

**ORIGINAL**

**ORDINANCE NO.: 2025-013**

*Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17 (Unified Development Ordinance), Article 3: Zoning Districts Sec. 17-3.7. Overlay Districts*

BE IT ORDAINED by the Mayor and Council this 1<sup>st</sup> day of April, 2025, that the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17 (Unified Development Ordinance), Article 3: Zoning Districts, Sec. 17-3.7, Overlay Districts is amended to read as follows:

**Sec. 17-3.7 Overlay Districts**

**g) OV-ID: Innovista Design Overlay District**

**(1) Purpose**

The purpose of the Innovista Design Overlay (OV-ID) District is to support the transition of the Innovista area to a walkable, mixed-use destination. District standards and guidelines promote transition from vacant and low-intensity industrial and commercial uses to pedestrian-oriented mixed uses with unified form.

**(2) Applicability**

The standards and requirements in this section apply to development located in the OV-ID District, in addition to base zoning district standards. In instances where there is a conflict between the standards in this district and the base district, the standards in the OV-ID District shall control.

**(3) Design Guidelines**

Development in the OV-ID District shall comply with the Innovista Design District Guidelines, which are incorporated herein by reference.

**(4) Modifications of Otherwise Applicable Development Standards**

- a. Building Height Building height shall not exceed 75 feet in height if located within 300 feet of a residential base zoning district or the western boundary of the West Gervais Protection Area.
- b. Ground Floor Uses For buildings located in a Ground Floor Activity Zones sub-district (see Innovista Design District Guidelines, “Ground Floor Activity Zones” map and “Ground Floor Activity Zones” in Sec. 17-9.4, Definitions), a minimum of 60 percent of the ground floor façade adjacent to any street shall be occupied by a commercial use or a public, civic, or institutional use.

Requested by:

Assistant City Manager Palen

Approved by:

Cheresa B. Wilson  
City Manager

Approved as to form:

[Signature]  
City Attorney

Introduced: 03/18/2025  
Final Reading: 04/01/2025

Mayor

[Signature]

ATTEST:

Erika D. Hammend  
City Clerk