

ORIGINAL
STAMPED IN RED

ORDINANCE NO.: 2021-030

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. 17-283 Wireless Communication Facilities (Cell Tower), Table 3, Permissibility of Bulk Requirements for Wireless Communication Facilities According to Support Structure

BE IT ORDAINED by the Mayor and Council this 1st day of June, 2021, 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. 17-283(c) Table 3 - Wireless communication facilities (Cell Tower), Table 3, Permissibility of Bulk Requirements for Wireless Communication Facilities According to Support Structure is amended to remove Special Exception Requirement for Wireless Communication Facilities on Existing Support Structures and to read as shown on the attached Table 3.

Requested by:

Assistant City Manager Gentry



Mayor

Approved by:



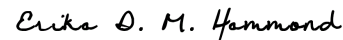
City Manager

Approved as to form:

ATTEST:



City Attorney



City Clerk

Introduced: 5/18/2021

Final Reading: 6/1/2021

Sec. 17-283. - Wireless communication facilities (cell tower)

TABLE 3.
PERMISSIBILITY OF BULK REQUIREMENTS FOR WIRELESS COMMUNICATION FACILITIES
ACCORDING TO SUPPORT STRUCTURE

Support Structure (Number for Reference Only)	Zoning Districts	Article I. Permitted?	Maximum Height in Feet	Minimum Setback from Single-Family Residential Districts in Feet (See Note 1)	Minimum Setback from General Residential Districts in Feet (See Note 1)	Minimum Setback from Public ROW in feet (See <u>17-283(i)(10)</u>)
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 <u>17-283(h)(1)</u>	300	500	500	1' for every 1' of structure height
	DD, ID, 5P, NC, DP	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 and subject to <u>17-283(h)(1)</u>	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
	DD, ID, 5P, NC, DP	No	n/a			

Support Structure (Number for Reference Only)	Zoning Districts	Article II. Permitted?	Maximum Height in Feet	Minimum Setback from Single-Family Residential Districts in Feet (See Note 1)	Minimum Setback from General Residential Districts in Feet (See Note 1)	Minimum Setback from Public ROW in feet (See <u>17-283(i)(10)</u>)
3. New LOW-PROFILE stealth wireless communication facility (aka cell tower)	D-1, RS-1, RS-1A, RS-1B, RS-2, RS-3, RD, RD-2	By special exception and subject to <u>17-283(h)(1)</u> and (2)	60	District minimum yard setback (see note 2)		District minimum front yard setback (see note 2)
	RG-1, RG-1A, RG-1B, RG-2, RG-3, UTD	By special exception and subject to <u>17-283(h)(1)</u> and (2)	80			
	C-1, C-2, C-3, C-3A, MX-1		100 (see note 3)			

	C-4, C-5, C-6, MX-2	By special exception and subject to <u>17-283(h)(1)</u> and (2)				
	M-1, M-2					
	DD, ID, 5P, NC, DP	As permitted above with staff review subject to all requirements of <u>17-283</u>				
4. New HIGH-PROFILE stealth wireless communication facility (aka cell 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	By special exception and subject to <u>17-283(h)(1)</u> and (2)	180	300	n/a	District minimum front yard setback (see note 2)
	C-1, C-2, C-3, C-3A, MX-1	By special exception and subject to <u>17-283(h)(1)</u> and (2)		300	150	
	C-4, C-5, C-6, MX-2			150	150	
	M-1, M-2			150	150	
	DD, ID, 5P, NC, DP	As permitted above with staff review subject to all requirements of <u>17-283</u>				

Support Structure (Number for Reference Only)	Zoning Districts	Article III. Permitted?	Maximum Height in Feet	Minimum Setback from Single-Family Residential Districts in Feet (See Note 1)	Minimum Setback from General Residential Districts in Feet (See Note 1)	Minimum Setback from Public ROW in feet (See <u>17-283(i)(10)</u>)
5. Existing structures ≤ 40' high and increase or add height ≤ 10'	D-1, RS-1, RS-1A, RS-1B, RS-2, RS-3, RD, RD-2	Yes with staff review subject to all requirements of <u>17-283</u>	Support structure ≤ 10' above	n/a		0

	RG-1, RG-1A, RG-1B, RG-2, RG-3, UTD	Yes with staff review subject to all requirements of <u>17-283</u>	height of existing structure		
	C-1, C-2, C-3, C-3A, MX-1	Yes with staff review subject to all requirements of <u>17-283</u>			
	C-4, C-5, C-6, MX-2				
	M-1, M-2				
	DD, ID, 5P, NC, DP	As permitted above with staff review subject to all requirements of <u>17-283</u>			
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; Yes with staff review subject to all requirements of <u>17-283</u>	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; Yes with staff review subject to all requirements of <u>17-283</u>			
	C-1, C-2, C-3, C-3A, MX-1	Yes with staff review subject to all requirements of <u>17-283</u>			
	C-4, C-5, C-6, MX-2				
	M-1, M-2				

	DD, ID, 5P, NC, DP	As permitted above with staff review subject to all requirements of <u>17-283</u>
--	--------------------	---

Support Structure (Number for Reference Only)	Zoning Districts	Article IV. Permitted?	Maximum Height in Feet	Minimum Setback from Single-Family Residential Districts in Feet (See Note 1)	Minimum Setback from General Residential Districts in Feet (See Note 1)	Minimum Setback from Public ROW in feet (See <u>17-283(i)(10)</u>)
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	Yes with staff review subject to all requirements of <u>17-283</u>	Support structure ≤ 20' above height of existing structure	n/a	0	
	C-1, C-2, C-3, C-3A, MX-1	Yes with staff review subject to all requirements of <u>17-283</u>				
	C-4, C-5, C-6, MX-2					
	M-1, M-2					
DD, ID, 5P, NC, DP	As permitted above with staff review subject to all requirements of <u>17-283</u>					
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	Yes with staff review subject to all requirements of <u>17-283</u>	Support structure ≤ 20' above height of existing structure	n/a	0	
	RG-1, RG-1A, RG-1B, RG-2, RG-3, UTD	Yes with staff review subject to all requirements of <u>17-283</u>				

	C-1, C-2, C-3, C-3A, MX-1	Yes with staff review subject to all requirements of <u>17-283</u>			
	C-4, C-5, C-6, MX-2				
	M-1, M-2				
	DD, ID, 5P, NC, DP	As permitted above with staff review subject to all requirements of <u>17-283</u>			

Support Structure (Number for Reference Only)	Zoning Districts	Article V. Permitted?	Maximum Height in Feet	Minimum Setback from Single-Family Residential Districts in Feet (See Note 1)	Minimum Setback from General Residential Districts in Feet (See Note 1)	Minimum Setback from Public ROW in feet (See <u>17-283(i)(10)</u>)
9. Existing structure \leq 40' high and increase or add height $>$ 20'	D-1, RS-1, RS-1A, RS-1B, RS-2, RS-3, RD, RD-2	No	na			
	RG-1, RG-1A, RG-1B, RG-2, RG-3, UTD	No	n/a			
	C-1, C-2, C-3, C-3A, MX-1	Yes with staff review subject to all requirements of <u>17-283</u>	Support structure \leq 1 times the height of existing structure	n/a		0
	C-4, C-5, C-6, MX-2					
	M-1, M-2					
	DD, ID, 5P, NC, DP	As permitted above with staff review subject to all requirements of <u>17-283</u>				
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	na			

	RG-1, RG-1A, RG-1B, RG-2, RG-3, UTD	Yes with staff review subject to all requirements of <u>17-283</u>	Support structure ≤ 40' above height of existing structure	n/a	0
	C-1, C-2, C-3, C-3A, MX-1	Yes with staff review subject to all requirements of <u>17-283</u>			
	C-4, C-5, C-6, MX-2				
	M-1, M-2				
	DD, ID, 5P, NC, DP	As permitted above with staff review subject to all requirements of <u>17-283</u>			

Notes:	
(1)	Includes property zoned similarly within Richland or Lexington Counties as well as PUD-R.
(2)	See <u>17-275</u> , Table 2. Schedule of Major Height and Area Requirements as well as <u>§ 17-276</u> and <u>§ 17-278</u> for determination of appropriate setback from property line and/or public right-of-way.
(3)	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 WCFs.