

ORDINANCE NO.: 2022-109

Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17 (Unified Development Ordinance), Article 5: Development Standards, Sec. 17-5.3, Landscaping

BE IT ORDAINED by the Mayor and Council this 6th day of December, 2022, that the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17 (Unified Development Ordinance), Article 5: Development Standards, Sec. 17-5.3, Landscaping is amended to read as follows:

Sec. 17-5.3 Landscaping

(d) Transitional Buffer Yards

(1) Purpose

A transitional buffer yard is a landscaped area between two land uses designed to:

- a.** Mitigate potential negative effects of different contiguous land uses;
- b.** Prevent an adverse community appearance;
- c.** Protect the character of an area; and
- d.** Conserve the values of buildings and land.

(2) Applicability

All new development shall comply with standards in this subsection except:

- a.** Between uses or lots within a single mixed-use development; and
- b.** Between a proposed development and abutting right-of-way.
- c.** For development that consists of the renovation or reuse of an existing structure the vegetative portion of a transitional buffer yard is not required where it would result in the removal of an existing parking space(s) in an existing parking lot.

(3) Required Width and Plantings

a. Required Buffer Type

Table 17-5.3(d)(3)a: Buffer Type Application, identifies whether a proposed use requires a transitional buffer yard, and, if a transitional buffer yard is required, what buffer type is required. Width and planting requirements for each buffer type are set forth in Sec. 17-5.3(d)(3)b, Minimum Width and Plantings.

TABLE 17-5.3(D)(3)A: BUFFER TYPE APPLICATION

PROPOSED USE	EXISTING USE ON ABUTTING LAND [2]				
	SINGLE-FAMILY DETACHED OR TWO-FAMILY DWELLING	RESIDENTIAL USE, OTHER THAN SINGLE-FAMILY DETACHED OR TWO-FAMILY DWELLING, HAVING 10 OR FEWER UNITS	RESIDENTIAL USE NOT OTHERWISE LISTED	PUBLIC, CIVIC, AND INSTITUTIONAL USE OR COMMERCIAL USE, IF SITE AREA IS 25,000 SQ FT OR LESS	PUBLIC, CIVIC, AND INSTITUTIONAL USE OR COMMERCIAL USE NOT OTHERWISE LISTED, OR INDUSTRIAL USE
Single-family detached or two-family dwelling					
Residential use, other than single-family detached or two-family dwelling, having 10 or fewer units	Type B				
Residential use not otherwise listed	Type C	Type B	Type A	Type A	
Public, Civic, and Institutional use or Commercial use, if site area is 25,000 sq ft or less	Type C	Type B	Type A		
Public, Civic, and Institutional use or Commercial use not otherwise listed, or Industrial use	Type D	Type C	Type B	Type A	
NOTES: [1] A shaded cell indicates that a transitional buffer yard is not required. [2] Where establishment of a use abutting land is pending, the use is considered an existing use for purposes of this subsection if a building permit is issued for the use. If abutting land is vacant and no building permit has been issued for					

(e) Street Protective Yards

(1) Purpose

A street protective yard is a landscaped area abutting and parallel to a recorded public street right-of-way designed to:

- a. Provide more pleasing views along travel ways;
- b. Provide for continuity of vegetation;
- c. Reduce the amount of impervious surface and thereby reduce stormwater runoff;
- d. Provide shade; and
- e. Preserve a remnant of Columbia's natural vegetative cover.

(2) Applicability

All new development shall comply with the standards in this subsection, except:

- a. Development that consists solely of a change in land use; and
- b. Development, other than vehicular surface areas, in a zoning district that has a minimum front yard setback of zero feet.
- c. For development that consists of the renovation or reuse of an existing structure the vegetative portion of a street protective yard is not required where it would result in the removal of an existing parking space(s) in an existing parking lot.

Requested by:

Assistant City Manager Gentry

Approved by:

Cherise B. Wilson
City Manager

Approved as to form:

[Signature]
City Attorney

Introduced: 11/15/2022
Final Reading: 12/6/2022

Mayor

ATTEST:

[Signature]
City Clerk