

ORDINANCE NO.: 2025-039

Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Article 4: Use Regulations Sec. 17-4.2 and Article 9: Definitions and Rules of Measurement Sec. 17-9.3

BE IT ORDAINED by the Mayor and Council this 10th day of June, 2025, that the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Article 4: Use Regulations, Sec. 17-4.2 and Article 9: Definitions and Rules of Measurement, Sec. 17-9.3 is amended to read as follows:

Sec. 17-4.2 Principal Uses (b) Principal Use Table and (c) Standards for Specific Principal Uses (1) Residential Uses (b) Group Living Uses

2. Private Dormitory

(i) Private dormitories shall comply with the following standards:

(a) Not be located within 600 feet of:

(a) A RSF-1, RSF-2, RSF-3, RD, RD-MV, MU-1, RM-2, or MU-2 district;
or

(b) A Planned Development district where the majority of the dwelling units are detached single- or two-family dwellings.

(b) Have a maximum density of 150 bedrooms per acre; however the Board of Zoning Appeals may grant a Special Exception Permit in accordance with Sec. 17-2.5(e), Special Exception Permit, to exceed this density. The Board of Zoning Appeals shall not grant such a Special Exception Permit if the application does not include an operation and management plan that describes, at a minimum, the following:

(a) Uses and activities that will occur in conjunction with the dormitory use;

(b) Hours and operation of non-residential services;

(c) Security plan including provisions for common and parking areas;

(d) Noise control;

(e) Provisions for transportation including location for loading/unloading of shuttles or buses, if applicable;

(f) Location of entrances and exits;

(g) Location and management of parking for residents and visitors;

(h) Location of amenities and their relationship and compatibility with adjacent uses.

(c) There shall not be more than four bedrooms per living or dwelling unit and there shall not be more than one person occupying a bedroom.

- (d) A minimum of 75 percent of required bicycle parking in all districts shall be located in an enclosed and secured area.
 - (e) Sidewalks that are a minimum of five feet in width shall be provided along all streets;
 - (f) An on-site manager shall be on the premises 24 hours a day, seven days a week.
 - (g) Comply with any designated historic or design overlay district design guidelines.
 - (h) A private dormitory within the DAC or MC district shall not have more than 60 percent of the total number of dwelling units designed for occupancy by more than three unrelated adults.
- (ii) A variance from any of the provisions of this section is prohibited;
 - (iii) Private dormitories are not allowed within Planned Development (PD) districts, except for parcels located within the Bull Street Planned Unit Development, which are subject only to sections (i)(a)(a), (i)(c), and (i)(f) above.

Sec. 17-9.3 Use Classification and Interpretation

(a) Principal Use Classification System

a. Group Living Uses

The Group Living Uses category includes use types providing for the residential occupancy of a group of living units by persons who typically do not constitute a single family (but not always) and may receive some level of personal care. Individual living units often consist of a single room or group of rooms without cooking and eating facilities (even though some do have such facilities), but unlike a hotel or motel, are generally occupied on a monthly or longer basis. Use types include: continuing care retirement community, private dormitory, public dormitory, fraternity or sorority house, residential care facility, and rooming house or boardinghouse. Although continuing care retirement communities include household living uses (e.g., dwellings) and health care uses (e.g., nursing homes), they are categorized as a group living use because of their focus on the present or future provision of personal care to senior citizens and their integration of various uses as a single cohesive development. This use category does not include use types where persons generally occupy living units for periods of less than 30 days (e.g., hotel or motel), which are categorized in the Visitor Accommodations Uses category. It also does not include use types where residents or inpatients are routinely provided more than modest health care services (e.g., nursing care facility), which are categorized in the Health Care Uses category. Accessory uses common to group living uses include recreational facilities, administrative offices, and food preparation and dining facilities.

1. Continuing care retirement community (CCRC)

An age-restricted development that provides a continuum of accommodations and care, from independent living to convalescence care and long-term skilled nursing care, and enters into contracts to provide lifelong care. A CCRC typically includes a full range of living arrangements from independent living, congregate housing, residential care and skilled nursing and sometimes hospice care. CCRCs provide a range of ancillary facilities and services such as health care, meals with common dining facilities, physical therapy, education, recreation, and other social and cultural activities.

2. Dormitory, private

A building not owned or operated by a college or university with one or more dwelling or living units that contains bedrooms for students attending a college or university where the occupancy of each unit does not constitute a family. Bedrooms may be arranged around a common area with a kitchen which is shared by students renting the bedrooms, or along a hall which provides access to a common kitchen space. Bedrooms may be rented to the student on an annual basis or for an academic semester or summer term. Accessory uses may include fitness facilities, pools, parking areas, and similar facilities.

Requested by:

Assistant City Manager Palen

Approved by:

Cheresa B. Wilson
City Manager

Approved as to form:

[Signature]
City Attorney

Introduced: 05/20/2025
Final Reading: 06/10/2025

Last revised: 04/29/2025

Mayor

ATTEST:

Eukad M. Hammond
City Clerk