block should act as design presets.



UCR-1 BUILDING TYPES/LAND USES

PRIMARY TYPES

- Single-family Detached

SECONDARY TYPES

- Single-family Attached
- Two-family
- Three-family

TERTIARY TYPES

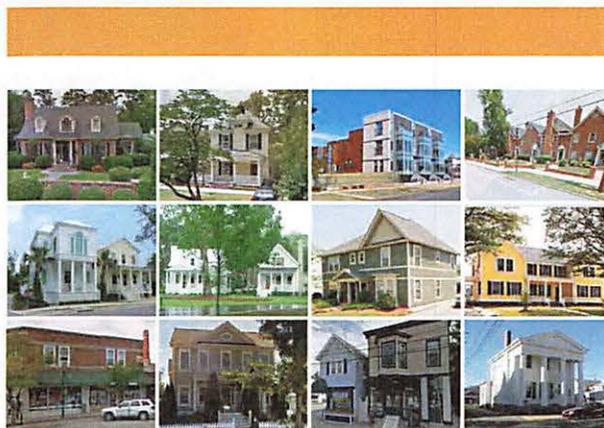
- Multi-family Small
- Civic/Institutional Small
- Business/Employment Small (excl. Flex)
- Cemeteries & Mausoleums

See matrix for appropriate park/open space types.

Development Types

UCR-1 DEVELOPMENT PATTERN/CONTEXT

- Streets and rights-of-way are wide and typically straight; they include sidewalks and tree lawns, preferably lining both sides of the street. Local streets may be narrower than the principal and minor arterial roads.
- Transit may be found along principal and minor arterials or in adjacent activity corridors or centers.
- Blocks are square or rectangular and are commonly smaller than the blocks in the urban center. Alleyways are not common but can be used in redevelopment or infill to increase accessibility.
- The subdivision of blocks is regular and results in equally sized lots that average less than 8,700 square feet. Multiple smaller lots are consolidated to accommodate larger buildings like schools. Deeper lots may be found along major roads.
- Buildings are set back from the street by small to medium front yards with front doors or entrances located on the main façade. Front yard setbacks are typically consistent along a block. Exceptions are for larger buildings like schools that occupy the majority of a block.
- Individual lots may have only one narrow side yard and have a zero lot line setback from front or side property lines, however buildings set in the center of the lot are also common.
- Housing is primarily single family residential, and most buildings are of a similar size, height, and style within a block. Building sizes vary, but most are one to two stories in height with less than 2,000 square feet of livable space per unit.
- Some lots have dedicated parking areas - in driveways, or detached garages located in the interior of the block. On-street parking is also common.



- Open spaces for community gardens or informal passive neighborhood and community scale parks are important open space elements in a more densely developed neighborhood.
- Architecture is vernacular and detailing is human scale with frequent windows, front entrances, porches, stoops, and/or balconies. Neighborhoods display era-specific architectural styles which should be used as a reference for scale and massing for any infill buildings.

(k) RM-2: Residential Mixed District

(1) Purpose

The purpose of the Residential Mixed (RM-2) District is to provide lands that accommodate moderate-density mixed residential development that allows single-family, two-family, townhouse, and medium-scale multi-family dwellings.

The street network is gridded and buildings are located close to, and oriented toward, the street.



(2) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

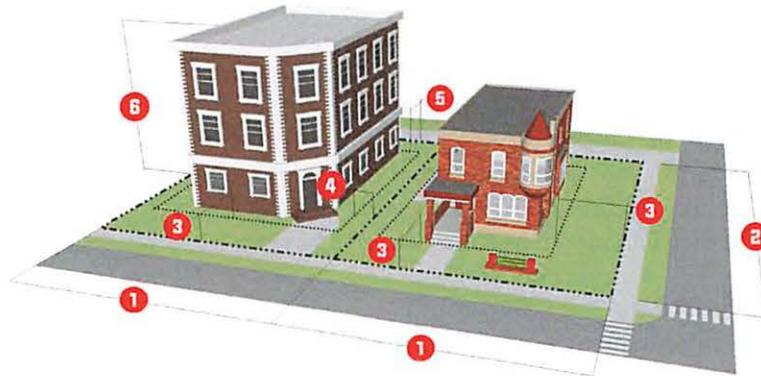
Standard	Townhouse	All Other Uses
Lot Area, min. (sf.)	8,000[1]/1,500[2]	3,000
1 Lot Width, min. (ft.)	75[1]/18[2]	40
2 Lot Depth, min. (ft.)	60	60
Lot Coverage, max. (% of site area)	50	50
Density, max. (du/acre)	N/A	17.2
3 Front Yard Setback, min. (ft.)	15	15
4 Side Yard Setback, min. (ft.)	[3]	5
5 Rear Yard Setback, min. (ft.)	10	10
6 Building Height, max. (ft.)	50	50

Notes: ft. = feet sf. = square feet du. = dwelling unit

[1] Applies to the development lot as a whole rather than individual lots under individual units.

[2] Applies to individual lots under individual units.

[3] A minimum of five feet required between end units and side yard and ten feet between end units and any secondary front yard.



(4) Reference to Other Standards			
Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

(j) OV-HP: Historic Preservation Overlay District

(1) Purpose

The purpose of the Historic Preservation Overlay (OV-HP) District is to encourage new development and redevelopment that is consistent with the character of original or historic development in the historic districts and sites. District standards and guidelines are intended to prevent destruction of historic structures and ensure new uses, building design, and site features are compatible with the character of historic districts and sites.

(2) Applicability

- a. In addition to base zoning district standards, the standards and requirements in this section apply to development located within the OV-HP District, which includes:
 1. Historic sub-districts identified in Table 17-3.7(j)(3): Established Historic Sub-districts and Applicable Standards and Design Guidelines;
 2. Type 1 landmarks listed in Appendix A, Type 1 Landmarks;
 3. Type 2 landmarks listed in Appendix B, Type 2 Landmarks; and
 4. Type 3 landmarks listed in Appendix C, Type 3 Landmarks.
- b. In instances where there is a conflict between the standards in this district and the base district, the standards in the OV-HP District shall control.

(3) Historic Sub-districts

- a. The OV-HP District includes 16 sub-districts, which are identified in Table 17-3.7(j)(3): Established Historic Sub-districts and Applicable Standards and Design Guidelines.
- b. Each sub-district within the OV-HP district is subject to standards or design guidelines which are identified in Table 17-3.7(j)(3): Established Historic Sub-districts and Applicable Standards and Design Guidelines. Standards for the Governor's Mansion Protection Area, Elmwood Park Architectural Conservation District, and the Landmark District are in Sec. 17-2.5(g)(6)b, Standards for Structure and Site Design. Design guidelines listed in Table 17-3.7(j)(3): Established Historic Sub-districts and Applicable Standards and Design Guidelines, for all other sub-districts are incorporated into this Ordinance by reference.
- c. The boundaries of each sub-district are identified on the official Zoning Map. They are further described in Appendices A-D.
- d. Development in a sub-district shall comply with the corresponding standards and sub-district design guidelines identified in Table 17-3.7(j)(3): Established Historic Sub-districts and Applicable Standards and Design Guidelines.

TABLE 17-3.7(J)(3): ESTABLISHED HISTORIC SUB-DISTRICTS AND APPLICABLE STANDARDS AND DESIGN GUIDELINES

HISTORIC SUB-DISTRICT	APPLICABLE STANDARDS AND DESIGN GUIDELINES
Cottontown/Bellevue	<i>Cottontown/Bellevue Architectural Conservation District Design Guidelines</i>
Oakwood Court	<i>Oakwood Court Architectural Conservation District</i>
Earlewood	<i>Earlewood Protection Area Design Guidelines</i>
Elmwood Park Architectural Conservation District	Sec. 17-2.5(g)(6)b, Standards for Structure and Site Design
Governor's Mansion Protection Area	Sec. 17-2.5(g)(6)b, Standards for Structure and Site Design
Granby	<i>Granby Architectural Conservation District Design Guidelines</i>
Landmark District	Sec. 17-2.5(g)(6)b, Standards for Structure and Site Design
Melrose Heights/Oak Lawn	<i>Melrose Heights/Oak Lawn Architectural Conservation District Design Guidelines</i>
Old Shandon/Lower Waverly	<i>Old Shandon/Lower Waverly Protection Area Design Guidelines</i>
Seminary Ridge	<i>Seminary Ridge Architectural Conservation District Design Guidelines</i>
University Hill	<i>University Hill Architectural Conservation District Design Guidelines</i>
Wales Garden	<i>Wales Garden Architectural Conservation District</i>
Waverly	<i>Waverly Protection Area Design Guidelines</i>
West Gervais Street Historic Commercial District	<i>West Gervais Street Historic Commercial District Design Guidelines</i>
West Gervais Street Protection Area	<i>West Gervais Street Protection Area Design Guidelines</i>
Whaley Street	<i>Whaley Street Protection Area Design Guidelines</i>

(4) Landmark Intent and Development Standards

The following standards apply to structures and sites with landmark designations.

a. Type 1 Landmarks

1. Intent

Type 1 landmarks (see Appendix A: Type 1 Landmarks) include structures or sites which strongly contribute to the City's visual and cultural history by exhibiting one or more of the following characteristics:

- (i) Unique, outstanding, rare, or distinctive architectural design;
- (ii) The work of an architect of national importance; or
- (iii) The site of events or homes of persons that have significantly contributed to local or national history.

2. Development Standards

Development of a Type 1 landmark shall:

- (i) Comply with applicable standards in Sec. 17-2.5(g)(6)b, Standards for Structure and Site Design;
- (ii) Conserve the structure's original exterior; and
- (iii) Restore the structure's original exterior, to the maximum extent practicable.

b. Type 2 Landmarks

1. Intent

Type 2 landmarks (see Appendix B: Type 2 Landmarks) include structures or sites which significantly contribute to the City's visual and cultural history by exhibiting one or more of the following characteristics:

- (i) Unique, outstanding, or somewhat rare or distinctive architectural design;
- (ii) The work of an architect of statewide or local importance;
- (iii) A good example of a style or type of building which is becoming, or is in danger of becoming, extinct locally; or
- (iv) The site of events or homes of persons that have significantly contributed to local or national history.

2. Development Standards

Development of a Type 2 landmark (see Appendix B: Type 2 Landmarks) shall:

- (i) Comply with applicable standards in Sec. 17-2.5(g)(6)b, Standards for Structure and Site Design
- (ii) Conserve the structure's original interior and exterior; and
- (iii) Restore the structure's original exterior, to the maximum extent practicable.

c. Type 3 Landmarks

1. Intent

Type 3 landmarks (see Appendix B: Type 3 Landmarks) include structures or sites which generally contribute to the City's visual and cultural history by exhibiting one or more of the following characteristics:

- (i) Distinctive architectural design;
- (ii) Belonging to a family or genera of buildings recognized locally;
- (iii) An example of a style or type of building which is becoming, or is in danger of becoming, extinct locally;

- (iv) The work of an architect of statewide or local importance; or
- (v) The site of events or homes of persons that have significantly contributed to local or national history.

2. Development Standards

Development of a Type 3 landmark (see Appendix C: Type 3 Landmarks) shall:

- (i) Comply with applicable standards in Sec. 17-2.5(g)(6)b, Standards for Structure and Site Design;
- (ii) Conserve the structure's original exterior; and
- (iii) Restore the structure's original exterior, to the maximum extent practicable.

(5) Front Yard Setback and Minimum Off-Street Parking Standards

a. Front Yard Setbacks

Notwithstanding front yard setback standards in the underlying base zoning district, the following front yard setback standards apply in the OV-HP District.

1. Minimum Setback

There shall be no minimum front yard setback.

2. Maximum Setback

The maximum front yard setback shall be within 90 percent and 110 percent of the average front yard setback for properties on the same block face.

b. Minimum Off-Street Parking Requirements

Minimum off-street parking requirements shall be 50 percent of the requirements established in Sec. 17-5.2(d)(1), Minimum Number of Off-Street Parking Spaces.