

ORDINANCE NO.: 2018-015

Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article III, Zoning, Division 8, District Descriptions; Use and Dimensional Regulations, Sec. 17-291 -ID Innovista design; Division 9, Supplementary District Regulations, Sec. 17-325 --ID innovista design district, (b) Supplemental district regulations

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BE IT ORDAINED by the Mayor and Council this 5th day of June, 2018, that the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article III, Zoning, Division 8, District Descriptions; Use and Dimensional Regulations, Sec. 17-291 -ID Innovista design; Division 9, Supplementary District Regulations, Sec. 17-325 --ID innovista design district, (b) Supplemental district regulations, are amended to read as follows:

Sec. 17-291. - ID Innovista design.

The ID overlay district is intended to implement the general principles found in the Innovista Master Plan by encouraging a vibrant, mixed-use, pedestrian-oriented urban fabric along with parks and open space that will interconnect to the City Center and adjacent neighborhoods. Development within the ID area must comply with the most recent adopted/amended design guidelines entitled "Innovista, Design Development Guidelines." The boundaries are outlined on the official City of Columbia zoning map.

Sec. 17-325. - -ID innovista design district.

(a) *Applicability/establishment.* The ID overlay district shall be established as a district which overlays the general use zoning districts. The extent and boundaries of the ID districts are indicated on the official zoning maps for the City of Columbia.

(b) *Supplemental district regulations.*

(1) *Building Height:* To provide appropriate buffer to adjacent residential and adjacent or within historic districts, the height limit for structures located within the buffer areas identified on the Official Zoning Map shall be as follows:

- a. In the area designated "-ID-55", the height limit shall be 55 feet.
- b. In the area designated "-ID-75", the height limit shall be 75 feet.
- c. In the area designated "-ID-80", the height limit shall be 80 feet.
- d. In the area designated "-ID-150", the height limit shall be 150 feet.
- e. In the area designated "-ID-U", the height limit shall be unlimited.

(2) *Signage size allowance:* Total allowable square footage of signage for a building may be increased by 25 percent if internally illuminated signage is not used for any business for any sign located on the parcel.

(3) *Ground floor activity zone:* Buildings with frontage on existing streets labeled as being a groundfloor activity zone as shown on the map labeled "Ground Floor Activity Zones" in the "Innovista Design District Guidelines; April 2009" shall have a minimum of 60 percent of the façade, not counting ingress and egress, programmed with one or more of the following uses: retail trade, eating and drinking places, hotels and other lodging places, beauty and barber shops, dance studios, physical fitness and yoga studios, museums and art galleries, educational services, lobby or other active accessory space for residential uses, retail operations of finance institutions (banks).

(4) *Permitted uses:* Notwithstanding the provisions in this chapter concerning nonconforming uses (sections 17-201 through 17-205), the following existing uses or structures may be expanded up to 20 percent of the gross floor area on the same lot of record.

- a. Manufacturing (SIC Division D).
- b. Wholesale trade (SIC Division F).

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(5) *Credit for on-street parking*: The amount of required off-street parking shall be reduced by one off-street parking space for every on-street parking space adjacent to the development.

(6) *Maximum parking ratio*: Surface parking shall not exceed 110 percent of the minimum parking requirement for the subject land use(s) as established in Table 1 of Section 17-258, prior to any reductions permitted.

Requested by:

Assistant City Manager Gentry



Mayor

Approved by:



City Manager

Approved as to form:



City Attorney

ATTEST:


City Clerk

Introduced: 5/15/2018
Final Reading: 6/5/2018