

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2023-113

Amending the Unified Ordinance of the City of Columbia, South Carolina, Article 4: Use Regulations, Sec. 17-4.2, Principal Uses, (b), Principal Use Table, (4) Principal Use Table for Base Zoning Districts

BE IT ORDAINED by the Mayor and Council this 3rd day of October, 2023, that the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17 (Unified Development Ordinance), Article 4, Use Regulations, Sec. 17-4.2, Principal Uses, (b), Principal Use Table, (4), Principal Use Table for Base Zoning Districts is amended to read as follows:

Article 4: Use Regulations

Sec. 17-4.2. Principal Uses

(b) Principal Use Table

(4) Principal Use Table for Base Zoning Districts

TABLE 17-4.2(B)(4): PRINCIPAL USE TABLE FOR BASE ZONING DISTRICTS

P = PERMITTED BY RIGHT

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BLANK CELL = PROHIBITED

Principal Use Category	Principal Use Type	Residential Districts								Mixed-Use, Activity Center, and Corridor Districts							Institutional and Campus Districts			Industrial Districts			Use-Specific Standards				
		T/C	LL-R	RSF-1	RSF-2	RSF-3	RD	RD-MV	RM-1	RM-2	MU-1	MU-2	NAC	CAC	RAC	O-1	DAC	GC	MC	INS-GEN	INS-U/M	INS-ZOO		INS-T/U	LI	HI	EC
RESIDENTIAL USES																											
Household Living Uses	Cottage neighborhood development				P	P	P	P	P	P	P																Sec. 17-4.2(c)(1)a.1
	Dwelling, live-work								C	C	C	C	C	C	C	C	C	C								P	Sec. 17-4.2(c)(1)a.2
	Dwelling, mixed-use										P	P	P	P	P	S	P	S	P							P	
	Dwelling, multifamily								P	P	P	P	P	P	P	S	P	S	P							P	
	Dwelling, single-family detached	P	P	P	P	P	P	P	P	P	P	P				P		S									
	Dwelling, townhouse								P	P	P	P	P			S	P		P							P	
	Dwelling, two-family							P	P	P	P	P				P		S	P								
	Mobile home park																										
Group Living Uses	Continuing care retirement community (CCRC)										S	S		C	C		C	C								C	Sec. 17-4.2(c)(1)b.1
	Dormitory, private																C/S		C/S		C/S						Sec. 17-4.2(c)(1)b.2
	Dormitory, public													P	P	S	P		P	S	P						

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																				INS-GEN	INS-U/M	INS-ZOO	INS-T/U	LI	HI	EC		
	Fraternity or sorority house									S	S		S			S		S			S							
	Residential care facility									S	S	S	S	S	S	S	S	S								S	Sec. 17-4.2(c)(1)b.3	
	Rooming house or boardinghouse										S		S		S	S					S						S	Sec. 17-4.2(c)(1)b.4
PUBLIC, CIVIC, AND INSTITUTIONAL USES																												
Communication Uses	Broadcasting studio												P	P		P	P	P		P				P	P	P		
	Newspaper or periodical publishing establishment												P	P		P	P	P		P				P	P	P		
	Wireless communication facility[1]																										Sec. 17-4.2(c)(2)a.1	
Community Service Uses	Community recreation center			P	P	P	P	P	P	P	P	P	P	P	P	P	S	P		P						P		
	Correctional facility																							S	S			
	Cultural facility			S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P			S		P		
	Day care facility			S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C						P	(c)(2)b.1	
	Government office										P	P	P	P	P	P	P	P	P	P		P	P	P	P			
	Library			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					P	P			
	Membership organization facility												P	P	P	P	P	P	S	P			P	P				
	Place of worship			S	S	S	S	S	S	S	C	S	C	C	C	C	C	C	C	C				C		C	Sec. 17-4.2(c)(2)b.2	
	Public safety facility			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Social services facility										P	P	P	P	P	P	P	P	P					P	P			

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	Zoo																				P						
Education Uses	College or university												P	P	P	P	P	P	P	P	P	P				P	
	Elementary, middle, or high school		S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P				P	
	School, business or trade											S	P	P	P	P	P	P	P	P	P	P		P		P	
Health Care Uses	Hospital											P	P	P	P	P	P	P	P	P	P				P		
	Laboratory, medical or dental										P	P	P	P	P	P	P	P	P	P	P			P	P		
	Medical or dental clinic/office									P	P	P	P	P	P	P	P	P	P	P	P			P	P		
	Nursing care facility									P	S	P	P	P	P	P	P	P	P	P	P				P		
Parks and Open Space	Arboretum or botanical garden		S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P		P			
	Cemetery		S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P					P			
	Park or greenway	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Sec. 17-4.2(c)(2)c
Transportation Uses	Airport																						P	P	P		
	Park and ride										P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Parking lot									C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Sec. 17-4.2(c)(2)d.1
	Parking structure										S	C	C	C	S	C	S	C	C	C	C	C	C	C	C	C	Sec. 17-4.2(c)(2)d.2
	Passenger terminal, surface transportation											S	P	P	S	P	P	P	P	P	P	P	P	P	P	P	
	Railroad facility											S		S		P						P		P			
Utility Uses	Solar energy conversion system (large scale)		C																C	C	C	C	C	C	C	C	Sec. 17-4.2(c)(2)e.1
	Utility facility, major		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	S	

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	Utility facility, minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
COMMERCIAL USES																											
Animal Care Uses	Animal shelter													S			S							P	P	P	
	Kennel													C	C	C	C	C	C					C	C	C	Sec. 17-4.2(c)(3)a.1
	Veterinary hospital or clinic												C	C	C	C	C	C	C					C	C	C	Sec. 17-4.2(c)(3)a.2
Commercial Services Uses	Equipment rental													C			P	C		C				P	P		Sec. 17-4.2(c)(3)b.1
	Laboratory, testing or research													P			P	P	P		P			P	P	P	
	Lawn, tree, or pest control services																	P			P			P	P		
	Linen or uniform supply													P			P				P			P	P	P	
	Self-service storage													C	C		C	C	C					C	C	C	Sec. 17-4.2(c)(3)b.2
	Sign fabricating establishment																			P				P	P	P	
Eating and Drinking Establishment Uses	Eating establishment only										C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Sec. 17-4.2(c)(3)c.1
	Eating and drinking establishment, Type 1										C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Sec. 17-4.2(c)(3)c.2
	Eating and drinking establishment, Type 2										S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 17-4.2(c)(3)c.3
Funeral and Mortuary Services Uses	Crematory																							P	P		
	Funeral home or mortuary											P	P	P	P	P	P	P							P		

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Office Uses	Business/Professional office									P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Contractor's office												P	P	P	P	P	P						P	P	P	
Personal Services Uses	Bank, retail										P	P	P	P	P	P	P	P								P	
	Beauty salon or barbershop									P	P	P	P	P	P	P	P	P		P						P	
	Body piercing or tattoo establishment										C	C	C	C			C	C					C		C	Sec. 17-4.2(c)(3)d.1	
	Dry cleaning pick-up							C	C	C	C	C	C	C			C	C	C	S	C			C	C	C	Sec. 17-4.2(c)(3)d.2
	Laundry, coin-operated									P	P	P	P	P			P	P	P		P			P	P	P	
	Nail salon										P	P	P	P	P			P	P	P		P				P	
	Non-depository personal credit institution														C		C	C	C					C	C		Sec. 17-4.2(c)(3)d.3
	Repair of personal goods											P	P	P	P			P	P	P		P			P	P	
Recreation/Entertainment Uses	Amusement park														P			P						P			
	Arena, stadium, or outdoor theater														P		P	P	P	P	P			P			
	Banquet hall												P	P	P		P	P	P		P					P	
	Performing arts center												P	P	P	S	P	P	P	P	P	P					
	Recreation facility, indoor, not elsewhere listed											C	C	C	C		C	C	C		S	C		C		P	Sec. 17-4.2(c)(3)d.4
	Recreation facility, outdoor, not elsewhere listed										P	P	S	P	P		P	P	P		S	P				S	
																										S	
	Sexually-oriented business																							S	S		Sec. 17-4.2(c)(3)d.5

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Retail Sales Uses	Building supplies and equipment store											C/S		P			S	S						P		P	Sec. 17-4.2(c)(3)e.1
	Consumer goods store									P	P	C/S	P	P		C	P	C	P	P	P			P		P	Sec. 17-4.2(c)(3)e.1
	Convenience store											S	S	S		S	S	S		S				S		S	Sec. 17-4.2(c)(3)e.1; Sec. 17-4.2(c)(3)e.2
	Farmers' market	P	P							P	P	C/S	P	P	P	C	P	C	P	P	P	P		P	P	P	Sec. 17-4.2(c)(3)e.1
	Fuel sales (bulk)																S							P	P		Sec. 17-4.2(c)(3)e.1
	Grocery store or food market							S	S	P	P	C	P	P		P	C	P		P						P	Sec. 17-4.2(c)(3)e.1
	Liquor store											S	S	S		S	S	S					S		S		Sec. 17-4.2(c)(3)e.1
	Pawn shop											S	S	S		S	S	S									
Vehicle Sales and Services Uses	Commercial fuel depot																						P	P	P		
	Commercial vehicle repair and maintenance																		P				P	P	P		
	Commercial vehicle sales and rentals																C						C				Sec.,17-4.2(c)(3)f.1
	Gasoline sales and service station											C	C	C		C	C	C					C	C	C		Sec. 17-4.2(c)(3)f.2
	Personal vehicle repair and maintenance												C	C		S	C						C	C	C		Sec. 17-4.2(c)(3)f.3

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	Personal vehicle sales and rentals														C		C	C	C					C			Sec. 17-4.2(c)(3)f.1	
	Vehicle equipment supplies sales and rentals												P	P	P		P	P	P					P				
	Vehicle paint and finishing shop																							P	P	P		
	Vehicle towing and wrecker service																							C	C		Sec. 17-4.2(c)(3)f.5	
Visitor Accommodations Uses	Bed and breakfast									C	C					C	C	C	C								Sec. 17-4.2(c)(3)g.1	
	Campground	S	S																									
	Hotel or motel													P	P	P	P	P	P							P		
AGRICULTURAL USES																												
Agriculture and Forestry Uses	Agriculture and forestry uses, not elsewhere listed	P	P																					P	P	P	Sec. 17-4.2(c)(4)a.1	
	Community garden	C	C	C	C	C	C	C	C	C	C	C	C	C	S	C	C	S	C	C	C	C	C	C	C	C		
	Crop production and processing	P	P	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Forestry	P	P																									
INDUSTRIAL USES																												
Freight Movement, Warehousing, and Wholesale Uses	Contractor's yard																							P	P			
	Motor freight facility																							P	P			
	Petroleum bulk station or terminal																								P			
	Warehouse distribution and storage																	S						P	P	P		
	Wholesale sales, not elsewhere listed																	S						P	P	P		

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Manufacturing uses	Manufacturing, assembly, or fabrication, light									P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 17-4.2(c)(5)a.1
	Manufacturing, assembly, or fabrication, medium																	C/S						P	P	P	Sec. 17-4.2(c)(5)a.1
	Manufacturing, assembly, or fabrication, heavy																								P		
Resource Extraction Uses	Mining																								S		
Waste-Related Uses	Composting facility																							S	P		
	Junk, salvage, scrap, or wrecking yard																							S	S		
	Recycling center																							S	S		Sec. 17-4.2(c)(5)a.1
	Refuse processing facility																							S	C		Sec. 17-4.2(c)(5)b.2
	Refuse disposal																								P		

NOTES:

[1] Whether a wireless communication facility is permitted, prohibited, or requires a Special Exception Permit in a particular zoning district depends on the type of tower and its height (see Sec. 17-4.2(c)(2)a.1, Wireless Communication Facilities (Cell Tower)).

Requested by:

ACM Gentry

Approved by:

Cheresa B. Wilson
City Manager

Approved as to form:

City Attorney

Introduced: 9/19/2023
Final Reading: 10/3/2023

Mayor

ATTEST:

Trica D. Hammond
City Clerk