

ORIGINAL

ORDINANCE NO.: 2025-047

Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17- Article 2: Administration, Sec. 17-2.5 Application-Specific Review Procedures and Decision Standards; Article 3: Zoning Districts, Sec. 17-3.1 General, Sec.17-3.3(k) MC- Mixed Commercial District, Sec.17-3.7 Overlay Districts; Article 4: Use Regulations, Sec. 17-4.2 Principal Uses; Article 5: Development Standards, Sec.17-5.7 Form and Design Standards; Article 7: Nonconformities, Sec.17-7.2 Nonconforming Uses; and Article 9: Definitions and Rules of Measurement, Sec.17-9.4 Definitions, as related to the implementation of the Downtown Columbia Design Overlay District (OV-DC).

BE IT ORDAINED by the Mayor and Council this 24th day of June, 2025, that the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17- Article 2: Administration, Sec. 17-2.5 Application-Specific Review Procedures and Decision Standards; Article 3: Zoning Districts, Sec. 17-3.1 General, Sec.17-3.3(k) MC- Mixed Commercial District, Sec.17-3.7 Overlay Districts; Article 4: Use Regulations, Sec. 17-4.2 Principal Uses; Article 5: Development Standards, Sec.17-5.7 Form and Design Standards; Article 7: Nonconformities, Sec.17-7.2 Nonconforming Uses; and Article 9: Definitions and Rules of Measurement, Sec.17-9.4 Definitions, as related to the implementation of the Downtown Columbia Design Overlay District (OV-DC) is amended to read as follows:

Requested by:

Assistant City Manager Palen

Approved by:


City Manager

Approved as to form:


City Attorney

Introduced: 06/17/2025
Final Reading: 06/24/2025

Mayor



ATTEST:


City Clerk

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Article 2: Administration

Sec. 17-2.5. Application-Specific Review Procedures and Decision Standards

(h) Certificate of Design Approval – Design Districts

replacement of any sign, awning, or other exterior architectural feature, or attachment of any appurtenance to any structure within the Downtown Columbia Design Overlay, North Main Corridor Design Overlay or, Five Points Design Overlay.

- c. Interior alterations and/or additions not visible from the public right-of-way which require zoning and building permits do not require a Certificate of Design Approval – Design Districts.

(3) Minor and Major Certificates Distinguished

a. Minor Certificate

An application for a Minor Certificate of Design Approval – Design Districts shall be reviewed and decided upon in accordance with Sec. 17-2.5(j)(4) , Procedure for Minor Certificate of Design Approval – Design Districts, for any of the activities identified below within the identified design district.

- (i) Within the Five Points Design Overlay District (OV-5P), any project involving construction of a new building having an area of less than 5,000 square feet and a height of less than 35 feet, or renovations or new construction not exceeding \$500,000.00 as listed on the permit.
- (ii) Within the Downtown Columbia Overlay District (OV-DC), any development which does not exceed any of the following thresholds:
 - (a) 25,000 Gross Floor Area of building;
 - (b) A site of one (1) acre (43,560 square feet); (c) A lot with 150 linear feet of street frontage;
 - (d) A building with a height of fifty (50) feet;
 - (e) A project with 25 residential units.
- (iii) Within the North Main Corridor Design Overlay District (OV-NMC), any of the following activities:
 - (a) Additions up to and including 25 percent of gross floor area of the existing structure;

- (b) Reduction or expansion in size of openings in walls visible from the public right-of-way;
- (c) Site improvements consisting of any change to the paving, steps, fencing or masonry walls;
- (d) Change in roof pitch;
- (e) Change in exterior materials; or
- (f) Addition of or modification to signage.

b. Major Certificate

An application for a Major Certificate of Design Approval – Design Districts shall be reviewed and decided in accordance with Sec. 17-2.5(j)(5), Procedure for Major Certificate of Design Approval – Design Districts, for any activity that requires a Certificate of Design Approval – Design Districts in accordance with Sec. 17-2.5(h)(2) above that is not listed in subsection a above and, within the OV-NMC district, for any project involving the granting or establishment of a special exception, variance, or planned development.

(4) Procedure for Minor Certificate of Design Approval – Design Districts

Figure 17-2.5(h)(4) identifies the standard review procedures from Sec. 17-2.4, Standard Review Procedures, that apply to applications for a Minor Certificate of

Article 2: Administration

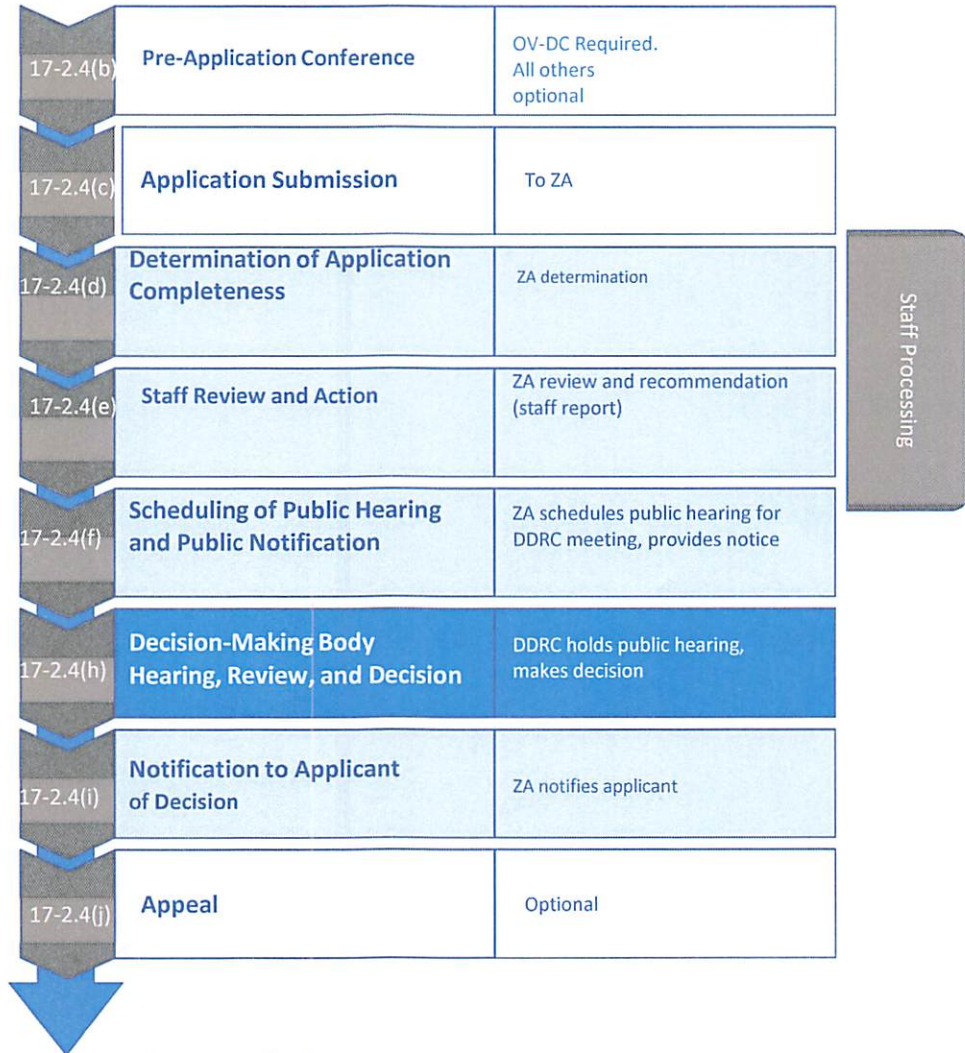
Sec. 17-2.5. Application-Specific Review Procedures and Decision Standards

(h) Certificate of Design Approval – Design Districts

(5) Procedure for Major Certificate of Design Approval – Design Districts

Figure 17-2.5(h)(5) identifies the standard review procedures from Sec. 17-2.4, Standard Review Procedures, that apply to applications for a Major Certificate of Design Approval – Design Districts. Additions or modifications to the standard review procedures are identified in this subsection.

Figure 17-2.5(h)(5): Summary of Certificate of Design Approval – Design Districts (Major) Procedure



- a. **Pre-Application Conference**
OV-DC Required. All others optional (see Sec. 17-2.4(b), Pre-Application Conference).
- b. **Application Submission**
Required (see Sec. 17-2.4(c), Application Submission).
- c. **Determination of Application Completeness**
Required (see Sec. 17-2.4(d), Determination of Application Completeness).
- d. **Staff Review and Action**
Required (see Sec. 17-2.4(e), Staff Review and Action).

e. Scheduling of Public Hearing and Public Notification

Required (see Sec. 17-2.4(f), Scheduling of Public Hearing and Public Notification).

f. Decision-making Body Hearing, Review, and Decision

Required (see Sec. 17-2.4(h), Decision-Making Body Hearing, Review, and Decision). The Design Development Review Commission (DDRC) shall review and make a decision in whole or in part on the application in accordance with Sec. 17-2.5(h)(6), Decision Standards for Certificate of Design Approval – Design Districts. The DDRC’s decision shall be one of the following:

- (i) Approve the application as submitted;
- (ii) Approve the application subject to conditions of approval; or
- (iii) Deny the application.

g. Notification to Applicant of Decision

Required (see Sec. 17-2.4(i), Notification to Applicant of Decision).

h. Appeal

Optional (see Sec. 17-2.4(j), Appeal). An appeal from the DDRC’s decision may be made by any person having a substantial interest in the decision, or any officer or agent of the City, to the County circuit court in accordance with S.C. Code § 6-29-900 et seq. The appeal must be filed within 30 days after the affected party receives actual notice of the decision of the DDRC.

(6) Decision Standards for Certificate of Design Approval – Design Districts

An application for a Certificate of Design Approval – Design Districts shall be approved upon a finding that the proposed activity is in accordance with the design guidelines adopted by the City Council for the design district in which the proposed activity is located, either the Downtown Columbia Design Overlay, North Main Corridor Design Overlay, or Five Points Design Overlay.

(i) Site Plan

(1) Purpose

The purpose of this subsection is to establish a uniform mechanism to ensure

that the layout and general design of proposed development complies with the standards of this Ordinance and all other applicable City regulations.

(2) Applicability

- a. The procedures and standards in this subsection apply to the review of and decision on applications for Site Plan approval.
- b. Site Plan approval is required prior to the issuance of a Zoning Permit for any development, unless exempted in accordance with subsection c below.
- c. The following is exempted from the requirements of this subsection:

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Article 3: Zoning Districts
 Sec. 17-3.1. General
 (d) Organization of Zoning Districts

TABLE 17-3.1(C): ESTABLISHMENT OF ZONING DISTRICTS
INS-ZOO: Institutional - Riverbanks Zoo and Gardens District
INS-FJ: Institutional - Fort Jackson District
INS-T/U: Institutional - Transportation/Utilities District
INDUSTRIAL DISTRICTS
LI: Light Industrial District
HI: Heavy Industrial District
EC: Employment Campus District
PLANNED DEVELOPMENT DISTRICTS
PD-#: Planned Development - General District
OVERLAY DISTRICTS
OV-A: Airport Safety Overlay District
OV-FW: Floodway Overlay District
OV-FP: Floodplain Overlay District
OV-5P: Five Points Design Overlay District
OV-DC: Downtown Columbia Overlay District
OV-NMC: North Main Corridor Design Overlay District
OV-HP: Historic Preservation Overlay District
OV-GATE-#: Gateway Design Overlay District
OV-CCP: Community Character Protection Overlay District
OV-OAS: Outdoor Advertising Sign Overlay District
OV-HSV: Height and Setback View Corridor Protection Overlay District

(d) Organization of Zoning Districts

(1) Base Zoning Districts

- a. Base zoning districts include Residential, Activity and Corridor, Institutional and Campus, and Industrial districts, as shown in Table 17-3.1(c): Establishment of Zoning Districts. Base districts are established initially by the City’s adoption of this Ordinance, and subsequently by a Zoning Map Amendment (see Sec. 17-2.5(c), Zoning Map Amendment).
- b. The general purpose and standards of each base zoning district is set forth in Sec. 17-3.2, Residential Base Zoning Districts, through Sec. 17-3.5, Industrial Base Zoning Districts.
- c. For each base zoning district, the regulations set out the district’s purpose, the intensity and dimensional standards applicable in the district, and reference other Ordinance standards generally applicable to development in the district. Each base zoning district also includes photographs depicting a building form typical in the district and an illustration depicting how the

Article 3: Zoning Districts

Sec. 17-3.3. Mixed-Use, Activity Center, and Corridor Base Zoning Districts

(k) MC: Mixed Commercial District

(k) MC: Mixed Commercial District

(1) Purpose

The purpose of the Mixed Commercial (MC) District is to provide lands that accommodate a broad range of pedestrian-oriented commercial development in an urban, mixed-use context. The district is intended to accommodate a wide range of residential, civic, and commercial development. Flexibility from conventional use and bulk requirements is provided to promote urban-density and mixed uses within a pedestrian-oriented streetscape.

Allowed uses include multi-family dwellings, mixed-use, offices, personal services, retail sales and services, and eating and drinking establishments.



(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

Standard		All Uses
Lot Area, min. (sf.)		N/A
Lot Width, min. (ft.)		N/A
Lot Coverage, max. (% of site area)		N/A
Density, max. (du/acre)		N/A
Front Yard Setback, min. (ft.)	Min.	0 [1]
	Max.	10
Side Yard Setback, min. (ft.)		N/A
Rear Yard Setback, min. (ft.)		N/A
Building Height, max. (ft.)		N/A

Notes: ft. = feet sf. = square feet du. = dwelling unit

[1] Additional front setback requirements for the front building facade above the ground floor shall be as established in the OV-ID District.

Sec. 17-3.7 Overlay Districts

(a) General Purpose of Overlay Zoning Districts

The purpose of overlay zoning districts is to provide supplemental standards with respect to special areas, land uses, or environmental features that supersede the standards of the underlying base zoning district.

(b) Established Overlay Zoning Districts

Overlay zoning districts established in this Ordinance are identified in Table 17-3.7(b): Established Overlay Zoning Districts.

TABLE 17-3.7(B): ESTABLISHED OVERLAY ZONING DISTRICTS
OV-A: Airport Safety Overlay District
OV-FW: Floodway Overlay District
OV-FP: Floodplain Overlay District
OV-5P: Five Points Design Overlay District
OV-DC: Downtown Columbia Overlay District
OV-NMC: North Main Corridor Design Overlay District
OV-HP: Historic Preservation Overlay District
OV-GATE-#: Gateway Design Overlay District
OV-CCP: Community Character Protection Overlay District
OV-OAS: Outdoor Advertising Sign Overlay District
OV-HSV: Height and Setback View Corridor Protection Overlay District

(g) OV-DC: Downtown Columbia Overlay District

(1) Purpose

The purpose of the Downtown Columbia Overlay District is to prioritize the public realm by designing safe, comfortable, connected, and engaging spaces for pedestrians.

(2) Applicability

The standards and requirements in this section apply to development located in the OV-DC 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-DC District shall control.

(3) Design Guidelines

Development in the OV-DC District shall comply with the Downtown Columbia Design 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. Vehicle Sales and Service

Uses in the Vehicle Sales and Services category are not permitted within 1,000 feet of a business in the same category. No outdoor storage is permitted.

c. Gasoline Sales and Service Stations

In the OV-DC district, the building must be located at the front setback and pumps and canopies to the rear of the building

d. Parking lots

Parking lots are not permitted as a principal use

Article 3: Zoning Districts

Sec. 17-3.7. Overlay Districts

(g) OV-DC: Design Downtown Columbia Overlay District

e. Setbacks

Setbacks are established within the ranges specified in the Development Frontage section of the Downtown Columbia Design Guidelines.

Article 3: Zoning Districts
Sec. 17-3.7. Overlay Districts
(i)

Article 4: Use Regulations
Sec. 17-4.2. Principal Uses
(c) Standards for Specific Principal Uses

TABLE 17-4.2(C)(2)A.1: PERMISSIBILITY OF BULK REQUIREMENT FOR WIRELESS COMMUNICATION FACILITIES ACCORDING TO SUPPORT STRUCTURE					
SUPPORT STRUCTURE	ZONING DISTRICTS	PERMITTED/TYPE OF REVIEW	MAXIMUM HEIGHT (IN FEET)	MINIMUM SETBACK FROM RESIDENTIAL DISTRICTS [1] (IN FEET)	MINIMUM SETBACK FROM PUBLIC ROW [2] (IN FEET)
tower or new lattice communication tower	MU-1, RM-2, MU-2				
	O-I, GC, RAC				
	DAC, MC, NAC, CAC				
	LI, HI, INS-GEN, INS-U/M, INS-ZOO, INS-T/U, EC	Zoning Administrator	225' [3]	500'	1' for every 1' of structure height
	OV-DC, OV-5P, OV-NMC, OV-HP	Not permitted		N/A	
2. New Monopole Communication Tower	LL-R, RSF-1, RSF-2, RSF-3, RD, RD-MV, RM-1	Not permitted		N/A	
	MU-1, RM-2, MU-2	Not permitted		N/A	
	O-I, GC, RAC	Special exception	180'	300'	50'
	DAC, MC, NAC, CAC	Zoning Administrator	225'	300'	0'
	LI, HI, INS-GEN, INS-U/M, INS-ZOO, INS-T/U, EC	Zoning Administrator	225'	300'	0'
	OV-DC, OV-5P, OV-NMC, OV-HP	Not permitted		N/A	
3. New LOW-PROFILE stealth wireless communication facility (aka cell tower)	LL-R, RSF-1, RSF-2, RSF-3, RD, RD-MV, RM-1	Special exception [4]	60'	District minimum yard setback [6]	District minimum yard setback [6]
	MU-1, RM-2, MU-2	Special exception [4]	80'		
	O-I, GC, RAC	Special exception [4]	100' [5]		
	DAC, MC, NAC, CAC				
	LI, HI, INS-GEN, INS-U/M, INS-ZOO, INS-T/U, EC				
	OV-DC, OV-5P, OV-NMC, OV-HP	As permitted above with staff review subject all requirements of this Section.			
4. New HIGH-PROFILE stealth wireless communication facility (aka cell tower)	LL-R, RSF-1, RSF-2, RSF-3, RD, RD-MV, RM-1	Not permitted		N/A	
	MU-1, RM-2, MU-2	Special exception [4]	180'	300'	District minimum yard setback [6]
	O-I, GC, RAC	Special exception [4]		150' [7]	
	DAC, MC, NAC, CAC			150'	
	LI, HI, INS-GEN, INS-U/M, INS-ZOO, INS-T/U, EC			150'	
	OV-DC, OV-5P, OV-NMC, OV-HP	As permitted above with staff review subject all requirements of this Section.			
5. Existing structure	LL-R, RSF-1, RSF-2, RSF-3, RD, RD-MV, RM-1	Zoning Administrator	Support structure	N/A	0'

Article 4: Use Regulations

Sec. 17-4.2. Principal Uses

(c) Standards for Specific Principal Uses

TABLE 17-4.2(C)(2)A.1: PERMISSIBILITY OF BULK REQUIREMENT FOR WIRELESS COMMUNICATION FACILITIES ACCORDING TO SUPPORT STRUCTURE					
SUPPORT STRUCTURE	ZONING DISTRICTS	PERMITTED/TYPE OF REVIEW	MAXIMUM HEIGHT (IN FEET)	MINIMUM SETBACK FROM RESIDENTIAL DISTRICTS [1] (IN FEET)	MINIMUM SETBACK FROM PUBLIC ROW [2] (IN FEET)
< 40' high and increase or add height < 10'	MU-1, RM-2, MU-2	Zoning Administrator	< 10' above height of existing structure		
	O-I, GC, RAC	Zoning Administrator			
	DAC, MC, NAC, CAC				
	LI, HI, INS-GEN, INS-U/M, INS-ZOO, INS-T/U, EC				
	OV-DC, OV-5P, OV-NMC, OV-HP	As permitted above with staff review subject all requirements of this Section.			
6. Existing structure > 40' high and increase or add height < 10'	LL-R, RSF-1, RSF-2, RSF-3, RD, RD-MV, RM-1	Zoning Administrator	Support structure < 10' above height of existing structure	N/A	0'
	MU-1, RM-2, MU-2				
	O-I, GC, RAC	Zoning Administrator			
	DAC, MC, NAC, CAC				
	LI, HI, INS-GEN, INS-U/M, INS-ZOO, INS-T/U, EC				
OV-DC, OV-5P, OV-NMC, OV-HP	As permitted above with staff review subject all requirements of this Section.				
7. Existing structure < 40' High and Increase or Add Height > 10' and < 20'	LL-R, RSF-1, RSF-2, RSF-3, RD, RD-MV, RM-1	Not permitted	N/A		
	MU-1, RM-2, MU-2	Zoning Administrator	Support structure < 20' above height of existing structure	N/A	0'
	O-I, GC, RAC	Zoning Administrator			
	DAC, MC, NAC, CAC				
	LI, HI, INS-GEN, INS-U/M, INS-ZOO, INS-T/U, EC				
OV-DC, OV-5P, OV-NMC, OV-HP	As permitted above with staff review subject all requirements of this Section.				
8. Existing structure > 40' high and increase or add height > 10' and < 20'	LL-R, RSF-1, RSF-2, RSF-3, RD, RD-MV, RM-1	Zoning Administrator	Support structure < 20' above height of existing structure	N/A	0'
	MU-1, RM-2, MU-2	Zoning Administrator			
	O-I, GC, RAC	Zoning Administrator			
	DAC, MC, NAC, CAC				
	LI, HI, INS-GEN, INS-U/M, INS-ZOO, INS-T/U, EC				
OV-DC, OV-5P, OV-NMC, OV-HP	As permitted above with staff review subject all requirements of this Section.				
9. Existing structure	LL-R, RSF-1, RSF-2, RSF-3, RD, RD-MV, RM-1	Not permitted	N/A		
	MU-1, RM-2, MU-2				

Article 4: Use Regulations

Sec. 17-4.2. Principal Uses

(c) Standards for Specific Principal Uses

TABLE 17-4.2(C)(2)A.1: PERMISSIBILITY OF BULK REQUIREMENT FOR WIRELESS COMMUNICATION FACILITIES ACCORDING TO SUPPORT STRUCTURE					
SUPPORT STRUCTURE	ZONING DISTRICTS	PERMITTED/TYPE OF REVIEW	MAXIMUM HEIGHT (IN FEET)	MINIMUM SETBACK FROM RESIDENTIAL DISTRICTS [1] (IN FEET)	MINIMUM SETBACK FROM PUBLIC ROW [2] (IN FEET)
< 40' high and increase or add height > 20'	O-I, GC, RAC	Zoning Administrator	Support structure < 1 times the height of existing structure	N/A	0'
	DAC, MC, NAC, CAC				
	LI, HI, INS-GEN, INS-U/M, INS-ZOO, INS-T/U, EC				
	OV-DC, OV-5P, OV-NMC, OV-HP	As permitted above with staff review subject all requirements of this Section.			
10. Existing structure > 40' High and Increase or Add Height > 20'	LL-R, RSF-1, RSF-2, RSF-3, RD, RD-MV, RM-1	Not permitted	N/A		
	MU-1, RM-2, MU-2	Zoning Administrator	Support structure < 40' above height of existing structure	N/A	0'
	O-I, GC, RAC	Zoning Administrator			
	DAC, MC, NAC, CAC				
	LI, HI, INS-GEN, INS-U/M, INS-ZOO, INS-T/U, EC				
OV-DC, OV-5P, OV-NMC, OV-HP	As permitted above with staff review subject all requirements of this Section.				
NOTES:					
[1] Includes the LL-R, RSF-1, RSF-2, RSF-3, RD, RD-MV, RM-1, RM-2, MU-1, and MU-2 districts, PUDs that are principally residential, and property zoned similarly within Richland or Lexington Counties.					
[2] A letter from a registered professional structural engineer may be required in accordance with Sec. 17-4.2(c)(2)a.1(iv)(i) below.					
[3] A new guy-wire communication tower or new lattice communication tower having a height of between 225 feet and 300 feet may be only be approved as a special exception.					
[4] Subject to Sec. 17-4.2(c)(2)a.1(vi)(e) below.					
[5] Height may be increased by 30 feet only where the applicant demonstrates to the Board of Zoning Appeals that the additional height is necessary to accommodate the collocation and that the structure is designated and engineered to accommodate additional WCFs.					
[6] See Article 3: Zoning Districts.					
[7] A 300' minimum setback is required from the RSF-1, RSF-2, RSF-3, RD, RD-MV, and RM-1 districts.					

(b) Where a new communication tower or a new stealth WCF would be “visible” from property listed within the National Register of Historic Places, the South Carolina State Historic Preservation Officer shall issue a letter stating that the design would have no adverse effect before the Zoning Administrator shall issue a Zoning Permit. Where a new communication tower or a new stealth WCF would be “visible” from property listed within a locally designated architectural conservation district, historic commercial

Article 4: Use Regulations

Sec. 17-4.2. Principal Uses

(c) Standards for Specific Principal Uses

government interest in preventing and/or abating. This substantial government interest in preventing secondary effects, which is the City's rationale for this division, exists independent of any comparative analysis between sexually-oriented and non-sexually-oriented businesses. Additionally, the city's interest in regulating sexually-oriented businesses extends to preventing future secondary effects of either current or future sexually-oriented businesses that may locate in the City. The City finds that the cases and documentation relied on in these regulations are reasonably believed to be relevant to secondary effects.

- (c) The City hereby adopts and incorporates herein its stated findings and legislative record related to the adverse secondary effects of sexually-oriented businesses, including the judicial opinions and reports related to such secondary effects.

(iii) Location

- (a) A variance from any of the provisions of this section is prohibited. A special exception regarding any of the requirements of this section is prohibited.
- (b) A person commits a misdemeanor if that person operates or causes to be operated a sexually-oriented business outside of a designated LI or HI district. A sexually-oriented business shall be located within an LI or HI district; however no sexually-oriented business shall be permitted to operate within an LI or HI district that includes any of the following zoning districts:
 - (a) The OV-5P district;
 - (b) The OV-DC district;
 - (c) The OV-HP district;
 - (d) The OV-NMC district; and
 - (e) Any PD district.
- (c) A person commits a misdemeanor if that person operates or causes to be operated a sexually-oriented business within 900 feet of:
 - (a) A place of worship;
 - (b) A boundary of any residential district;

(i) Signage

- (1) To the maximum extent practicable, signage shall be located a minimum of 50 feet from protected lots.
- (2) Within 100 feet of protected lots, the maximum sign area for signs shall be reduced by 25 percent.
- (3) Within 20 feet of protected lots, signs other than ground signs are prohibited.
- (4) No sign shall be illuminated in such a way that it casts illumination onto protected lots that is incompatible with the residential character of the lot because of the illumination's intensity, duration, location or other characteristic.

(j) Open Space Set-Asides

- (1) Required open space set-asides shall be located between proposed development and protected lots, to the maximum extent practicable.
- (2) Outdoor recreation features such as swimming pools, tennis courts, playgrounds, and similar features shall be at least 50 feet from protected lots.

(k) Natural Features

Natural features such as existing vegetation, streams, wetlands, and other such features shall be used as transitions, where possible. Where such natural features are protected and preserved as transitions, pedestrian connections to adjoining uses are strongly encouraged.

(l) Operational Standards

- (1) Outdoor dining or other similar outdoor activities are prohibited within 150 feet of a protected lot;
- (2) Trash collection and other similar service functions are prohibited between the hours of 7:00 p.m. and 7:00 a.m.; and
- (3) Amplified music, singing, and other forms of noise audible at shared lot lines are prohibited after 10:00 p.m. Sunday through Thursday nights, and after 12:00 a.m. Friday and Saturday nights.
- (4) Recreation/Entertainment uses that involve outdoor fitness and/or use of free weights shall be prohibited within 150 feet of protected lots.

Sec. 17-5.7 Form and Design Standards

(a) Design Districts Standards

- (1) **Five Points Design Overlay (OV-5P)**
See Sec. 17-3.7(f), OV-5P: Five Points Design Overlay District .

Article 5: Development Standards

Sec. 17-5.7. Form and Design Standards

(b) Multifamily Form and Design Standards

(2) Downtown Columbia Overlay (OV-DC)

See Sec. 17-3.7(g), Overlay District OV-DC: Downtown Columbia Overlay District.

(3) North Main Corridor Design Overlay (OV-NMC)

See Sec. 17-3.7(h), OV-NMC: North Main Corridor Design Overlay District.

(b) Multifamily Form and Design Standards

(1) Purpose

The purpose of the multifamily form standards in this subsection is to:

- a. Establish a minimum level of development quality for multifamily development outside of the design overlay districts;
- b. Promote greater compatibility between multifamily residential development and other allowable uses; and
- c. Provide landowners, developers, architects, builders, business owners, and others with a clear and equitable set of parameters for constructing multifamily development.

(2) Applicability

a. General

Unless exempted in accordance with b below or expressly stated otherwise in the specific multifamily standard (see Sec. 17-5.7(b)(3), Form Standards), the standards in this subsection apply to the establishment of any new multifamily dwelling outside of any design overlay district.

b. Exemptions

The standards in this section do not apply to:

1. New multifamily development or an expansion or alteration of a multifamily building, that is located within the OV-5P, OV-DC, OV-NMC, or OV-HP district; and
2. Mixed-use dwellings.

c. Timing of Review

Review for compliance with the standards of this Section shall occur during review of a development application for a planned development (Sec. 17-2.5(d)), site plan (major or minor) (Sec. 17-2.5(i)), or zoning permit (Sec. 17-2.5(q)), as appropriate.

(c) Nonresidential and Mixed-Use Form and Design Standards

(1) Purpose

The purpose of these nonresidential and mixed-use form and design standards in this subsection is to ensure a minimum quality of form and design for commercial; public, civic, and institutional; and mixed-use development in a way that results in greater predictability during the development review process. More specifically, the purposes of this subsection are to:

- a. Encourage a more pedestrian-friendly environment through attention to human-scale design and site features to limit large, bulky buildings with few architectural details;
- b. Foster greater compatibility between adjacent residential and nonresidential development;
- c. Limit the impacts of automobile-oriented development in commercial and mixed-use areas; and
- d. Improve the appearance of the City generally.

(2) Applicability

a. General

Unless exempted in accordance with b below or expressly stated otherwise in the specific nonresidential and mixed-use standard (see Sec. 17-5.7(c)(3), Form and Design Standards), the standards in this subsection apply to the establishment of any new mixed-use development; Commercial Use; or Public, Civic, and Institutional Use, outside of the design overlay districts.

b. Exemptions

The standards in this section do not apply to the following:

1. The establishment of a mixed-use development; a Commercial Use; or a Public, Civic, and Institutional Use, that is located within the OV-5P, OV-DC, OV-NMC, or OV-HP district; and
2. Projects that entail only the expansion or alteration of a building.

c. Timing of Review

Review for compliance with the standards of this subsection shall occur during review of a development application for a planned development (Sec. 17-2.5(d)), site plan (major or minor) (Sec. 17-2.5(i)) or zoning permit (Sec. 17-2.5(q)), as appropriate.

(3) Form and Design Standards

Nonresidential and mixed-use development that is subject to this subsection shall comply with the standards that are listed as applicable in the zoning district in which the development is located in Table 17-5.7(c)(3): Nonresidential and Mixed-Use Form Standards.

Article 9: Definitions and Rules of Measurement

Sec. 17-9.4. Definitions

(b) Interpretation of Unlisted Uses

aged); purity of species composition; rare or unusual nature of the species; historical significance; or exceptional aesthetic quality.

GREEN ROOF

A vegetative layer grown on a rooftop.

GREENHOUSE

A structure made of glass, plastic, or fiberglass in which temperature and humidity can be controlled for the cultivation of plants.

GREENWAY SYSTEM

A series of linear parks, typically beside a road or stream, that contain and are connected by shared use trails or similar pedestrian and bicycle pathways.

GROSS FLOOR AREA

The total horizontal area of all floors of a building, including exterior balconies, mezzanines, and porches but excluding stairways and elevator shafts, measured from the interior faces of the exterior walls of a building.

GROUND COVER

Low-growing plants that grow in a spreading fashion to form a more or less solid mat of vegetation, generally planted to provide decorative landscaping or permeable cover for bare earth that prevents soil erosion.

GUY-WIRE COMMUNICATION TOWER

A ground-mounted tower supported by guys extending from various points upon the tower to anchors at the base of the tower that supports wireless communication antenna.

HARDWOOD TREE

A broad-leaved tree as opposed to a needle-bearing coniferous tree.

HAZARD TO NAVIGATION

Related to airport operations, an obstruction determined to have a substantial adverse effect on the safety and efficient utilization of the navigable airspace.

HEALTH DEPARTMENT

The South Carolina Department of Health and Environmental Control and subordinate health agencies having jurisdiction over the land area in which a proposed subdivision is located.

This ordinance effective date will be January 5, 2026.