

ORDINANCE NO.: 2025-088

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 28th day of October, 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

Standard	All Uses
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
Notes: ft. = feet sf. = square feet du. = dwelling unit	

[1] A minimum lot area of 3,300 square feet is required. To establish or reestablish a A duplex (two-family dwelling), a lot must be of sufficient area to meet density requirements, however a duplex may be established on any single vacant 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. Notwithstanding the requirements in Section 17-7.2(d) *Expansion or Enlargement*, a nonconforming duplex may be expanded or enlarged, provided:

- a. A Certificate of Zoning Compliance is issued by the Zoning Administrator in accordance with section 17-7.2(c) *Determination of Nonconformity Status*;
- b. The expansion or enlargement conforms to overlay requirements, if any;
- c. The expansion or enlargement not increase the heated area of the duplex above 120 percent of the average heated area for one- and two-family dwellings on the same block face, as determined by the most recent County tax records; and
- d. The expansion or enlargement is not exempt from meeting setback, height, and lot coverage requirements.

Requested by:

Assistant City Manager Palen

Approved by:

Cheresea B. Wilson
City Manager

Approved as to form:

[Signature]
City Attorney

[Signature]
Mayor

ATTEST:

Erika D. Hammond
City Clerk

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