

**ORIGINAL**

**ORDINANCE NO.: 2025-038**

*Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17 (Unified Development Ordinance), Article 3: Zoning Districts Sec. 17-3.2. Residential Base Zoning Districts, (i) RD-MV: Residential Two-Family Mill Village District*

BE IT ORDAINED by the Mayor and Council this 16<sup>th</sup> day of September, 2025, that the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17 (Unified Development Ordinance), Article 3: Zoning Districts, Sec. 17-3.2, Residential Base Zoning, (i) RD-MV: Residential Two-Family Mill Village District is amended to read as follows:

**Sec. 17-3.2 Residential Base Zoning**

**(i) RD-MV: Residential Two-Family Mill Village District**

**(1) Purpose**

The purpose of the Residential Two-Family - Mill Village (RD-MV) District is to accommodate a mix of singlefamily dwellings and twofamily dwellings at higher densities on lands within the historic Mill Village area. The district also accommodates parks and recreation centers, government offices, and minor utility facilities. District regulations discourage development that substantially interferes with the quiet residential nature of the district.

**(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**

<b>Standard</b>	<b>All Uses</b>
Lot Area, min. (sf.)	3,300 [1]
<u>1</u> Lot Width, min. (ft.)	50
<u>2</u> Lot Depth, min. (ft.)	70
Lot Coverage, max. (% of site area)	50
Density, max. (du/acre)	13.2
<u>3</u> Front Yard Setback, min. (ft.)	5
<u>4</u> Side Yard Setback, min. (ft.)	5
<u>5</u> Rear Yard Setback, min. (ft.)	10
<u>6</u> Building Height, max. (ft.)	35
<b>Notes: ft. = feet sf. = square feet du. = dwelling unit</b>	

[1] A minimum lot area of 3,300 square feet is required for a duplex (two-family dwelling). A new duplex may only be established on any single lot that is depicted as a discrete tax

parcel upon a tax map within the 1999 editions of the Richland County or Lexington County Real Property Tax Map compilations

Requested by:

Assistant City Manager Palen

Approved by:

*Chester B. Wilson*  
City Manager

Approved as to form:

*[Signature]*  
City Attorney

Introduced: 08/19/2025  
Final Reading: 09/16/2025

*[Signature]*  
Mayor

ATTEST:

*Tika D. Hammond*  
City Clerk