

ORIGINAL

ORDINANCE NO.: 2025-087

Amending the Bull Street Neighborhood Planned Development District (PD)

WHEREAS, an application has been made for a Major Amendment to the Bull Street Neighborhood Planned Development District (PD) within the City of Columbia, S.C., identified as the properties generally bound by Bull Street, Colonial Drive, Harden Street, and Calhoun Street and by Richland County TMS#s 09016-16-02; 09113-15-01; 09113-16-01 through -13; 09113-17-01; 11404-09-01 through -32; 11404-10-01 through -09; 11404-11-01, -03, -04, -05; 11404-12-01; 11501-01-01 (portion), -02, -03, -04, -06, -09, -12, -13, -14, -16, -18 through -26; 11501-02-01 through -04; 11501-03-01; 11501-04-01; 11501-05-01; 11501-06-01; 11502-03-01 through -07; and,

WHEREAS, City Council amended the Official Zoning Map to include the Bull Street Neighborhood Planned Unit Development District (PUD) on October 2, 2012, and incorporated the Bull Street Neighborhood Planned Development District (PD) in the Unified Development Ordinance (UDO) by Ordinance No.: 2019-013 and Official Zoning Map of the City of Columbia, S.C. by Ordinance No.: 2021-001, both amended from time to time, in accordance with the authority in Title VI of the SC Code; and

WHEREAS, §1.6.1 of the Bull Street Neighborhood Planned Development District requires an increase in the maximum height of buildings in T-4, T-5, and Special District to be considered a Major Amendment and to be approved by the City of Columbia City Council pursuant to the requirements of §6-29-740 and the procedures of §6-29-760 of SC Code; and

WHEREAS, the City of Columbia Planning Commission has reviewed the application and made a recommendation to City Council regarding the application in accordance with §17-2.5(d)(3)(f) of the UDO; and

WHEREAS, the Columbia City Council has held a public hearing in accordance with §17-2.4(f) of the UDO and §6-29-760 of the SC Code; and

WHEREAS, the Columbia City Council has determined that the proposed Major Amendment meets one or more of the criteria set forth by §17-2.5(d)(4), Planned Development Decision Standards, of the UDO; NOW THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia this 28th day of October, 2025, that:

1. The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.
2. The Bull Street Neighborhood Planned Development District (PD), identified as the properties generally bound by Bull Street, Colonial Drive, Harden Street, and Calhoun Street and by TMS#s 09016-16-02; 09113-15-01; 09113-16-01 through -13; 09113-17-01; 11404-09-01 through -32; 11404-10-01 through -09; 11404-11-01, -03, -04, -05; 11404-12-01; 11501-01-01 (portion), -02, -03, -04, -06, -09, -12, -13, -14, -16, -18 through -26; 11501-02-01 through -04; 11501-03-01; 11501-04-01; 11501-05-01;

11501-06-01; 11502-03-01 through -07, and as shown in Attachment A, is hereby amended to increase the allowable height within Special Districts to ten (10) stories, as shown on Attachment B.

Requested by:

Assistant City Manager Palen

Approved by:

Ceresa B. Wilson
City Manager

Approved as to form:

[Signature]
City Attorney

Introduced: 10/21/2025
Final Reading: 10/28/2025

[Signature]
Mayor

ATTEST:

Uika D. Hammend
City Clerk

- a. Awnings, Arcades, and Galleries may encroach the Sidewalk to within two (2) feet of the Curb but must clear the Sidewalk vertically by at least eight (8) feet.
- b. Stoops, Lightwells, balconies, bay windows, and terraces may encroach the first Layer 100% of its depth. (Table 17d)
- c. Loading docks and service areas shall be permitted on Frontages only by Warrant.
- d. In the absence of a building Facade along any part of a Frontage Line, a Streetscreen shall be built co-planar with the Facade.
- e. Streetscreens should be a minimum of three and a half (3.5) feet in height. The Streetscreen may be replaced by a hedge or fence only with permission from the DRB. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.

5.5.4 Specific to Special Districts and Baseball Special District

- a. Primary and Secondary Buildings within a Special District shall not place rear facades along thoroughfares which abut T-4 General Urban or T-5 Urban Center Zone. Primary and Secondary Buildings within a Special District shall screen rear facades built adjacent to T-4 General Urban or T-5 Urban Center Zone by means approved by DRB. With the approval of the DRB, exceptions may be granted by Warrant, or to conform to existing structures on adjacent property.
- b. Primary and Secondary buildings with front and side facades built adjacent to thoroughfares that abut existing development in a T-4 General Urban or T-5 Urban Center Zone should activate the length of the front façade with entrances and/or windows. Liner buildings may be used to mask blank facades greater than fifty (50) feet in length. Liner building uses should complement the uses of existing buildings in the T-4 General Urban or T-5 Urban Center Zone they face.
- c. Loading and Service areas in a Special District shall be screened from public right-of-way.
- d. Maximum height for Structures in Special Districts shall not exceed ~~six (6) stories except for Special Districts along Harden in which Structures shall not exceed~~ ten (10) stories.
- e. Maximum height for Structures in the Baseball Special District shall be pursuant to standards to be adopted after adoption of a development agreement and amendments to the Bull Street Code by City Council.
- f. Surface parking lots abutting Harden, Colonial, and Bull Streets shall be set back an average of ten (10) feet from the edge of the right-of-way and landscaped accordingly.

5.6 BUILDING FUNCTION

5.6.1 General to All Transect Zones

- a. Buildings in each Transect Zone shall conform to the Functions on Table 10, Table 12.

5.6.2 Specific to zones T-4, T-5

- a. Accessory Functions of Limited Lodging or Limited Office shall be permitted within an Accessory Building. See Table 10.

5.6.3 Specific to zones T-5

FORM-BASED CODE

Bull Street Neighborhood

