

ORDINANCE NO.: 2025-107

Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17 (Unified Development Ordinance), Article 4: Use Regulations Sec. 17-4.2 Principal Uses and Sec. 17-9.3 Use Classification and Interpretation

BE IT ORDAINED by the Mayor and Council this 6th day of January, 2026, that the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17 (Unified Development Ordinance), Article 4: Use Regulations, Sec. 17-4.2. Principal Uses and Sec. 17-9.3 Use Classification and Interpretation is amended to read as follows:

Sec. 17-4.2 Principal Uses

(c) Standards for Specific Principal Uses

(3) Commercial Uses

g. Visitor Accommodation Uses

1. Short-Term Rental (STR)

A short-term rental located within a residential base zoning district shall only be located upon a parcel having frontage on a street containing four through lanes and classified as a Major Arterial, Minor Arterial, or Collector in the most recent update of the City of Columbia Comprehensive Plan transportation maps.

Sec. 17-9.3 Use Classification and Interpretation

(a) Principal Use Classification System

(5) Commercial Uses Classification

j. Visitor Accommodation Uses

3. Hotel or motel

A building or group of buildings providing lodging accommodations to paying guests in individual guest rooms or suites and related services and facilities including but not limited to: linen/housekeeping services, meeting rooms, ballrooms, beverage rooms, and food services. A bed and breakfast or a short-term rental (STR) is not a hotel or motel.

4. Short-term rental (STR)

The use and enjoyment of a dwelling unit, or portion thereof, for a duration of less than 30 consecutive days in exchange for valuable consideration. Bed and breakfast establishments, Campgrounds, and Hotels or motels are excluded from this definition.

Requested by:

Assistant City Manager Palen

Approved by:

Cherese B. Wilson
City Manager

Approved as to form:

[Signature]
City Attorney

Introduced: 12/16/2025
Final Reading: 01/06/2026

[Signature]
Mayor

ATTEST:

Quika D. Hammond
City Clerk

(4) Principal Use Table for Base Zoning Districts

TABLE 17-4.2(B)(4): PRINCIPAL USE TABLE FOR BASE ZONING DISTRICTS																													
P = PERMITTED BY RIGHT C = ALLOWED CONDITIONAL S = ALLOWED AS SPECIAL EXCEPTION BLANK CELL = PROHIBITED																													
Principal Use Category	Principal Use Type	Residential Districts						Mixed-Use, Activity Center, and Corridor Districts						Institutional and Campus Districts				Industrial Districts			Use-Specific Standards								
		T/C	LL-R	RSF-1	RSF-2	RSF-3	RD	RD-MV	RM-1	RM-2	MU-1	MU-2	NAC	CAC	RAC	O-I	DAC	GC	MC	INS-GEN		INS-U/M	INS-ZOO	INS-T/U	LI	HI	EC		
	Personal vehicle sales and rentals																										Sec. 17-4.2(c)(3)f.1		
	Vehicle equipment supplies sales and rentals												P	P	P		P	P	P							P			
	Vehicle paint and finishing shop																									P	P	P	
	Vehicle towing and wrecker service																									C	C		Sec. 17-4.2(c)(3)f.5
Visitor Accommodations Uses	Bed and breakfast									P	P	P	P	P	P	P	P	P											
	Campground	S	S																										
	Hotel or motel													P	P	P	P	P	P									P	
	<u>Short-term rental (STR)</u>	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P								P	<u>Sec. 17-4.2(c)(3)g.1.</u>	
AGRICULTURAL USES																													
Agriculture and Forestry Uses	Agriculture and forestry uses, not elsewhere listed	P	P																							P	P	P	
	Community garden	C	C	C	C	C	C	C	C	C	C	C	C	C	C	S	C	S	C	C	C	C	C	C			C	Sec. 17-4.2(c)(4)a.1	
	Crop production and processing	P	P	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Forestry	P	P																										
INDUSTRIAL USES																													
Freight Movement, Warehousing, and Wholesale Uses	Contractor's yard																									P	P		
	Motor freight facility																									P	P		
	Petroleum bulk station or terminal																										P		
	Warehouse distribution and storage																		S							P	P	P	
	Wholesale sales, not elsewhere listed																		S							P	P	P	