

ORDINANCE NO.: 2010-110

Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article III, Zoning, Division 1, Generally, Sec. 17-54 Rules of construction; interpretation of types of districts (i) (1) c to add RD-2; Division 7, General Regulations, Sec. 17-231 Districts enumerated (c) to add RD-2 Mill Village Two-Family Residential District; Division 8, District Descriptions; Use and Dimensional Regulations, Sec. 17-234 RD two-family residential district to add RD-2; Sec. 17-258 Table of permitted uses to add RD-2; Sec. 17-275 Lot size, setback and height requirements to add RD-2; Sec. 17-282 Antennas (c) to add RD-2; Sec. 17-283 Wireless communication facilities to add RD-2; Division 9, Supplementary District Regulations, Sec. 17-321 Private dormitory (a) (1) to add RD-2; and Division 12, Signs, Sec. 17-406 Permitted signs (a) to add RD-2

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BE IT ORDAINED by the Mayor and Council this 28th day of July, 2010, that the 1998 Code of Ordinances of the City of Columbia South Carolina, Chapter 17, Planning, Development and Zoning, Article III, Zoning, Division 1, Generally, Sec. 17-54 Rules of construction; interpretation of types of districts (i) (1) c to add RD-2; Division 7, General Regulations, Sec. 17-231 Districts enumerated (c) to add RD-2 Mill Village Two-Family Residential District, Division 8, District Descriptions; Use and Dimensional Regulations, Sec. 17-234 RD two-family residential district to add RD-2; Sec. 17-258, Table of permitted uses to add RD-2; Sec. 17-275 Lot size, setback and height requirements to add RD-2; Sec. 17-282 Antennas (c) to add RD-2; Sec. 17-283 Wireless communication facilities to add RD-2; Division 9, Supplementary District Regulations, Sec. 17-321 Private dormitory (a) (1) to add RD-2; and Division 12, Signs, Sec. 17-406 Permitted signs (a) to add RD-2, are amended to read as follows:

Sec. 17-54. Rules of construction; interpretation of types of districts.

- (a) *Words to have customary meanings.* The words and phrases used in this article shall have their customary meanings, or shall be defined as defined in a standard dictionary, except for the specific words and phrases as defined in this article.
- (b) *Tense.* The present tense includes the future tense.
- (c) *Number.* The singular number includes the plural number, and the plural number includes the singular number.
- (d) *Person.* The word "person" includes a firm, association, partnership, trust, company, corporation, or any other entity usually defined in legal usage as a person.
- (e) *Shall and may.* The word "shall" is mandatory; the word "may" is permissive.
- (f) *Used and occupied.* The word "used" or "occupied" includes the words "intended, designed or arranged to be used or occupied."
- (g) *Lot.* The word "lot" includes the words "plot or parcel."
- (h) *Structure.* The word "structure" includes the word "building."
- (i) *Interpretation of types of districts or zones.* Types of districts or zones, when used as a descriptive term for purposes of identifying certain circumstances in which particular regulations are applied (as, for example, "... when such parking lot is contiguous to a residential district ...") are defined as follows:
- (1) Residential districts include:
- a. D-1 development district;
 - b. RS-1, RS-1A, RS-2 and RS-3 single-family residential districts;
 - c. RD and RD-2 two-family residential district; and
 - d. RG-1, RG-1A, RG-2 and RG-3 general residential districts.
- (2) Commercial districts include:
- a. C-1 office and institutional district;
 - b. C-2 neighborhood commercial district;
 - c. C-3 general commercial district;
 - d. C-4 central area commercial district;
 - e. C-5 central business district;
 - f. C-6 limited commercial district; and
 - g. -MU multiple use district.
 - h. MX-1 mixed-use corridor/neighborhood district.
 - i. MX-2 mixed-use urban
- (3) Industrial districts include:
- a. M-1 light industrial district; and
 - b. M-2 heavy industrial district.
- (4) Other districts not enumerated in this subsection shall be interpreted by the zoning administrator as being specifically residential, commercial or industrial, in any particular instance in keeping with the protective intent and purpose of this article as interpreted in the specific instance.
- (j) *Interpretation of "contiguous" as applied to lots or districts.* The word "contiguous," as applied to lots or districts, shall be interpreted as meaning "sharing a common boundary of ten or more feet in length."

Sec. 17-231. Districts enumerated.

- (a) For the purpose of promoting the health, safety, morals and general welfare of the city, and for other purposes as enumerated in division 1 of this article, the city is hereby divided into districts, as enumerated in this division, within which are regulated and restricted the erection, construction, reconstruction, alteration, repair or use of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts and other open spaces, the density of population and the location and use of buildings, structures and land for trade, industry, residence or other purposes.
- (b) The regulations in this article have been made with reasonable consideration of, among other things, the character of each district and its peculiar suitability for particular uses and with a view to encouraging the most appropriate use of land throughout the city.
- (c) The regulations of this division shall apply uniformly to each class or kind of structure or land located within any of the following district classifications respectively:
- D-1 Development District
 - RS-1 Single-Family Residential District
 - RS-1A Single-Family Residential District

- RS-1B Single-Family Residential District
- RS-2 Single-Family Residential District
- RS-3 Single-Family Residential District
- RD Two-Family Residential District
- RD-2 Mill Village Two-Family Residential District
- RG-1 General Residential District
- RG-1A General Residential District
- RG-2 General Residential District
- RG-3 Townhouse and High-Rise Residential District
- UTD Urban Transitional District
- C-1 Office and Institutional District
- C-2 Neighborhood Commercial District
- C-3 General Commercial District
- C-3A General Commercial Overlay District
- C-4 Central Area Commercial District
- C-5 Central Business District
- C-6 Limited Commercial District
- MX-1 Mixed-Use Corridor/Neighborhood District
- MX-2 Mixed-Use Urban
- M-1 Light Industrial District
- M-2 Heavy Industrial District
- PUD-R Residential Planned Unit Development District
- PUD-C Commercial Planned Unit Development District
- MU Multiple Use Areas
- AP Airport Height Restrictive Area
- FW Floodway Area
- FP Floodplain Area
- DP Design and Preservation Area
- S Sign Designated Area
- DD Design/Development District
- PD Planned Development Area
- 5P Five Points Overlay District
- ID Innovista Design District

Sec. 17-234. RD and RD-2 two-family residential district.

The RD and RD-2 districts are intended as one- and two-family residential areas with attached and detached units with medium to high population densities. RD-2 is intended for use only in historic mill village areas and only shall be applied where more than 50 percent of the parcels retain the original mill village residence. Certain structures and uses required to serve governmental, educational, religious, noncommercial recreational, and other needs of those areas are permitted outright within such districts or are permissible as special exceptions subject to restrictions and requirements intended to preserve and protect the two-family residential character of the district.

Sec. 17-258. Table of permitted uses.

Uses permitted in the general zoning districts shall be as set forth in table 1 and as modified by special provisions, exceptions and conditions contained elsewhere in this article.

- (1) Symbols used in table 1 are as follows:
 - a. "x" means that the indicated use is permitted in the indicated district.
 - b. "e" means that the indicated use is permitted in the indicated district, subject to the granting of a special exception by the board of zoning appeals.
 - c. "a" means that the indicated use is permitted as an accessory use in the indicated districts.
 - d. "a/e" means that the indicated use is permitted as an accessory use in indicated districts, but is also permitted in those districts as a principal use if approved by the board of zoning appeals as a special exception.
 - e. "n.e.c." means "not elsewhere covered" in the Standard Industrial Classification Coding Manual.
 - f. "n.r." means "no requirement."
 - g. "c" means that the indicated use is permitted in the indicated district, provided the owner and/or tenant complies with the associated conditions set forth in this article.
 - h. "o" means indicated use is permitted in the indicated district as office only.
 - i. "a/c" means that the indicated use is permitted as an accessory use in indicated districts, but is also permitted as a primary use provided the owner and/or tenant complied with the associated conditions set forth in this article.
- (2) Any use not permitted in a district is expressly prohibited.
- (3) In residential districts, the following uses are prohibited:
 - a. Storage in connection with a trade;
 - b. Storage or long term parking of commercial vehicles or industrial storage in excess of one day; and
 - c. Storage of building materials except in connection with active construction.
- (4) A section number following the use category means that the use is allowed but must meet the conditions and requirements set forth in the referenced section.
- (5) The zoning administrator may utilize the Standard Industrial Classification Manual to determine the appropriate classification of land use.

Principal Uses			D-1	RS-1 RS-1A RS-1B RS-2 RS-3	RD RD-2	RG-1	RG-1A	RG-2	RG-3	C-1	C-2	C-3	C-3A	C-4	C-5	C-6	M-1	M-2	UTD	MX-1	MX-2	Off-Street Parking Requirements	
DIVISION A. AGRICULTURE, FORESTRY AND FISHING																							
1	Agricultural production--Crops																						
18	Horticultural specialties		x																			2 spaces per acre and 1 space per 1,000 square feet of office and/or retail	
	181	Ornamental floriculture and nursery products	x																				
	182	Food crops grown within a covered enclosure	x	a/e	a/e	a/e	a/e	a/e	a/e	a/e	a/e	a/e	a/e	a/e	a/e	a/e	a/e	x	x	a/e	a/e		a/e
	183	Aquaponics	a															a	a				
	189	Horticultural specialties not elsewhere classified	x																				
	19	General farms, primarily crop	x	a/e	a/e	a/e	a/e	a/e	a/e	a/e	a/e	a/e	a/e	a/e	a/e	a/e	a/e	a/e	a/e	a/e	a/e	a/e	No requirement
2	Agricultural production--Livestock		x																				
7	Agricultural services																						
	74	Veterinary services (section 17-256)																					
	741	With indoor kennels								e	e	x	x	x				x			x	x	3 for each 1,000 square feet of gross floor area
	742	With outdoor kennels								e	e	x	e	x				x					

Principal Uses		D-1	RS-1 RS-1A RS-1B RS-2 RS-3	RD RD-2	RG-1	RG-1A	RG-2	RG-3	C-1	C-2	C-3	C-3A	C-4	C-5	C-6	M-1	M-2	UTD	MX-1	MX-2	Off-Street Parking Requirements	
78	Landscape and horticultural services																					
	781 Landscape counseling and planning								x	x	x	x	x	x		x	x	x	x	x		3 for each 1,000 square feet of gross floor area
	782 Lawn and garden services										x	e				x	x					1.7 for each 1,000 square feet of gross floor area
	783 Ornamental shrub and tree services										x	e				x	x					
8	Forestry	x																				No requirement
9	Fishing, hunting and trapping	x																				1.7 for each 1,000 square feet of gross floor area
	91 Commercial fishing	x																				
	92 Fish hatcheries and preserves	x																				
	97 Hunting and trapping, and game propagation	x																				
DIVISION B. MINING																						
14	Mining and quarrying of nonmetallic minerals, except fuels																		x			No requirement
DIVISION C. CONSTRUCTION																						
15	Building construction--General contractors and operative builders															x	x					3 for each 1,000 square feet of gross floor area
	151 Office only								x	x	x	e	x	x	x	x	x	a/e	x	x		
16	Construction other than building construction--General contractors															x	x					
	161 Office only								x	x	x	e	x	x	x	x	x	a/e	x	x		
17	Construction--Special trade contractors															x	x					
	171 Office only											e				x	x	a/e	x	x		
DIVISION D. MANUFACTURING (section 17-293)																						
20	Food and kindred products															x	x				a/c	1.7 for each 1,000 square feet of gross floor area
	205 Bakery products										x					x	x				a/c	
	206 Microbrewery (section 17-290)										c					x	x		c	c		
21	Tobacco products																x					
22	Textile mill products																x				a/c	
23	Apparel and other finished products made from fabrics and similar materials															x	x		e	a/c		
24	Lumber and wood products, except furniture															x	x				a/c	3 for each 1,000 square feet of gross floor area

Principal Uses		D-1	RS-1 RS-1A RS-1B RS-2 RS-3	RD RD-2	RG-1	RG-1A	RG-2	RG-3	C-1	C-2	C-3	C-3A	C-4	C-5	C-6	M-1	M-2	UTD	MX-1	MX-2	Off-Street Parking Requirements					
241	Logging camps and logging contractors	e																								
25	Furniture and fixtures										e		e				x	x		e	a/c	1.7 for each 1,000 square feet of gross floor area				
26	Paper and allied products																x		e	a/c						
27	Printing, publishing and allied industries										x		e	e			x	x	e	a/c						
28	Chemicals and allied products																	x		a/c						
29	Petroleum refining and related industries																	x								
30	Rubber and miscellaneous plastic products																			a/c						
31	Leather and leather products																			x						
32	Stone, clay, glass and concrete products																			x	e		a/c			
33	Primary metal industries																				x		a/c			
34	Fabricated metal products, except machinery and transportation equipment																				x		e	a/c		
35	Machinery, except electrical																				x	a/c	1.7 for each 1,000 square feet of gross floor area			
36	Electrical and electronic machinery, equipment and supplies																					x		a/c		
37	Transportation and equipment																					x				
38	Measuring, analyzing and controlling instruments; photographic, medical and optical goods; watches and clocks																					x		x	a/c	
39	Manufacturing industries, not elsewhere classified																					x	e	a/c		
DIVISION E. TRANSPORTATION, COMMUNICATION, ELECTRIC, GAS AND SANITARY SERVICES																										
40	Railroad transportation																					x	e	1.7 for each 1,000 square feet of gross floor area		
401	Railroads																						x		e	
402	Railway express service																					x	x		e	
41	Local and suburban transit and interurban highway passenger transportation and service facilities for motor vehicle passenger transportation																					e	e			
42	Motor freight transportation and warehousing																					x	x			
421	Trucking, local and long distance																					x	x			
	4212	Local trucking without storage																					e	x	x	

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Principal Uses			D-1	RS-1 RS-1A RS-1B RS-2 RS-3	RD RD-2	RG-1	RG-1A	RG-2	RG-3	C-1	C-2	C-3	C-3A	C-4	C-5	C-6	M-1	M-2	UTD	MX-1	MX-2	Off-Street Parking Requirements	
	4214	Local trucking with storage															x	x					
	422	Public warehousing															x	x					
	4227	Miniwarehouse (section 17-260)										e					x						
	423	Terminal and joint terminal maintenance facilities for motor freight transportation															x	x				4 for each 1,000 square feet of gross floor area	
	424	Private commercial storage (section 17-260)								a	a	x		x	a	a	x	x			x	1.7 for each 1,000 square feet of gross floor area	
43	U.S. Postal Service									e	e	e	x	e	e	e	x		e	e	e	4 for each 1,000 square feet of gross floor area	
44	Water transportation																x	x				1.7 for each 1,000 square feet of gross floor area	
45	Transportation by air																x	x					
46	Pipelines																x	x					
47	Transportation services																x	x					
	472	Arrangement of Transportation Services								x	x	x	x	x	x	x	x	x		x	x	3 for each 1,000 square feet of gross floor area	
48	Communication																						
	481	Telephone communication (wire or radio)										x	x	x	x		x				x	x	3 for each 1,000 square feet of gross floor area
	482	Telegraph										x	x				x						
	483	Radio and television broadcasting										x	x	x	x	x	x	x		e	e		
	484	Cable								x							x						
	489	Communication services, not elsewhere classified										x							x	x		1.7 for each 1,000 square feet of gross floor area	
49	Electric, gas and sanitary services																						
	491	Electric substations	e	e	e	e	e	e	e	e	e	e	e	e	e	e	x	x	e	e	e	1.7 for each 1,000 square feet of gross floor area	
	492	Gas production and distribution															e	x					
	493	Combination electric and gas, and other utility services																x	e				
	494	Water supply (section 17-258)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
	495	Sanitary services																					
	4952	Sewerage systems (section 17-259)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
	4953	Refuse systems																	x				

Principal Uses		D-1	RS-1 RS-1A RS-1B RS-2 RS-3	RD RD-2	RG-1	RG-1A	RG-2	RG-3	C-1	C-2	C-3	C-3A	C-4	C-5	C-6	M-1	M-2	UTD	MX-1	MX-2	Off-Street Parking Requirements	
DIVISION F. WHOLESALE TRADE																						
50 Wholesale trade--Durable goods																	x	x				1.7 for each 1,000 square feet of gross floor area
501	Motor vehicles and automotive parts and supplies										e						x	x				
5093	Scrap																e	e				
51 Wholesale trade--Nondurable goods																						
511	Paper and paper products										e						x	x				1.7 for each 1,000 square feet of gross floor area
512	Drugs, drug proprietaries and druggists' sundries										e							x				
513	Apparel--Goods and notions										e						x	x				
514	Groceries and related products										e						x	x				
515	Farm products--Raw materials																x	x				
516	Chemicals and allied products																x	x				
517 Petroleum and petroleum products																						
5171	Petroleum bulk stations and terminals																	x				1.7 for each 1,000 square feet of gross floor area
5172	Petroleum and petroleum products wholesalers, except bulk stations and terminals																x	x				
518	Beer, wine and distilled alcoholic beverages																x	x				1.7 for each 1,000 square feet of gross floor area
519	Miscellaneous nondurable goods										e						x	x				
DIVISION G. RETAIL TRADE (section 17-260)																						
52 Building materials, hardware, garden supply and mobile home dealers																						
521	Lumber and other building materials dealers																x			e		1.7 for each 1,000 square feet of gross floor area
523	Paint, glass and wallpaper stores									x	x	x	x	x	x	x			x	x		
525	Hardware stores									x	x	x	x	x	x	x			x	x		3.5 for each 1,000 square feet of gross floor area
526	Retail nurseries, lawn and garden supply stores									x	x	x			x	x			x	x		
527	Mobile home dealers																	x				3 for each 1,000 square feet of gross floor area
53 General merchandise stores																						
531	Department stores																			x	x	3.5 for each 1,000 square feet

Principal Uses		D-1	RS-1 RS-1A RS-1B RS-2 RS-3	RD RD-2	RG-1	RG-1A	RG-2	RG-3	C-1	C-2	C-3	C-3A	C-4	C-5	C-6	M-1	M-2	UTD	MX-1	MX-2	Off-Street Parking Requirements	
533	Variety stores									x	x	x	x	x	x					x	x	of gross floor area
539	Miscellaneous general merchandise stores									x	x	x	x	x	x	x					x	
54 Food stores																						
541	Grocery stores									x	x	x	x	x	x	x				x	x	3.5 for each 1,000 square feet of gross floor area
543	Fruit stores and vegetable markets										x	x				x				x	x	
546	Retail bakeries									x	x	x	x	x	x	x				x	x	3.5 for each 1,000 square feet of gross floor area
549	Miscellaneous									x	x		x	x	x	x				x	x	3 for each 1,000 square feet of gross floor area
55 Automotive dealers and gasoline service stations																						
551	Motor vehicle dealers (new and used) (17-286)										x		x			x				c	c	3 for each 1,000 square feet of gross floor area
552	Motor vehicle dealers (used only) (17-286)										x		x			x				c	c	3.5 for each 1,000 square feet of gross floor area
553	Auto and home supply stores (17-286)									x	x	x	x	x	x	x				c	c	3.3 for each 1,000 square feet of gross floor area
554	Gasoline service stations									e	e	x	e	e	e	x	x			e	e	
555	Boat dealers (17-286)									e	e					x				c	c	3.5 for each 1,000 square feet of gross floor area
556	Recreational and utility trailer dealers (17-286)									e	e					x				c	c	
56	Apparel and accessory stores								c	x	x	x	x	x	x	x				x	x	3 for each 1,000 square feet of gross floor area
57	Furniture, home furnishings and equipment stores									x	x	x	x	x	x	x				x	x	
58 Eating and drinking places																						
5812	Eating places								a	x	x	x	x	x	x	x				x	x	8 for each 1,000 square feet of gross floor area
5813	Drinking places (alcoholic beverages) (section 17-266)								e	e	e	e	x	x	e	x				c	e	12 for each 1,000 square feet of gross floor area
59 Miscellaneous retail																						
591	Drugstores and proprietary stores								a	x	x	x	x	x	x	x				x	x	3.5 for each 1,000 square feet of gross floor area
592	Liquor stores									e	x	e	x	x	x	x				x	x	
5931	Used merchandise stores with weapons										e	e	e	e	e	e	e			e	e	
5932	Used merchandise stores without weapons (17-287)										c	c	c	c	c	c	c			c	c	

Principal Uses		D-1	RS-1 RS-1A RS-1B RS-2 RS-3	RD RD-2	RG-1	RG-1A	RG-2	RG-3	C-1	C-2	C-3	C-3A	C-4	C-5	C-6	M-1	M-2	UTD	MX-1	MX-2	Off-Street Parking Requirements
5933	Pawn shops										e	e	e	e	e	e	e		e	e	
594	Miscellaneous shopping goods stores									x	x	x	x	x	x	x			x	x	
596 Non-store retailers																					
5961	Mail order house									x	x	x	x	x	x	x			x	x	3 for each 1,000 square feet of gross floor area
5962	Automatic merchandising machine operators										x	x				x					3 for each 1,000 square feet of gross floor area
598 Fuel and ice dealers																					
5982	Fuel and ice dealers, except fuel oil dealers and bottled gas dealers										x		x			x					3.5 for each 1,000 square feet of gross floor area
5983	Fuel oil dealers										e					x	x				1.7 for each 1,000 square feet of gross floor area
5984	Liquefied petroleum gas (bottled gas) dealers										e					x	x				
599 Retail stores, not elsewhere classified																					
5992	Florist								e	x	x	x	x	x	x	x			x	x	3.5 for each 1,000 square feet of gross floor area
5993	Cigar store and stands								e	x	x	x	x	x	x	x			x	x	
5994	News dealers and newsstands								e	x	x	x	x	x	x	x			x	x	
5999	Miscellaneous retail stores, not elsewhere classified								e	x	x	x	x	x	x	x			x	x	
DIVISION H. FINANCE, INSURANCE AND REAL ESTATE (60--67)																					
6141	Non-depository personal credit institutions (pay day loan and/or title loan establishments)								e	e	e	e	e	e	e	e	e	e			3 for each 1,000 square feet of gross floor area
6553	Cemetery subdividers and developers	e	e	e	e	e	e	e	x	x	x	x	x	x	x	x	x	x	x	o	o
DIVISION I. SERVICES																					
70 Hotels, roominghouses, camps and other lodging places																					
701	Hotels, motels and tourist courts										x	e	x	x	x				x	x	1 for each bedroom
701.1	Suite hotel (section 17-269)								e	x			x	x	x	x			x	x	
701.2	Bed and breakfast hotel (section 17-268)			e					e	x			x	x	x	x			x	x	

Principal Uses		D-1	RS-1 RS-1A RS-1B RS-2 RS-3	RD RD-2	RG-1	RG-1A	RG-2	RG-3	C-1	C-2	C-3	C-3A	C-4	C-5	C-6	M-1	M-2	UTD	MX-1	MX-2	Off-Street Parking Requirements	
702	Roominghouses and boardinghouses						e		e	e												
703	Camps and trailering parks	e																			No requirements	
704	Organization hotels and lodginghouses, on membership basis						e		x	x	x		x	x	x				x	x	1 for each 3 beds	
72	Personal services																					
721	Laundry, cleaning and garment services																					
	7211	Power laundries									e					x	x				1.7 for each 1,000 square feet of gross floor area	
	7212	Garment pressing and agents for laundries and dry cleaners							e	x	x	e	x	x	x	x			x	x		
	7213	Linen supply									x		x			x				o		e
	7214	Diaper service									x		x			x				o		o
	7215	Coin-operated laundries and dry cleaning				a	a	a	a	e	e	x	e	x	x	x	x	x		x	x	3.5 for each 1,000 square feet of gross floor area
	7216	Dry cleaning plants, except rug cleaning													x	x					1.7 for each 1,000 square feet of gross floor area	
	7217	Carpet and upholstery cleaning													x	x				o		o
	7218	Industrial launderers													x	x						
	7219	Laundry and garment services not elsewhere classified										e			x	x					x	3.5 for each 1,000 square feet of gross floor area
	722	Photographic studies, portrait							x	x	x	x	x	x	x	x		x	x	x	1.7 for each 1,000 square feet of gross floor area	
	723	Beauty shops						a	e	x	x	x	x	x	x	x		x	x	x	2.5 per chair or basin sink	
	724	Barbershops						a	e	x	x	x	x	x	x	x		x	x	x		
	725	Shoe repair shops, shoeshine parlors and hat cleaning shops								x	x	x	x	x	x	x		x	x	x	1 for each 300 square feet of gross floor area	
	726	Funeral service and crematories							x		x	x	x		x			x	x	x	5 plus 1 for each 2 seats of main assembly room	
	729	Miscellaneous personal services, except massage parlors and spas							e	e	x		x	x	x	x				x	x	3.5 for each 1,000 square feet of gross floor area
	7298	Body piercing facilities and tattoo establishments									e				e					x	x	
	7299	Massage parlors, spas							e	e	e		e	e								

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Principal Uses		D-1	RS-1 RS-1A RS-1B RS-2 RS-3	RD RD-2	RG-1	RG-1A	RG-2	RG-3	C-1	C-2	C-3	C-3A	C-4	C-5	C-6	M-1	M-2	UTD	MX-1	MX-2	Off-Street Parking Requirements	
73 Business services																						
	7311	Advertising agencies							x	x	x		x	x	x	x		x	x	x	3 for each 1,000 square feet of gross floor area	
	7312	Outdoor advertising agencies									e					x			o	o		
	732	Consumer credit reporting agencies							x	x	x	x	x	x	x	x				x	x	3.5 for each 1,000 square feet of gross floor area
	7332	Blueprinting and photocopying services (section 17-261)							x	x	x		x	x	x	x		x	x	x		
	7333	Commercial photography, art and graphics							x	x	x		x	x	x	x		x	x	x		
	7399	Stenographic services and reproduction services not elsewhere classified							x	x	x	x	x	x	x	x				x	x	3 for each 1,000 square feet of gross floor area
734 Services to dwellings and other buildings																						
	7342	Disinfecting and extermination services										x	x	x			x			o	o	3 for each 1,000 square feet of gross floor area
	7349	Cleaning and maintenance services to dwellings and other buildings not elsewhere classified										x	x	x			x			o	o	
	735	Equipment rental and leasing services										x					x	x		c	c	
	736	Personal supply services										x	x	x	x					x	x	
	7361	Employment agencies										x	x	x	x				x	x	x	
	7362	Temporary help supply services							x	x	x		x	x	x				x		x	
	737	Computer and data processing services							x	x	x	x	x	x			x	x	x	x	x	
738 Miscellaneous business services																						
	7381	Detective agencies and protective services							e			x	x	x	x	x			e	x	x	3 for each 1,000 square feet of gross floor area
	7384	Photofinishing laboratories															x	x		x	x	
	7389	Miscellaneous										x	x						x	x		1.7 for each 1,000 square feet of gross floor area
	7399	Business services not elsewhere classified							e			x		x	x					x	x	
	7399.1	Recycling centers (see section 17-270)															e	e				3 for each 1,000 square feet of gross floor area

Principal Uses		D-1	RS-1 RS-1A RS-1B RS-2 RS-3	RD RD-2	RG-1	RG-1A	RG-2	RG-3	C-1	C-2	C-3	C-3A	C-4	C-5	C-6	M-1	M-2	UTD	MX-1	MX-2	Off-Street Parking Requirements	
75 Automobile repair, services and garages																						
751 Automobile rental and leasing without drivers																						
	7512	Passenger car rental and leasing without drivers									x		x			x				o	o	3 for each 1,000 square feet of gross floor area
	7513	Truck rental and leasing without drivers									x		x			x				o	o	
	7519	Utility trailer and recreational vehicle rental									x		x			x				o	o	
752 Automobile parking																						
	7523	Parking lots	e	e	e	e	e	e	e	x	x	x		x	x	x	x	x		x	x	No requirements
	7525	Parking structures							e	e	e		e	e	e	e	x			x	x	No requirements
	753	Automotive repair shops									e	e	e			x	x					3.3 for each 1,000 square feet of gross floor area
754 Automotive services, except repair																						
	7542	Carwashes									x	e	x			x						3.3 for each 1,000 square feet of gross floor area
	7549	Automotive services, except repair and carwashes									e	e	e			x	x					
76 Miscellaneous repair services																						
762 Electrical repair shops																						
	7621	Radio and mobile telephone installation shops							e		x		x	x	x	x						3.3 for each 1,000 square feet of gross floor area
	7622	Radio and television repair shops								x	x	e	x		x	x				x	x	
	7623	Refrigeration and air conditioning service and repair shops									x	e	x			x						
	763	Watch, clock and jewelry repair							e	x	x	x	x	x	x	x			x	x	x	
	764	Reupholstery and furniture repair							a	a	x	x	x			x				x	x	
769 Miscellaneous repair shops and related services																						
	7692	Welding repair														x	x					3.3 for each 1,000 square feet of gross floor area
	7699	Repair shops, not otherwise classified							e	x			x		e	x				e	e	
78 Motion pictures																						
	781	Motion picture production												x		x	x	x				1 for each 5 seats in the main

Principal Uses			D-1	RS-1 RS-1A RS-1B RS-2 RS-3	RD RD-2	RG-1	RG-1A	RG-2	RG-3	C-1	C-2	C-3	C-3A	C-4	C-5	C-6	M-1	M-2	UTD	MX-1	MX-2	Off-Street Parking Requirements	
				7832	Motion picture theaters except drive-in								e	e	x		x	x	e	x			
	7833	Drive-in motion picture theaters										e					e						No requirements
79 Amusement and recreation services except motion pictures																							
	791	Dance studios and schools								x	x	x	x	x	x	x	x			x	x	x	5 for each 1,000 square feet of gross floor area
	793	Bowling alleys and billiard and pool establishments									e	x		x	x		x				x	x	5 for each bowling lane or 1 for each 200 square feet of gross floor area
794 Commercial sports																							
	7941	Professional sports clubs and promoters											x		x	x		x					3 for each 1,000 square feet of gross floor area
	7948	Racing including track operation										x					x						1.5 for each 1,000 square feet of gross floor area
795 Civic sports and recreation																							
	7951	Municipal or other public passive recreation facilities (parks, greenways, including administration facilities)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	No requirements
	7952	Municipal active recreation facilities (athletic ball fields, swimming pools, playgrounds, including administration facilities) (Sec. 17-289).	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	c	No requirements
799 Miscellaneous amusement and recreation services																							
	7991	Physical Fitness Facilities and Yoga Studios								e	x	x	x	x	x	x	x			x	x	x	5 for each 1,000 square feet of gross floor area
	7992	Public golf courses	e	e	e	e	e	e	e	x		x					x						5 for each hole
	7993	Coin-operated amusement devices										x		x	x	x	x				x	x	5 for each 1,000 square feet of gross floor area
	7996	Amusement parks										x		x	x		x						1 for each 75 square feet of exhibit or amusement area
	7997	Membership sports and recreation clubs	e	e	e		e	e	e	e	e	x		x	x		x				x	x	5 for each 1,000 square feet of gross floor area

Principal Uses		D-1	RS-1 RS-1A RS-1B RS-2 RS-3	RD RD-2	RG-1	RG-1A	RG-2	RG-3	C-1	C-2	C-3	C-3A	C-4	C-5	C-6	M-1	M-2	UTD	MX-1	MX-2	Off-Street Parking Requirements
	7999 Amusement and recreation services not elsewhere classified										x		x			x			e	e	
	7999.1 Bingo parlors										e		e			e					
80	Health services																				
	801 Offices of physicians								x	x	x	x	x	x	x	x		x	x	x	5 for each 1,000 square feet of gross floor area
	804 Offices and Clinics of Other Health Practitioners including Therapeutic Massage (17-283)								c	c	c	c	c	c	c	c		c	c	c	
	805 Nursing and personal care facilities				e	e	e	e	x		x		x	x	x				e	e	1 for each 6 beds
	806 Hospitals								x		x	x	x	x					x	x	1 for each 2 beds (not including bassinets)
	807 Medical and dental laboratories								x	x	x	x	x	x	x	x		x	x	x	1.7 for each 1,000 square feet of gross floor area
81	Legal services								x	x	x	x	x	x	x	x		x	x	x	3 for each 1,000 square feet of gross floor area
82	Educational services																				
	821 Elementary and secondary schools	e	e	e	e	e	e		x	x	x	x	x	x	e				e	x	2 per classroom, plus 2 per office, plus 1 for every 5 seats in main auditorium
	822 Colleges, universities, professional schools and junior colleges								x		x	x	x	x	x				x	x	1 for each 5 seats in the main assembly hall plus 4 for each classroom plus 2 for each office
	823 Libraries and information centers	e	e	e	e	e	e		x	x	x	x	x	x		e		x	x	x	3 for every 1,000 square feet of gross floor area
	824 Correspondence schools and vocational schools																				
	8244 Business and secretarial schools								x	e	x	x	x	x		x			x	x	1 for each 5 seats in the main assembly hall plus 4 for each classroom plus 2 for each office
	8249 Vocational schools except vocational high schools not elsewhere classified								x		x	x	x	x		x			x	x	
83	Social services																				
	832 Individual and family social services								x	x	x	x	x	x				x	x	x	3 for each 1,000 square feet of gross floor area
	833 Job training and vocational rehabilitation services								x	x	x	x	x			x		x	x	x	
	835 Day care facilities (section 17-262)	e	e	e	e	e	e	e	e	e	e	e	e	e	e	e		e	e	c	1 per every 4 students

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Principal Uses		D-1	RS-1 RS-1A RS-1B RS-2 RS-3	RD RD-2	RG-1	RG-1A	RG-2	RG-3	C-1	C-2	C-3	C-3A	C-4	C-5	C-6	M-1	M-2	UTD	MX-1	MX-2	Off-Street Parking Requirements
836	Residential care (section 17-263)	e	e	e	e	e	e	e	e	e	e		e	e					e	e	1 per every 4 residents subject to state law
84	Museums, art galleries, botanical and zoological gardens																				
841	Museums and art galleries								x	e	x	x	x	x	x	x		x	x	x	3 for each 1,000 square feet of gross floor area
842	Arboreta, botanical and zoological gardens	e							e	e	x	x	x	x		x		x	x	x	
86	Membership organizations																				
861	Business associations								x	x	x	x	x	x	x	x		x	x	x	3 for each 1,000 square feet of gross floor area
862	Professional membership								x	x	x	x	x	x	x			x	x	x	
863	Labor unions and similar labor organizations								x		x	x	x	x	x	x		x	x	x	
864	Civic, social and fraternal associations								x	x	x	x	x	x	x			x	x	x	
865	Political organizations								x	x	x	x	x	x	x			x	x	x	
866	Religious organizations	e	e	e	e	e	e	e	x	x	x	x	x	x	x	x		x	x	x	
87	Engineering, Accounting, Research, Management, And Related Services																				
871	Engineering, architectural and surveying services								x	x	x	x	x	x	x	x		x	x	x	3 for each 1,000 square feet of gross floor area
872	Accounting, auditing and bookkeeping services								x	x	x	x	x	x	x			x	x	x	
8731	Commercial, physical, and biological research										e					x	x		e	x	
8732	Commercial economic, sociological, and educational research								x	x	x	x	x	x	x				x	x	
8733	Noncommercial Research Organizations								x	x	x	x	x	x	x			x	x	x	
8734	Testing laboratories										x		x			x	x		e	x	
874	Management and public relations services								x	x	x		x	x	x				x	x	
88	Private households																				
	8811 Dwellings																				
	8811.1 Detached one-family	x	x	x	x	x	x	x	x	e	e	e						x	x		2 for each dwelling unit
	8811.2 Attached one-family				x	x	x		e	e								x	x		

Principal Uses			D-1	RS-1 RS-1A RS-1B RS-2 RS-3	RD RD-2	RG-1	RG-1A	RG-2	RG-3	C-1	C-2	C-3	C-3A	C-4	C-5	C-6	M-1	M-2	UTD	MX-1	MX-2	Off-Street Parking Requirements		
		Townhouses (section 17-265)							x		e										x	x		
		Two-family			x	x	x	x		x	e	e	e									x	x	
		Multifamily				x	x	x		e	e	e	e									x	x	Under 500 square feet: 1.5/DU 501 to 750 square feet: 1.75/DU Over 750 square feet: 2/DU
		Group development		e		x	x	x		e	e	e	e									x	x	
		High-rise (section 17-304)							x	x		e	x	x	x							x	x	
		Mid-rise (section 17-264)								x		e		x	x	x						x	x	
	8811.3	Mobile home parks subject to article VI, division 2, of this chapter					e	e																2 per mobile home accommodation
	8811.4	Dormitories								e		e		x	x							e	x	1 for each bedroom
	8811.5	Fraternity and sorority houses				e	e	e		e		e		e	e							e	e	
	8811.6	Dormitories Private							c					c	c							c		
89	Miscellaneous services									x	x	x	x	x	x	x	x			x	x	x	3 for each 1,000 square feet of gross floor area	
DIVISION J. PUBLIC ADMINISTRATION																								
91	Executive, legislative and general government except finance																							
	911	Executive offices								x	x	x	x	x	x	x						x	x	3 for each 1,000 square feet of gross floor area
	912	Legislative bodies								x	x	x	x	x	x							x	x	
	919	General government not elsewhere classified								x	x	x	x	x	x	x						x	x	
92	Justice, public order and safety																							
	921	Courts								x		x	x	x	x							x	x	3 for each 1,000 square feet of gross floor area
	922	Public order and safety																						
	9223	Correctional institutions										e						e	e				1 for each 6 inmates	
	9224	Fire and Police protection	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x			x	x	1 for each employee on shift
93	Public finance, taxation and monetary policy									x	x	x	x	x	x	x						x	x	3 for each 1,000 square feet of gross floor area
94	Administration of human resources programs									x	x	x	x	x	x	x						x	x	
95	Administration of environmental quality and housing programs									x	x	x	x	x	x	x						x	x	
96	Administration of economic programs									x	x	x	x	x	x	x						x	x	

Sec. 17-275. Lot size, setback and height requirements.

Lot, setback and height requirements shall comply with table 2 unless modified by special provisions, exceptions and conditions contained elsewhere in this article.

TABLE 2. SCHEDULE OF MAJOR HEIGHT AND AREA REQUIREMENTS

District	Minimum Lot Area per Unit (square feet)		Approximate Maximum Density (units per acre)	Minimum Yard Requirements (feet)			Maximum Lot Width (feet)	Maximum Height (feet)	Percent Maximum Lot Coverage
	First Unit	Each Additional Unit		Front	Rear	Side			
D-1	40,000	NA	1.1	35	15	10	150	40	25
RS-1	15,000	NA		35	15	8	90 ^b	40	30
RS-1A	12,000	NA	3.6	35	15	6	75 ^b	40	30
RS-1B	10,000	NA	4.4	25	10	5	60 ^b	40	30
RS-2	8,500	NA	5.1	25	10	5	60 ^b	40	30
RS-3	5,000	NA	8.7	20	10	5	50 ^b	40	30
RD ^f	5,000	2,500	5.8	25	10	5	50 ^b	40	50
RD-2	3,300	^m	13.2	5	10	5	50 ^b	35	50
RG-1 ^g	5,000	5,000	8.7	25	10	5	50 ^b	40	40
RG-1A ^g	5,000	3,600	11.7	25	10	5	50 ^b	40	40
RG-2 ^g	5,000	2,500	16.4	25	10	5	50 ^b	40	40
RG-3 ^g	NA ^a	NA	NA	25	25	25	150	6x ^b	40
C-1 ^h	5,000	2,500	16.4	25	10	5	NA ^b	50 ^c	50
C-2	NA	NA	NA	25	10	0 or 3	NA	50 ^c	NA
C-3	NA	NA	NA	25	10	0 or 3	NA	50 ^c	NA
C-3A	0	NA	0	25	10	0 or 3	0	50	50
C-4	NA	NA	NA	NA	NA	0 or 3	NA	NA	NA
C-5	NA	NA	NA	NA	NA	NA	NA	NA	NA
C-6	NA	NA	NA	NA	NA	0 or 3	NA	50 ^c	NA
M-1	NA	NA	NA	25	0 ^d	0 ^d	NA	50 ^c	NA
M-2	NA	NA	NA	25	0 ^e	0 ^d	NA	50 ^c	NA
UTD	5,000	NA	8.7	25	10	5	50	40	30
MX-1	NA	NA	NA	0-10 ^j	NA	NA	NA	50	NA
MX-2	NA	NA	NA	NA ^k	NA	NA	NA	NA ^l	NA

Note: Detached single-family units shall require 5,000 square feet per unit and the density shall meet the same requirements for the first unit.

Footnotes:

a Minimum lot area for a high-rise residential development shall be oneacre.

b The height of a high-rise residential development shall not exceed six times the distance from the property line adjacent to the street to the face of the building.

c Buildings between the height of 50 and 75 feet may be allowed provided there is an increase of one foot in side, front and rear yards over the minimum requirements for each additional three feet in height.

d No side yard is required except that a landscaped buffer must be provided in accordance with this article.

e No rear yard is required except that a landscaped buffer must be provided in accordance with this article.

f A minimum lot area of 7,500 square feet is required for a duplex.

g Detached single-family dwellings shall be required to have 5,000 square feet per unit. The density shall meet the same requirements for the first unit.

h Residential lots shall have a minimum lot depth of 70 feet.

i Minimum lot area of 5,000 square feet is required for single-family units. Minimum yard requirement for single-family units is: rear—ten feet, and side—five feet.

j Principal structures shall be no more than ten feet from a front lot line.

k No required minimum front yard setback. Maximum front yard setback shall be 15 feet.

l The building façade of the floor located at or directly above 45 feet in height, shall be setback at least 8 feet from the main façade and the area created may be used for outdoor uses. This requirement may be waived for any area of the façade within 50 feet of a street corner.

m A minimum lot area of 3,300 square feet is required for a duplex. A new duplex may only be established on any single 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.

Sec. 17-282. Antennas.

- (a) In all zoning districts, any antenna of any height shall comply with all yard and setback requirements.
- (b) In C-1, C-2, C-3, C-3A, C-4, C-5, C-6, UTD, M-1, M-2, MX-1, and MX-2 zoning districts, antennas may be placed on top of a principal structure less than 30 feet in height provided that screening is provided with materials compatible with the principal structure at least equal in height to the antenna. Antennas may be placed on top of flat-roofed structures which exceed 30 feet in height. Antennas erected upon any pitched-roof structure, regardless of the height of the structure, must be screened with materials compatible with the principal structure, the screening to be not less than equal in height to the antenna. In these districts, dish type antenna measuring less than three feet in diameter may be placed at any location on a principal structure except for the building facade or any street-oriented side wall.
- (c) In D-1, RS-1, RS-1A, RS-1B, RS-2, RS-3, RD, RD-2, RG-1, RG-1A, RG-2 and RG-3 zoning districts, no antenna shall be permitted between the front of a principal structure and any adjacent public street, and in the case of corner lots, the side of a principal structure and the street. No dish type antenna more than 18 inches in diameter shall be placed on the roof or other portion of a building so as to be visible from any adjacent public street.

Sec. 17-283. Wireless communication facilities.

- (a) *Intent.* It is the intent of this section to provide a definition of wireless communication facilities and to provide regulations for placement of them.
- (b) *Definitions.* For the purposes of this section, the following words or phrases shall have the following meanings:
- (1) *Co-location* means the placement of two or more provider's wireless communication antenna upon the same wireless communication facility.
 - (2) A *communication tower* is a guy-wire communication tower, a lattice communication tower, or a monopole communication tower only.
 - (3) *DDRC* is an abbreviation for "design development review commission".
 - (4) A *guy-wire communication tower* is 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.
 - (5) A *lattice communication tower* is a ground-mounted, many-legged, self-supporting tower created by the joining of structural members that supports wireless communication antenna.
 - (6) *Monopole communication tower* is a ground-mounted, pole-shaped, self-supporting tower that supports wireless communication antenna.
 - (7) A *stealth wireless communication facility* is a structure fabricated in a manner that aesthetically masks its appearance as a wireless communication facility, including but not limited to a flagpole, tree, light standard, and bell tower.
 - (8) A *support structure* is a structure that supports wireless communication antenna and/or an equipment building or cabinet including but not limited to an existing structure, guy-wire communication tower, lattice communication tower, a monopole communication tower, and stealth communication facility.
 - (9) *Wireless communication antenna* is the one or more components of a wireless communication facility that directly radiate and/or receive any signal related to AM, FM, two-way, private, and commercial-free radio services; to television services; to telephone, pager, and beeper services; and to data or internet services.
 - (10) An *equipment building or cabinet* is an accessory structure that contains equipment necessary for the proper operation of wireless communication antenna and in all other ways conforms to the definition of Accessory Building or Use within section 17-55.
 - (11) A *wireless communication facility* is the principal use that consists of a wireless communication antenna, support structure, and/or an equipment building or cabinet.
 - (12) *WCF* is an abbreviation for "wireless communication facility".
- (c) *Districts where permitted, height, and setbacks.* WCFs may be located in accordance with, and built to a height outlined within, Table 3, "Permissibility of and Bulk Requirements for Wireless Communication Facilities According to Support Structure," except that:
- (1) 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 must issue a letter stating that the design would have no adverse effect before the zoning administrator or his or her designee shall issue a zoning permit;
 - (2) 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 district, or landmark district, the DDRC must review and approve the design of the structure against the standards outlined within subsection (e) below before the zoning administrator or his or her designee shall issue a zoning permit;
 - (3) Where a new communication tower or a new stealth WCF would be visible from property designated as a local landmark, the DDRC must review and approve the design of the structure against the standards outlined within subsection (e) below before the zoning administrator or his or her designee shall issue a zoning permit; and
 - (4) Where the above sub-sections would require a "no adverse effect" letter from the State Historic Preservation Officer and review and approval by the DDRC, both requirements shall be fulfilled before the zoning administrator or his or her designee shall issue a zoning permit.
- (5) Procedure to determine "visible." To determine whether or not a proposed WCF would be visible as the term is used within subsections (c)(1)–(3) above, apply a line of site six feet above grade from the property line of any property that would be within a 1,000-foot radius from the proposed WCF. To be certain, stealth WCFs are considered visible in totality even though the associated wireless communication antenna and/or equipment building or cabinet may not be easily discernable.
- (6) *Applicability of supplementary districts.* Any permissibility, location, or height restrictions of a supplementary district located within Division 9 of this Article shall supersede Table 3, except for WCFs located within DD "Design Development" "5P" (Five Points), "ID" (Innovista Design), "NC" (North Main Corridor) and DP "Design Preservation" areas which are included within Table 3.
- (7) *Expansion of nonconformity.* Notwithstanding section 17-201 et seq., which regulates nonconformities, no WCF proposed upon an existing structure permitted in accordance with Table 3 shall be construed to expand or otherwise exacerbate an existing nonconformity.
- (8) *Stability of nonconforming structures.* Notwithstanding section 17-201 et seq., which regulates nonconformities, where an applicant proposing to use an existing structure for a WCF provides documentation from a certified structural engineer that the existing structure cannot support the WCF, and where the existing structure does not comply with the use or bulk requirements (i.e. height, setbacks) of the zoning ordinance, the applicant may request a special exception from the board of zoning appeals to demolish the existing structure and rebuild it. To grant such a special exception, the board of zoning appeals shall find that the new structure is similar in all outwardly appearances to the original structure. To be certain, this provision does not negate any reviews and approvals that would otherwise be required by Table 3 of this section, and this provision does not authorize an increase in or additional height to the existing structure except as allowed within Table 3 of this section.

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<i>Support Structure (Number for Reference Only)</i>	<i>Zoning Districts</i>	<i>Permitted?</i>	<i>Maximum Height in Feet</i>	<i>Minimum Setback from Single-family Residential Districts (See Note 1)</i>	<i>Minimum Setback from General Residential Districts (See Note 2)</i>	<i>Minimum Setback from Public ROW (See §17-283 (m))</i>
1. New guy-wire communication tower or new lattice communication tower	D-1, RS-1, RS-1A, RS-1B, RS-2, RS-3, RD, RD-2	No			n/a	
	RG-1, RG-1A, RG-1B, RG-2, RG-3, UTD					
	C-1, C-2, C-3, C-3A, MX-1					
	C-4, C-5, C-6, MX-2					
	M-1, M-2	Yes	225'	500'	500'	1' for every 1' of structure height
		By special exception and subject to §17-283 (d) 1	300'	500'	500'	1' for every 1' of structure height
Any with DD, ID, 5P, NC or DP Appendage	No				n/a	
2. New Monopole Communication Tower	D-1, RS-1, RS-1A, RS-1B, RS-2, RS-3, RD, RD-2	No				n/a
	RG-1, RG-1A, RG-1B, RG-2, RG-3, UTD	No				n/a
	C-1, C-2, C-3, C-3A, MX-1	By Special Exception, Subject to §17-283 (d) 1	180'	300'	300'	50'
	C-4, C-5, C-6, MX-2	Yes	225'	300'	300'	0'
	M-1, M-2	Yes	225'	300'	300'	0'
	Any with DD, ID, 5P, NC or DP Appendage	No				n/a

<i>Support Structure (Number for Reference Only)</i>	<i>Zoning Districts</i>	<i>Permitted?</i>	<i>Maximum Height in Feet</i>	<i>Minimum Setback from Single-family Residential Districts (See Note 1)</i>	<i>Minimum Setback from General Residential Districts (See Note 2)</i>	<i>Minimum Setback from Public ROW (See §17-283 (m))</i>
3. New LOW-PROFILE stealth wireless communication facility	D-1, RS-1, RS-1A, RS-1B, RS-2, RS-3, RD, RD-2	By special exception and subject to §17-283 (d) 1 and 2.	60'	District minimum yard setback (See Note 3)	District minimum front yard setback (see note 3)	
	RG-1, RG-1A, RG-1B, RG-2, RG-3, UTD	By special exception and subject to §17-283 (d) 1 and 2	80'			
	C-1, C-2, C-3, C-3A, MX-1	By special exception and subject to §17-283 (d) 1 and 2	100' (see note 4)			
	C-4, C-5, C-6, MX-2					
	M-1, M-2					
	Any with DD, ID, 5P, NC or DP Appendage	By special exception, subject to §17-283 (d) 1, and subject to review and approval by DDRC in accordance with §17-283 (e)	Same height and setback requirements as underlying zoning district			
4. New HIGH-PROFILE stealth wireless communication facility	D-1, RS-1, RS-1A, RS-1B, RS-2, RS-3, RD, RD-2	No	n/a			
	RG-1, RG-1A, RG-1B, RG-2, RG-3, UTD	By special exception and subject to §17-283 (d) 1 and 2	180'	300'	n/a	District minimum front yard setback (see note 3)
	C-1, C-2, C-3, C-3A, MX-1	By special exception and subject to §17-283 (d) 1 and 2		300'	150'	
	C-4, C-5, C-6, MX-2			150'	150'	
	M-1, M-2			150'	150'	
	Any with DD, ID, 5P, NC or DP Appendage			By special exception, subject to §17-283 (d) 1, and subject to review and approval by DDRC in accordance with §17-283 (e)	Same height and setback requirements as underlying zoning district	

<i>Support Structure (Number for Reference Only)</i>	<i>Zoning Districts</i>	<i>Permitted?</i>	<i>Maximum Height in Feet</i>	<i>Minimum Setback from Single- family Residential Districts (See Note 1)</i>	<i>Minimum Setback from General Residential Districts (See Note 2)</i>	<i>Minimum Setback from Public ROW (See §17-283 (m))</i>
5. Existing structure < 40' high and increase or add height < 10'	D-1, RS-1, RS-1A, RS-1B, RS-2, RS-3, RD, RD-2	By special exception and subject to §17-283 (d) 1 and 2	Support structure < 10' above height of existing structure	n/a	0'	
	RG-1, RG-1A, RG-1B, RG-2, RG-3, UTD	By special exception and subject to §17-283 (d) 1 and 2				
	C-1, C-2, C-3, C-3A, MX-1	Yes				
	C-4, C-5, C-6, MX-2					
	M-1, M-2					
Any with DD, ID, 5P, NC or DP Appendage	Where underlying zoning district is "yes" or "by special exception", DDRC approval also required (§17-283 (c))	Same height and setback requirements as underlying zoning district				
6. Existing structure > 40' high and increase or add height < 10'	D-1, RS-1, RS-1A, RS-1B, RS-2, RS-3, RD, RD-2	Yes for co-location upon existing communication towers and no increase to height of tower; all others by special exception and subject to 17- 283(d)(1)	Support structure < 10' above height of existing structure	n/a	0'	
	RG-1, RG-1A, RG-1B, RG-2, RG-3, UTD	Yes for co-location upon existing communication towers and no increase to height of tower; all others by special exception and subject to 17- 283(d)(1)				
	C-1, C-2, C-3, C-3A, MX-1	Yes				
	C-4, C-5, C-6, MX-2					
	M-1, M-2					
Any with DD, ID, 5P, NC or DP Appendage	Where underlying zoning district is "yes" or "by special exception", DDRC approval also required (§17-283 (c))	Same height and setback Requirements as underlying zoning district				

<i>Support Structure (Number for Reference Only)</i>	<i>Zoning Districts</i>	<i>Permitted?</i>	<i>Maximum Height in Feet</i>	<i>Minimum Setback from Single- family Residential Districts (See Note 1)</i>	<i>Minimum Setback from General Residential Districts (See Note 2)</i>	<i>Minimum Setback from Public ROW (See §17-283 (m))</i>
7. Existing structure < 40' High and Increase or Add Height > 10' and < 20'	D-1, RS-1, RS-1A, RS-1B, RS-2, RS-3, RD, RD-2	No	n/a			
	RG-1, RG-1A, RG-1B, RG-2, RG-3, UTD	By special exception and subject to §17-283 (d) 1 and 2	Support structure < 20' above height of existing structure	n/a	0'	
	C-1, C-2, C-3, C-3A, MX-1	By special exception and subject to 17-283(d)(1)				
	C-4, C-5, C-6, MX-2					
	M-1, M-2					
Any with DD, ID, 5P, NC or DP appendage	Where underlying zoning district is "yes" or "by special exception", DDRC approval also required (§17-283 (e))	Same height and setback requirements as underlying zoning district				
8. Existing structure > 40' high and increase or add height > 10' and < 20'	D-1, RS-1, RS-1A, RS-1B, RS-2, RS-3, RD, RD-2	By special exception and subject to §17-283 (d) 1 and 2	Support structure < 20' above height of existing structure	n/a	0'	
	RG-1, RG-1A, RG-1B, RG-2, RG-3, UTD	By Special Exception and subject to §17-283 (d) 1 and 2				
	C-1, C-2, C-3, C-3A, MX-1	Yes				
	C-4, C-5, C-6, MX-2					
	M-1, M-2					
Any with DD, ID, 5P, NC or DP appendage	Where underlying zoning district is "yes" or "by special exception", DDRC approval also required (§17-283 (e))	Same height and setback requirements as underlying zoning district				

<i>Support Structure (Number for Reference Only)</i>	<i>Zoning Districts</i>	<i>Permitted?</i>	<i>Maximum Height</i>	<i>Minimum Setback from Single-family Residential Districts (See Note 1)</i>	<i>Minimum Setback from General Residential Districts (See Note 2)</i>	<i>Minimum Setback from Public ROW (See §17-283 (m))</i>
9. Existing structure < 40' high and increase or add height > 20'	D-1, RS-1, RS-1A, RS-1B, RS-2, RS-3, RD, RD-2	No		n/a		
	RG-1, RG-1A, RG-1B, RG-2, RG-3, UTD	No		n/a		
	C-1, C-2, C-3, C-3A, MX-1	By special exception and subject to §17-283 (d) 1 and 2	Support structure < 1 times the height of existing structure	n/a	0'	
	C-4, C-5, C-6, MX-2					
	M-1, M-2					
Any with DD, ID, 5P, NC or DP Appendage	Where underlying zoning district is "yes" or "by special exception", DDRC approval also required (§17-283 (c))	Same height and setback requirements as underlying zoning district				
10. Existing structure > 40' High and Increase or Add Height > 20'	D-1, RS-1, RS-1A, RS-1B, RS-2, RS-3, RD, RD-2	No		n/a		
	RG-1, RG-1A, RG-1B, RG-2, RG-3, UTD	By special exception and subject to §17-283 (d) 1 and 2	Support structure < 40' above height of existing structure	n/a	0'	
	C-1, C-2, C-3, C-3A, MX-1	By special exception and subject to 17-283(d)(1)				
	C-4, C-5, C-6, MX-2					
	M-1, M-2					
Any with DD, ID, 5P, NC or DP appendage	Where underlying zoning district is "yes" or "by special exception", DDRC approval also required (§17-283 (c))	Same height and setback requirements as underlying zoning district				

Notes:	
(1)	Includes property zoned similarly within Richland or Lexington Counties as well as PUD-R where land use is single- or two-family residential.
(2)	Includes property zoned similarly within Richland or Lexington Counties as well as PUD-R where land use residential other than single- or two-family residential.
(3)	See 17-275, Table 2. Schedule of Major Height and Area Requirements as well as § 17-276 and § 17-278 for determination of appropriate setback from property line and/or public right-of-way.
(4)	Height may be increased by 30 feet only where the applicant demonstrates to the board of zoning appeals that (a) the additional height is necessary to accommodate co-location and (b) the structure is designed and engineered to accommodate additional wireless communication facilities.

(d) *Special exception criteria.*

(1) *Standards for approval.* In addition to the criteria for special exceptions set forth in section 17-112 (2), the board of zoning appeals shall, in considering any applications for special exceptions relating to WCF's find that:

- a. The proposed WCF would not endanger the safety of residents, employees, or travelers, including but not limited to the likelihood of the failure of such structure;
- b. The proposed WCF would not be located where it would substantially detract from aesthetics and neighborhood character or impair the use of neighboring properties;
- c. The proposed WCF, if a communication tower is not located within 1,000 feet of another communication tower;
- d. The proposed user has attempted to co-locate upon existing WCFs and
- e. The proposed user will allow other users to co-locate upon the WCF in the future subject to the engineering capabilities of the structure.

(2) *Additional standards for approval for stealth WCFs and certain existing WCFs upon existing structures.* In addition to the criteria for special exceptions set forth in section 17-112(2) and section 17-283(d)(1) above, the board of zoning appeals shall, in considering applications for special exceptions for stealth WCFs and certain WCFs upon existing structures, find that:

- a. The proposed WCF would emulate an architectural or landscape feature typical of, or appropriate to, the surrounding area;
- b. The proposed WCF would respect, and to the extent possible compliment, the style, height, bulk, mass, material and color of existing buildings, structures, vegetation or uses within the surrounding area;
- c. The proposed WCF would preserve existing vegetation;
- d. The proposed WCF would preserve scenic view sheds;
- e. The proposed WCF would respect existing topography, including minimizing the extent to which the proposed WCF would be a dominant feature upon a hill, crest, ridgeline or other topographical high point.
- f. Where the proposed WCF would be located within a D-1, RS-1, RS-1A, RS-1B, RS-2, RS-3, RD, or RD-2 zoning district, the applicant shall conduct a neighborhood information meeting at least 14 calendar days prior to the public hearing at the board of zoning appeals. At least 14 calendar days prior to the neighborhood information meeting, the applicant shall distribute flyers to the neighborhood president, if such person is registered with the Columbia Council of Neighborhoods, and all property owners within 1,000 feet of the proposed location, informing said persons of the date, time location and general topic of the meeting.

(3) *Site plan and other documentation.* A site plan, elevation drawing, photographs and other appropriate documentation must be submitted with any application for special exception for a WCF including but not limited to the following information:

- a. The site plan must include the location of the WCF, guy anchors (if any), the equipment building or cabinet and other accessory uses, parking access, fences, and adjacent land use. Landscaping and required buffering must also be shown.
- b. Elevation drawings must clearly show the design of the WCF and materials to be used.
- c. Photographs must show the proposed site and the immediate area.
- d. Submittal of other detailed information which supports the request, such as "before" and "after" images, topography, and aerial views, is encouraged at the option of the applicant.

(e) *Standards for DDRC approvals for WCFs.* Where charged with review and approval, the DDRC shall, in considering applications for WCFs, find that:

- (1) The proposed WCF would emulate an architectural or landscape feature typical of, or appropriate to, the surrounding area.
- (2) The proposed WCF would respect, and to the extent possible compliment, the style, height, bulk mass, material, and color of existing buildings, structures, vegetation or uses within the surrounding area;
- (3) The proposed WCF would preserve existing vegetation;
- (4) The proposed WCF would preserve scenic view sheds; and
- (5) The proposed WCF would respect existing topography, including minimizing the extent to which the proposed WCF would be a dominant feature upon a hill, crest, ridgeline or other topographical high point.

(f) *Landscaping and fencing.* Landscaping and fencing are to be provided as follows:

- (1) Eight-foot-high fencing shall be provided around any communication tower and associated equipment building or cabinet. Concertina wire, barbed wire, or other like security devices are expressly prohibited unless the devices are screened entirely and year round with landscaping that achieves the required screening at the time the landscaping is installed. Any existing concertina wire, barbed wire, or other like security fencing shall be either removed within one year of the date of adoption of this amendment to the zoning ordinance or screened entirely and year round with landscaping that achieves the required screening at the time the landscaping is installed.
- (2) Around the base of any communication tower, outside of the fencing, at least one row of evergreen shrubs forming a continuous hedge at least five feet in height shall be provided, with individual plantings spaced not more than five feet apart. Additional landscaping, to include that associated with parking, is to be provided as required by all other relevant provisions of this article.

(g) *Illumination.* WCFs shall be illuminated only to the extent required by applicable federal or state statute or regulation.

(h) *Signage.* No signage is permitted, except:

- (1) As is required by applicable state or federal law, rule, or regulation;
- (2) As is required by standard industry practice for the purpose of identification, warning, emergency function or contact; and

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- (3) Stealth WCFs that serve as or provide a public amenity may have up to six square feet of signage only for the purpose of dedication and/or announcing corporate sponsorship.
- (i) *Abandonment.* A WCF that is no longer used for communication purposes must be removed within 120 days of the date it is taken out of service.
- (j) *Permit required.* A zoning permit is required prior to the beginning of any site work or WCF construction.
- (k) *Co-location.* At the time of the zoning permit application for a new communication tower, satisfactory evidence shall be submitted that alternative towers, buildings, or other structures are not available for use within the applicant's communication tower site search area that are structurally capable of supporting the intended wireless communication antenna or meeting the applicant's necessary height criteria, or provide a location free of interference from other communication towers.
- (l) *Color.* New communication towers shall be light gray, except as otherwise required by applicable federal or state statute or regulation.
- (m) *Fall zone letter required.* A new communication tower, a new stealth communication WCF, or the support structure necessary to increase the height of an existing structure by more than 20 feet must be designed such that, in the event the WCF may fail structurally, it would not fall within a public ROW. The zoning administrator or his or her designee shall not issue a zoning permit for the support structures listed within this subsection until such time that the applicant provides a signed letter from a registered professional structural engineer certifying that the proposed WCF is designed as required above.

Sec. 17-321. Private dormitory.

- (a) Private dormitories are permitted in C-4, C-5, M-1, M-2, and RG-3 districts subject to the following conditions:
 - (1) No private dormitory shall be located upon a lot that is within 600 feet from a lot zoned RS-1, RS-1A, RS-1B, RS-2, RS-3, RD, RD-2, RG-1, RG-1A, RG-1B, or RG-2;
 - (2) No private dormitory shall be located upon a lot that is within 600 feet from a lot zoned PUD-R where the majority of the dwelling units within that PUD-R are detached single- or two-family dwellings;
 - (3) A private dormitory shall have a maximum density of 98.4 bedrooms per acre;
 - (4) A private dormitory occupancy is limited to one person per bedroom;
 - (5) A private dormitory shall include at least one on-site vehicle parking space per bedroom, and the number of on-site parking spaces may not be reduced by the various provisions afforded by section 17-345 (covenant or lease provisions) or section 17-346 (shared parking);
 - (6) A private dormitory shall maintain lot size, setback, and height requirements as set forth in section 17-275 (lot size, setback, and height requirements), except as may be reduced by section 17-276 (average building line of adjacent structures may be used as front setback line), or by any designated historic or design overlay district;
 - (7) A private dormitory shall include sidewalks along all streets;
 - (8) A private dormitory shall have a minimum of one bicycle parking space for every ten on-site vehicle parking spaces; and
 - (9) A private dormitory shall have an on-site manager available 24 hours a day, seven days a week.
- (b) Private dormitories need not be arranged with distinct dwelling units, however when bedrooms are located around a central kitchen or bathroom, a private dormitory may have more than three unrelated adults per dwelling unit.
- (c) The board of zoning appeals shall not grant a variance from any of the provisions of this section.
- (d) Private dormitories are not permitted within properties zoned PUD.

Sec. 17-406. Permitted signs.

- (a) *Residential districts.* Signs are permitted in the D-1, RS-1, RS-1A, RS-2, RS-3, RD, RD-2, RG-1, RG-1A, RG-2 and RG-3 districts subject to the following regulations:
 - (1) *Exempt signs.* Those signs excluded from regulation under the definition of "sign" in section 17-401 are permitted.
 - (2) *Temporary signs.* Temporary signs permitted in all districts as provided in section 17-405 shall be permitted.
 - (3) *Permanent subdivision signs.* Permanent signs displaying no information other than the name of the residential land subdivision in which they are located shall be permitted, provided that the signs do not exceed 20 square feet in area, do not encroach upon vision clearances established in sections 17-277 and 17-402, and are maintained in accordance with the provisions of section 17-403.
 - (4) *Group residential uses and nonresidential uses.* Signs relating to permitted group housing developments, mobile home parks, residential high-rise structures, and permitted nonresidential uses of a recreational, civic, charitable, fraternal, cultural, religious, educational, institutional, governmental and service nature, and not elsewhere regulated or specified, may be erected, subject to the following provisions:
 - a. *Size.* Such signs shall not exceed 20 square feet of display surface area per street frontage.
 - b. *Location.* Signs shall not exceed one sign per street frontage. If building-mounted, those signs shall be flat wall signs
 - c. *Height.* If building-mounted, those signs shall not project above the roofline. If freestanding, those signs shall not exceed four feet above ground level when located in required front yards, or six feet above ground level when located elsewhere. All vision clearance established by sections 17-277 and 17-402 must be observed.
- (5) *Advertising signs.* Advertising signs are prohibited in D-1, RS, RD and RG districts.

Requested by:

Planning and Development Services Administrator

Approved by:

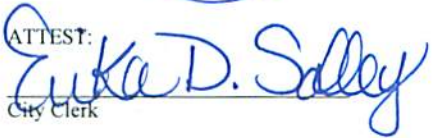
City Manager

Approved as to form:

City Attorney

Introduced: 7/21/2010
Final Reading: 7/28/2010


MAYOR

ATTEST:

City Clerk