

**ORDINANCE NO.: 2021-087**

*Amending The Unified Ordinance of the City of Columbia, South Carolina, Article 2: Administration, Sec. 17-2.2(d) Table 17-2.2; Sec. 17-2.5(c)(3)(b); Sec. 17-2.5(g); Sec. 17.2.5(y); and, Article 3: Zoning Districts, Sec. 17-3.3(d); Sec.17-3.3(f)(3); Sec. 17-3.3(g)(3); and, Article 4: Use Regulations, Sec. 17-4.2(b); Sec. 17-4.2(b) Table (4); Sec. 17-4.2 (c)(4); Sec. 17-4.3(d)(1); Sec. 17-4.3(d)(6); and, Article 5: Development Standards, Table 17-5.2(I)(1)B; Sec.17-5.3(b); Sec.17-5.3(i)(5) and 17-5.4 (f);17-5.10(c)(5); Table 17-5.10(c)(6)a.1; Table 17-5.10(c)(6)a.3; Table 17-5.10(c)(6)a.4.i; Table 17-5.10(c)(6)a.4.ii;17-5.11(d); Table 17-5.11(D)(4);Article 7: Nonconformities, Sec17-7.1(c); Sec17-7.6(b)(1); Sec17-7.6(b); Sec17-7.6(c);and, Article 9: Definitions and Rules Management, Sec17-9.2(a)(6); Sec.17-9.4; and Appendix C: Type: Landmarks; Table C: Type 3 Landmarks*

BE IT ORDAINED by the Mayor and Council this 7<sup>th</sup> day of December, 2021, that The Unified Ordinance of the City of Columbia, South Carolina, Article 2: Administration Sec. 17-2.2. Summary Table of Development Review Responsibilities, Bailey Bill; Article 2: Administration Sec. 17-2.5 Application Specific Procedures and Decision Standards (c) Zoning Map Amendment (3) Zoning Map Amendment Procedure (b) Application Submission; Article 2: Administration, Sec. 17-2.5. Application-Specific Review Procedures and Decision Standards (g) Certificate of Design Approval – Historic Districts and Landmarks; Article 2: Administration, Sec. 17-2.5. Application-Specific Review Procedures and Decision Standards (y) Bailey Bill – Special Tax Assessment Created; Article 3: Zoning Districts, Sec. 17-3.3. Mixed-Use, Activity Center, and Corridor Base Zoning Districts, (d) MU-2: Mixed-Use District, Front Yard Setback; Article 3: Zoning Districts, Sec. 17-3.3. Mixed-Use, Activity Center, and Corridor Base Zoning Districts (f) CAC: Community Activity Center/Corridor District, (3) Intensity and Dimensional Standards, Side Yard Setbacks; Article 3: Zoning Districts, Sec. 17-3.3. Mixed-Use, Activity Center, and Corridor Base Zoning Districts (g) RAC: Regional Activity Center/Corridor District (3) Intensity and Dimensional Standards; Side Yard Setbacks; Article 4: Use Regulations, Sec. 17-4.2. Principal Uses, (b) Principal Use Table for Base Zoning Districts, Household Living Uses, Dwelling, Single-Family Detached; Article 4: Use Regulations, Sec. 17-4.2 Principal Uses (b) Principal Use Table (4) Principal Use Table for Base Zoning Districts: Recreation/ Entertainment Uses; Recreation facility, indoor, not elsewhere listed; Article 4: Use Regulations, Sec. 17-4.2 Principal Uses (c) Standards for Specific Principal Uses, 4. Recreation Facility, Indoor, Not Elsewhere Listed; Article 4: Use Regulations, Sec. 17-4.3(d)(1): Accessory Uses and Structures/Standards for Specific Accessory Uses and Structures/Accessory Dwelling Unit; Article 4: Use Regulations, Sec. 17-4.3(d)(1): Accessory Uses and Structures/Standards for Specific Accessory Uses and Structures/Accessory Dwelling Unit; Article 4: Use Regulations, Sec. 17-4.3. Accessory Uses and Structures (d) Standards for Specific Accessory Uses and Structures (6) Home Occupation; Article 5: Development Standards, Table 17-5.2(I)(1) B: Bicycle Parking Standards in The MU-1, MU-2, DAC, NAC, CAC, RAC, and MC DISTRICTS; Article 5: Development Standards, Sec. 17-5.3. Landscaping (b) Applicability; Article 5: Development Standards, Sec. 17-5.3 Landscaping (i) Screening (5) Display; and, Sec. 17-5.4 Tree Protection (f) Tree Protection During Construction; Article 5: Development Standards, Sec. 17-5.10. Signs, (c) Standards; Article 5: Development Standards, Sec. 17-5.11. Green Building Standards (d) Green Building Standards, Table 17-5.11(D)(4): Green Building Point System; Vegetation; Article 7: Nonconformities, Sec. 17-7.1 General (c) Determination of Nonconformity Status; Article 7: Nonconformities, Sec. 17-7.6(b)(1): Nonconforming Site Features/Alterations of Buildings or Structures; and Table 17-7.6(b): Required Additional Nonconforming Site Feature Compliance for Alterations; and Table 17-7.6(c): Required Additional Nonconforming Site Feature Compliance for Expansions; Article 9: Definitions and Rules of Measurement Sec. 17-9.2 Rules of Measurement (a) Measurement (6) Setbacks; Article 9: Definitions and Rules of Measurement Sec. 17-9.4. Definitions (Multiple); Appendix C: Type 3 Landmarks; Table C: Type 3 Landmarks are amended as follows:

**Article 2: Administration**

**Sec. 17-2.2(d) Table 17-2.2: Summary Table of Development Review Responsibilities; and**

**Sec. 17-2.5 Application Specific Procedures and Decision Standards (c) Zoning Map Amendment (3) Zoning Map Amendment Procedure (b) Application Submission; and**

**Sec. 17-2.5. Application-Specific Review Procedures and Decision Standards (g) Certificate of Design Approval – Historic Districts and Landmarks; and**

**Sec. 17-2.5. Application-Specific Review Procedures and Decision Standards (y) Bailey Bill – Special Tax Assessment Created; all as attached.**

**Article 3: Zoning Districts**

**Sec. 17-3.3. Mixed-Use, Activity Center, and Corridor Base Zoning Districts, (d) MU-2: Mixed-Use District, Front Yard Setback; and**

**Sec. 17-3.3. Mixed-Use, Activity Center, and Corridor Base Zoning Districts (f) CAC: Community Activity Center/Corridor District, (3) Intensity and Dimensional Standards, Side Yard Setbacks; and**

**Sec. 17-3.3. Mixed-Use, Activity Center, and Corridor Base Zoning Districts (g) RAC: Regional Activity Center/Corridor District (3) Intensity and Dimensional Standards; Side Yard Setbacks; all as attached.**

#### **Article 4: Use Regulations**

**Sec. 17-4.2. Principal Uses, (b) Principal Use Table for Base Zoning Districts, Household Living Uses, Dwelling, Single-Family Detached; and**

**Sec. 17-4.2 Principal Uses (b) Principal Use Table (4) Principal Use Table for Base Zoning Districts: Recreation/Entertainment Uses; Recreation facility, indoor, not elsewhere listed; and**

**Sec. 17-4.2 Principal Uses (c) Standards for Specific Principal Uses, 4. Recreation Facility, Indoor, Not Elsewhere Listed; and**

**Sec. 17-4.3(d)(1): Accessory Uses and Structures/Standards for Specific Accessory Uses and Structures/Accessory Dwelling Unit; and**

**Sec. 17-4.3. Accessory Uses and Structures (d) Standards for Specific Accessory Uses and Structures (6) Home Occupation; all as attached.**

#### **Article 5: Development Standards**

**Table 17-5.2(I)(1)B: Bicycle Parking Standards in the MU-1, MU-2, DAC, NAC, CAC, RAC, AND MC Districts, as attached; and**

**Sec. 17-5.3(b)(5)b – Landscaping/Applicability/Columbia Landscaping and Tree Fund; and**

**Sec. 17-5.3(c)(1)c – Landscaping/General Landscaping Standards/Installation of Required Landscaping; and**

**Sec. 17-5.3(c)(3)a – Landscaping/General Landscaping Standards/Species; and**

**Sec. 17-5.3(c)(11)d – Landscaping/General Landscaping Standards/Maintenance of Landscape Areas/Protection During Operations; and**

**Table 17-5.3(d)(3)b: Required Plantings by Buffer Width and Type; and**

**Sec. 17-5.3(d)(7)b: Landscaping/Transitional Buffer Yards/Planting and Materials Standards/Trees; and**

**Sec. 17-5.3(e)(6): Landscaping/Street Protective Yards/Minimum Plantings; and**

**Sec. 17-5.3(f)(2): Landscaping/Vehicular Surface Areas/Applicability; and**

**Sec. 17-5.3(f)(4)a: Landscaping/Vehicular Surface Areas/Interior Planting Areas/Size; and**

**Sec. 17-5.3(f)(6)b: Landscaping/Vehicular Surface Areas/Planted Medians/Size; and**

**Table 17-5.3(h)(4): Conversion from Caliper to Density Factor Units for New Trees; and**

**Sec. 17-5.3(h)(5): Landscaping/Site Tree Density/Credit for Remaining Trees; and**

**Table 17-5.3(h)(5): Conversion of DBH to Density Factor Units for Trees Remaining on Site; and**

**Sec. 17-5.3(i)(5): Landscaping/Screening/Display Areas; and**

**Sec. 17-5.3 Landscaping (i) Screening (5) Display; and**

**Sec. 17-5.4 Tree Protection (f) Tree Protection During Construction; and**

**Sec. 17-5.10(c)(5): Signs/Standards/Maintenance; and**

**Table 17-5.10(c)(6)a.1: Total Maximum Display Surface Area of Permanent Signs; and**  
**Table 17-5.10(c)(6)a.3: Maximum Display Surface Area for Wall Signs Per Wall; and**  
**Table 17-5.10(c)(6)a.4.i: Maximum Height for Freestanding Signs; and**  
**Table 17-5.10(c)(6)a.4.ii: Maximum Display Surface Area for Freestanding Signs; and**  
**Sec. 17-5.11. Green Building Standards (d) Green Building Standards; and**  
**Table 17-5.11(D)(4): Green Building Point System; Vegetation; all as attached.**

**Article 7: Nonconformities**

**Sec. 17-7.1: General (c) Determination of Nonconformity Status; and**  
**Sec. 17-7.6(b)(1): Nonconforming Site Features/Alterations of Buildings or Structures; and**  
**Table 17-7.6(b): Required Additional Nonconforming Site Feature Compliance for Alterations; and**  
**Table 17-7.6(c): Required Additional Nonconforming Site Feature Compliance for Expansions; all as attached.**

**Article 9: Definitions and Rules of Measurement**

**Sec. 17-9.2 Rules of Measurement (a) Measurement (6) Setbacks; and**  
**Sec. 17-9.4. Definitions (Multiple); all as attached.**

**Appendix C: Type 3 Landmarks**

**Table C: Type 3 Landmarks as attached.**

A copy of the proposed amendments to " The Unified Development Ordinance of the City of Columbia, South Carolina as adopted August 20, 2019" is attached hereto and incorporated herein by reference and available for inspection by contacting the City Clerk, City Hall, 3rd Floor, 1737 Main Street, Columbia, South Carolina, 29201; (803) 545-3045; cityclerk@columbiasc.net, or the Zoning Division, 1136 Washington Street, Columbia, South Carolina, 29201; (803) 545-3333, or viewed online at <http://www.weplantogether.org>.

Requested by:

Assistant City Manager Gentry



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Mayor

Approved by:

Aensa B. Wilson  
City Manager

Approved as to form:

[Handwritten Signature]  
City Attorney

ATTEST:

Erika D. M. Hammond  
City Clerk

Introduced: 11/9/2021  
Final Reading: 12/7/2021