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ORDINANCE NO.: 2020-013

Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article III, Zoning, Division 9, Supplementary District Regulations, Sec. 17-322 --5p five points overlay district

BE IT ORDAINED by the Mayor and Council this 2nd day of June, 2020, that the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article III, Zoning, Division 9, Supplementary District Regulations, Sec. 17-322 --5p five points overlay district (3) is amended as follows:

Sec. 17-322. --5p five points overlay district.

(a) *Applicability/establishment.* The 5P overlay district shall be established as a district which overlays the general use zoning districts. The extent and boundaries of the 5P districts are indicated on the official zoning map for the City of Columbia.

(b) *Conditional uses.* Structured parking is allowed as-of-right, provided that 50 percent of the first floor of each street frontage notwithstanding space encumbered by required ingress and egress is occupied by permitted and accessory uses.

(c) *Supplemental district regulations.*

(1) *Building height:*

a. Lower Five Points:

1. Maximum building height is 50 feet.

2. No portion of a building shall be higher than 35 feet when that building or portion thereof is within 30 feet of a residential zoning district.

b. Upper Five Points:

1. The maximum building height is 50 feet within 200 feet of any residential zoning district, at the time of adoption of this ordinance.

2. The maximum building height beyond 200 feet of a residential zoning district shall be 75 feet, provided that the portion of the building above 50 feet is set back one foot from the front lot line for each additional 2.5 feet in height.

3. No portion of a building shall be higher than 35 feet when that building or portion thereof is within 30 feet of a residential zoning district.

(2) *Off-street parking requirements:* Parking requirements listed in section 17-258, Table of Permitted Uses, shall be reduced by 20 percent for all uses within the 5P district.

a. Reduction for existing conditions: Where a property does not have the area available to provide off-street parking spaces because of existing conditions that were lawful at the time of establishment (e.g. an existing building covers the entire parcel), those non-residential uses listed upon Table 1 of section 17-258 with the exception of vehicle-related uses (SIC 55 and 75) with an off-street parking requirement equivalent to three and one-half parking spaces for each 1,000 square feet of gross floor area or less shall only be required to provide as many off-street parking spaces as may physically fit upon the property.

b. Excluding SIC 5813, Drinking Establishments, uses occupying 4,000 square feet or less shall not be required to provide off-street parking.

(3) *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 sign for any business located within that building.

Requested by:

Assistant City Manager Gentry



Mayor

Approved by:



City Manager

Approved as to form:

T. A. Knox

City Attorney

Introduced: 5/19/2020

Final Reading: 6/2/2020

ATTEST:



City Clerk