

ORDINANCE NO.: 2014-041

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. 17-309 -DP design and preservation areas

BE IT ORDAINED by the Mayor and Council this 10th day of June, 2014, 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. 17-309 -DP design and preservation areas (d) Supplemental district regulations, is amended to read as follows:

Sec. 17-309. -DP design and preservation areas.

(a) *Designation supplemental.* The -DP designation is not intended to be utilized as a district classification, but as a designation which identifies areas subject to regulations which are supplementary to the regulations of the district to which such designation is attached, appended or overlaid. Regulations which apply to areas designated on the zoning map as being within such appended or overlaid designation must be determined by joint reference to the regulations of both the basic district classification and the appended or overlay classification.

(b) *Compliance with adopted standards.* After such time as the city council may adopt an ordinance whose principal intent is to carry out purposes of this section or to carry out substantially similar purposes, and after such time as areas affected by such ordinance have been designated on the zoning map by proper adoption or amendment procedures as being -DP areas, then the zoning administrator shall take no action upon issuance of a zoning permit or presentation of an application for board of zoning appeals action, or other similar administrative procedure, until it has been duly certified to him by proper authorities that the proposal upon which he is requested to act is in compliance with the terms of the ordinance.

(c) *Special exceptions for existing buildings.*

(1) Notwithstanding other provisions of this article, for any existing building located in a design protection area with a zoning classification of commercial or industrial, or any structure designated as a landmark lying outside the design protection areas but located in a commercial or industrial district, the board of zoning appeals may, upon recommendation of the landmarks commission, grant a special exception for certain uses that are not permitted outright or by special exception under the district regulations of the zoning district in which the building is located. These uses are limited to:

- a. Restaurants;
- b. All classes of residential uses;
- c. Bed and breakfast establishments;
- d. Food stores;
- e. Newsstands;
- f. Inns;
- g. Shoe repair shops;
- h. Dry cleaning and laundry pickup stations;
- i. Tailoring and dressmaking shops; and
- j. Cemetery dividers and developers.

(2) In granting an exception of this specific nature, the zoning board of zoning appeals may be more restrictive but not less restrictive than the landmarks commission in imposing conditions, limitations and requirements, which shall be deemed necessary to enhance, preserve and protect the character of the zoning district in which the building is located.

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(d) *Supplemental district regulations.*

(1) *Front yard setbacks:* There shall be no required front yard setback in -DP districts; the maximum setback for any new structure shall be no more than five feet behind the average of the existing setback in the block upon which the project is to be constructed and the adjacent blocks.

(2) *Off-street parking requirements for Landmark structures.* Parking requirements listed in section 17-258, Table of Permitted Uses, shall be reduced by 50 percent for landmark structures as listed in section 17-691.

Requested by:

Development Services Director


MAYOR

Approved by:


City Manager

Approved as to form:


City Attorney

ATTEST:


City Clerk

Introduced: 5/20/2014

Final Reading: 6/10/2014