

ORDINANCE NO.: 2009-006

Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Development and Zoning, Article V, Historic Preservation and Architectural Review, Division 1, Generally, Sec. 17-655, Administration

BE IT ORDAINED by the Mayor and Council this 4th day of March, 2009, that the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Development and Zoning, Article V, Historic Preservation and Architectural Review, Division I, Generally, Sec. 17-655 Administration, is amended to read as follows:

Sec. 17-655. Administration.

Upon adoption of urban design and historic preservation regulations by the city council, administration of the regulations shall take place as follows:

(a) *Administration of historic preservation regulations.*

(1) *Certificate of design approval.* No construction, reconstruction, addition, alteration, relocation, repair, or demolition of any structure or site improvement, erection or replacement of any sign, marquee, awning or other exterior architectural feature, or attachment of any appurtenance to a landmark or to any structure within a designated landmark district, architectural conservation district, historic commercial district or protection area shall be permitted unless a certificate of design approval has been appropriately issued therefore under the terms of the regulations adopted by the city council. For actions which do not require DDRC certificate of design approval, as set forth in subsection (2) of this section, a zoning permit shall serve as a certificate of design approval. Interior alterations which require zoning and building permits do not require a certificate of design approval. A certificate of design approval shall be required whether or not a building permit is required.

(2) *Issuance of certificate of design approval.* Issuance of a certificate of design approval shall be based upon the requirements adopted by the city council. Issuance shall be governed as follows:

a. Issuance by the staff of the DDRC is permitted for:

1. Minor repairs which require a building permit but do not alter the exterior appearance of a building.
2. Major repairs to buildings in all historic districts using like materials.
3. Major repairs to individually designated landmarks using like materials at the option of staff and as set forth in this section.
4. Additions to buildings and new structures in rear areas of property not visible from the street.
5. Alterations of exterior appearance to noncontributing or nonhistoric buildings in historic districts.
6. Signage for buildings in all historic districts except those that are individually designated as landmarks.
7. Fences and walls in Protection Areas, Architectural Conservation Districts, and Historic Commercial Districts.
8. Demolition of noncontributing buildings in historic districts.

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- b. Issuance shall be by the DDRC after a duly held public hearing for:
1. Major repairs to individually designated landmarks which utilize large quantities of replacement material.
 2. Actions, including site improvements, which alter the exterior appearance of individually designated historic buildings and contributing historic buildings in historic districts.
 3. New construction in historic districts which is visible from the street.
 4. Signage for all individually designated landmarks.
 5. Fences and walls visible from the street in landmark districts and at individually designated landmarks.
 6. Demolition of all contributing historic buildings and all individually designated landmarks.

All actions in historic commercial districts which are subject to review by the DDRC shall also be subject to the review of a subcommittee appointed by the mayor and council. This subcommittee shall consist of seven individuals who are deemed to have a substantial interest in the functioning of the particular historic commercial district. This subcommittee shall only serve in an advisory capacity to the DDRC concerning applications for certificates of design approval made for properties in the particular district they represent. The subcommittee members shall also be appointed and serve as stated in subsections 17-653(c)(2) and (3).

- c. Certificates of design approval which may be issued by the staff may be deferred for commission action, and any issuance or denial of a certificate of design approval may be appealed to the commission by any party at interest.

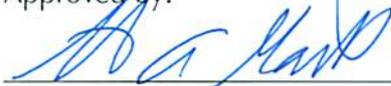
Requested by:

Planning and Development Services



MAYOR

Approved by:



Interim City Manager

Approved as to form:



City Attorney

ATTEST:



City Clerk

Public Hearing: 2/18/2009

Introduced: 2/18/2009

Final Reading: 3/4/2009